

PLAN COMMISSION
MINUTES
FEBRUARY 9, 2012

The meeting was called to order by Chairman Julie Fullerton at 7:35 p.m. Plan Commissioners Craig Bromann, Todd Buckton, Tim Elliott, Erik Ford, Jeff Girling, Heidi Lannen, Ray Whalen and Lyn Whiston were present. Plan Commissioner Jay Strayer was excused. Also present were Trustee Liaison Robert Friedberg, Village Planner Michele Stegall, Planning Intern Kasey Matthews and Recording Secretary Barbara Utterback. Chairman Fullerton welcomed new member Tim Elliott to the Plan Commission.

Chairman Fullerton stated that on the agenda was a continuation of a public hearing for University Bible Fellowship at 556 Lowden Avenue.

PUBLIC HEARING – UNIVERSITY BIBLE FELLOWSHIP, 556 LOWDEN AVENUE
DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A
REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING
VARIATIONS TO ALLOW A CHURCH TO OPERATE OUT OF A SINGLE-
FAMILY HOME AT 556 LOWDEN AVENUE. THE SUBJECT SITE IS LOCATED
AT THE NORTHWEST CORNER OF LOWDEN AVENUE AND PARKSIDE
AVENUE IN THE R2 RESIDENTIAL ZONING DISTRICT

(Anne E. Koday, Attorney)

Plan Commissioner Buckton moved, seconded by Plan Commissioner Whiston, to open the subject public hearing. The motion carried by unanimous vote.

Chairman Fullerton then explained the procedures of the Plan Commission and stated that the subject public hearing is being continued from January 26, 2012. She also asked Plan Commissioner Elliott if he had read the materials from the previous meeting as tonight was his first Plan Commission meeting, and he replied yes.

Staff Introduction (continued)

Ms. Matthews recapped the project, explaining that University Bible Fellowship (UBF) is present to request a special use permit and zoning variations to allow a church to operate out of an existing single-family home at 556 Lowden Avenue. She stated that the church functions include Sunday worship services, Friday prayer meetings, small group Bible studies and individual study that have occurred since the church was purchased in 1998. Ms. Matthews added that no one currently resides at the subject property. The garage and driveway are available for parking and can accommodate up to four vehicles. The petitioners have stated that they plan to use the property in the same manner as it has been used since 1998. Ms. Matthews stated that the Village Building and Zoning Official met with the pastor of the subject church after the January 26, 2012 Plan Commission meeting to determine what building improvements may be necessary to change the

occupancy of the building from single-family residence to an assembly use. She added that the only exterior improvements currently believed to be required would be a handicap ramp into the home and the addition of one handicap parking stall. Ms. Matthews displayed a sketch that showed additional paving that may be necessary to accommodate the handicap parking stall.

Persons in Favor of or in Opposition to the Request (continued)

Cheryl Abaravich, 540 Lowden Avenue, Glen Ellyn, Illinois asked if DuPage County zoning laws set a precedent for Glen Ellyn zoning laws. Ms. Matthews and Chairman Fullerton responded that Glen Ellyn is governed by its own zoning code and DuPage County zoning applies to unincorporated property. Ms. Abaravich stated that when the subject church first moved into her neighborhood, she called the Village of Glen Ellyn to ask how a house can become a church. She stated she was told to call the police, and the police told her that the church can do whatever it wants to do. She added that she disagreed with the statement that no one had previously mentioned that a church was in the neighborhood.

Judith Traynor, 575 Lowden Avenue, Glen Ellyn, Illinois stated that her family attends a place of worship in Glen Ellyn and she and her husband study the Bible at a home in Glen Ellyn most Sunday evenings. Ms. Traynor stated that she supports people gathering in their home to study the Bible. She added, however, that she has some safety concerns regarding parking at the subject site and that the sidewalk has been covered by cars on recent Sundays. Ms. Matthews displayed a plat of survey and stated that two cars would be located in the garage, two cars would be located in the driveway and no cars would cover the sidewalk. Ms. Matthews responded to Ms. Traynor that the handicap parking space would be located as close to the door of the home as possible. Ms. Traynor added that if the sidewalk at the subject church is covered by cars, no other sidewalk is available to be used. Ms. Stegall added that per the Village code, vehicles are not permitted to overhang sidewalks.

Erin Micklo, 555 Dawes, Glen Ellyn, Illinois read a letter dated January 3, 2012 for the public record that had been sent from Nancy Barbeau of 571 Dawes to the Glen Ellyn Plan Commission. Ms. Micklo stated that Ms. Barbeau has lived on Dawes since 1960. Ms. Micklo stated that the letter contained Ms. Barbeau's objections to the subject house becoming a church as parking and traffic problems will occur and the tax base will be affected. She felt that the church could rent an available space in town until they are able to purchase another location. Mr. Hajek responded to Ms. Micklo who did not feel secure that someone had stayed in the subject house that Dr. Gideon and Pastor David were fully aware he was there although they thought the truck parked nearby was part of a construction project.

Ronald Yurcus, a 42-year resident of 567 Dawes, Glen Ellyn, Illinois stated that he thought the subject property had been a home with Bible study meetings and was not aware that the property was operating as a church. Mr. Yurcus stated that he has observed a tour bus at the site with approximately 50 people having lunch on the lawn

although he had been informed that the maximum number of people at the site would be 30. Mr. Yurcus stated he has also observed parking across the sidewalk at the subject site. Mr. Yurcus stated his family was totally devastated to learn a church was operating in the neighborhood. Mr. Yurcus stated he is an ordained minister and permanent deacon at St. Petronille Church in Glen Ellyn, a teacher and music director at St. James Church and the founder and member of the Glen Ellyn Ministerial Group. Mr. Yurcus stated he finds it hard to believe that UBF was unaware of zoning regulations. He also stated that the mission of a church is to grow and that UBF is unable to grow at the subject location. Mr. Yurcus also expressed concern regarding safety issues and questioned if a paid staff person was on site during the week when a prayer group is in the church. Mr. Yurcus stated he was shocked that the Village was unaware that a church located at the subject site had not paid taxes in 12 years and he also expressed concern regarding precedence. He also suggested that UBF rent space in another church or a storefront in town and added that UBF is not the right fit for this neighborhood. Mr. Yurcus asked why the paid pastor of the church is not speaking on behalf of the petition and why Mr. Hajek has the authority to speak. Mr. Hajek responded that he has been an understudy/assistant of the pastor for 10 years and was asked to speak at the Plan Commission meetings because he speaks publicly in his career and lived in the subject house for several years.

Jamie Kral, 578 Lowden, Glen Ellyn, Illinois stated that she recently purchased her home after living in two other homes in the neighborhood. She added that she is a single mother with two small children. Ms. Kral expressed concern about having a church on her street which she felt would affect her property values and added that church members are not neighbors. Ms. Kral responded to Plan Commissioner Buckton that she was unaware that the subject property was a church before she bought her current home.

Melanie Robinson, 142 S. Parkside, Glen Ellyn, Illinois stated that her concerns echo those expressed by previous speakers. Ms. Robinson felt that the depth of the subject driveway is not sufficient to support the four cars parked there by the petitioner and is a safety concern for children. She also expressed concern regarding cars parking on Parkside as that street is narrow and parking is allowed on both sides of the street. Ms. Robinson also expressed a concern regarding strangers in the neighborhood who attend the subject church as there are many children in the neighborhood. She stated that the current church members are quiet, however, she was concerned that the property could be zoned as a church and will remain as a church in perpetuity.

Jeff Adamczyk, 558 Dawes, Glen Ellyn, Illinois stated he moved to Glen Ellyn from the northeast two years ago. He stated that the neighborhood is very friendly. Mr. Adamczyk stated that his biggest concern is traffic and that the neighborhood is impacted by the petitioners 2-3 times per week and 52 weeks per year with 7 to 10 cars at the site. Mr. Adamczyk stated that the intersection is uncontrolled and cars parked on both sides of Parkside create a one-way street. He also stated that bottlenecks and blind spots are created in that area. Mr. Adamczyk displayed two photographs of the subject site with four cars in the driveway blocking the sidewalk. He stated that photographs on the church's website show 30 people on the subject property and information stating that a 4-day Bible conference will be held at the site in August. Mr. Adamczyk stated that if the

petitioner's request is approved, they may have additional requests in the future. He also asked approximately 35 of his neighbors in the audience to stand up. Mr. Adamczyk asked why use of the church has continued to be allowed contrary to zoning regulations when it was discovered to be in existence approximately one year ago. Ms. Stegall responded that when existing violations are discovered, a business has traditionally been allowed to continue to operate while they attempt to make the use legal in the Village. She added that one applicant took up a great deal of the Plan Commission's time last year which delayed UBF appearing before the Plan Commission.

Pat Van Tiem, 86 S. Parkside, Glen Ellyn, Illinois stated that he knowingly would not purchase a home in a neighborhood that had a church located in a single-family home and he showed two photographs of the subject property with cars parked on the driveway and street. Mr. Van Tiem also stated that he feels a very bad precedent will be set if the Village allows a church in a neighborhood. He asked the Plan Commission if there are any other churches in residential homes in the Village, and Chairman Fullerton replied no. Ms. Matthews added that there are churches located in residential districts but not in single-family homes. Mr. Van Tiem asked if there is a process in place whereby DuPage County notifies the Village that a property is owned by a religious organization. When Ms. Stegall replied no, he recommended that a process be put into place to avoid the subject situation in the future. Plan Commissioner Girling responded that a church can own properties other than churches that are not on the tax rolls. Mr. Van Tiem stated that there is a financial impact on the Village or homeowners because the subject church does not pay taxes. Mr. Van Tiem stated that the number of people at meetings at the church has increased. Mr. Hajek responded that the door code is closely guarded and only the church members and some family members have the combination. He also responded that he and the other ministry personnel are present on Friday nights. Plan Commissioner Elliott asked Mr. Van Tiem if he or any other neighbors have directed their concerns to those at the Church in an effort to work out their problems, and Mr. Van Tiem responded no to the best of his knowledge. Mr. Van Tiem stated that he was speaking on behalf of his wife and himself and hoped that the church would not be granted a waiver because they did not feel a church should be located in a residential house. Mr. Van Tiem stated they would like to avoid any accidents from happening in the area in the future although none have happened in the past approximately 15 years.

Karol Sausen, 570 Lowden, Glen Ellyn, Illinois stated she has lived at her current home for 40 years and loves the neighborhood. Ms. Sausen stated that she doesn't pass the subject house on a regular basis but was aware of Bible studies there. She added that the house is always well cared for. Ms. Sausen stated that her concern is the future. She stated for, for example, if the house burned down, it could be rebuilt again as a church with the garage eliminated and the floor plan modified if the subject project is approved. She also stated that the church could be sold again as a church if the project is approved. Ms. Sausen added that this situation is very unusual.

Laura Johnson, 562 Dawes Avenue, Glen Ellyn, Illinois began by stating that she has nothing against the church or its members. She responded to issues from the previous meeting that the church was ignorant of the Village's zoning laws and that the church

typically goes into neighborhoods and buys single family residences/condos which they use to operate as churches. Ms. Johnson stated she found it difficult to believe that this is the first time the subject issue has come up for the church. She stated that when purchasing a home, documents are present, one of which states who will be living in the property as a permanent resident, which the church is not doing at the subject property. She also stated that a member of the church was living in the home and not paying taxes because the church owned the property. Ms. Johnson stated that her concern is with the future and rezoning of the property. Chairman Fullerton responded to Ms. Johnson that a special use permit runs with the land, and Mr. Hajek responded that students in the house are supervised by one of the clergy or himself.

Jeannie Bauerle, 567 Lowden Avenue, Glen Ellyn, Illinois lives kitty-corner from the subject church. She stated that she has a child with special needs and had searched for a home within a good school district in a family focused community. Ms. Bauerle stated she saw 13 cars at the subject home last weekend and stated she believes the church will grow. She stated she does not let her 12-year-old son go outdoors on Sunday because of the amount of traffic at the subject site. Ms. Bauerle stated that the community cannot support the needs for a church that will grow because there is not adequate parking and it is not fair to the residents who pay taxes. She also expressed concern regarding several years of taxes that have not been paid by the petitioner for a residential home. She also remembered signing a statement that her home is a single-family residential home at the time of purchase. Ms. Bauerle stated she did not feel the subject church is a good idea for her neighborhood.

Melissa Nachman, 150 S. Parkside, Glen Ellyn, Illinois stated that since the previous meeting, the church has made no efforts regarding parking issues at the subject site. Ms. Nachman stated that cars at the subject house continue to be parked across the sidewalk which is one of the biggest concerns of the neighbors. She added that the church representatives could have taken care of some issues regarding the subject site since the previous meeting.

Kevin Krebs spoke at the previous meeting and stated at this meeting that there have been more people, more cars and more occasions at the subject house. Mr. Krebs added that the answers that were provided directly contradict information in the special use application, narrative and application for variation. He added that the current use of the property is not consistent with residential usage and leads to traffic interference on the streets, alters the essential character of the neighborhood, could be detrimental to public welfare, and could be a hazard or disturbing to future use.

Chairman Fullerton clarified that the petitioner was requesting approval of a Special Use Permit, not a rezoning, and briefly explained the difference. In response to public comment that the Village was restricted in regulating the church due to a first amendment right to assemble, Ms. Stegall indicated that the Plan Commission should review the request against the standards as it typically would, including the impact of the requests regarding such items as parking and traffic. She also noted that if the Plan Commission

recommended approval of the request, the recommendation could be subject to conditions aimed at minimizing any adverse impacts.

Plan Commissioner Ford moved, seconded by Plan Commissioner Girling, to close the public hearing. The motion carried unanimously by voice vote.

Petitioners' Presentation (continued)

Attorney Anne Koday representing University Bible Fellowship stated that the church members and she had no idea there would be such a strong reaction to the subject request. She also stated that the petitioners would be tax exempt regardless of their location and if they were located on Roosevelt Road, for example, they could take the place of a business who could bring business income or sales tax income and property tax income into the Village.

Ms. Koday reiterated that the subject church is a small group of people gathering for fellowship. She stated that no incidents have occurred over the past 14 years and UBF wants to cooperate with the neighbors to make the situation work. Ms. Koday stated that UBF would be open to conditioning the special use permit so that a certain number of cars would be allowed to be street parked or parked at the property. She added that UBF would also welcome a standard of maintenance and does not want to disrupt the neighborhood. Ms. Koday stated that she spoke with Pastor Ron Ward of UBF who stated they would take steps to alleviate concerns regarding the next purchaser of the subject property and would be willing to accept a condition requiring the building to be vacated for 180 days before sale so that the special use would lapse. She stated that UBF is willing to accept conditions of the Village in order to remain at the site.

Responses to Questions from the Plan Commission

Plan Commissioner Whalen asked if under the definition of church in the Zoning Code, would the subject property, if granted, be a church and would the uses and definition also be applicable? Ms. Stegall responded that if the Plan Commission recommended approving the subject request, it would depend on how the conditions were tailored and that some items included in the definition, such as the interment of ashes, have been strictly prohibited in the draft motion prepared by staff.

In response to Chairman Fullerton's question about a tour bus at the subject site, Jeremy Hajek explained that, in the summer of 2010, an international conference was held at Purdue University with delegates from all over the world visiting ministries, one of which was the subject church. Mr. Hajek stated approximately 100 people visited the subject church and sat on the lawn as the group didn't fit in the house. He added that most of the tour buses turned into the dead end, U-turned and waited, however, one bus waited at a nearby grade school. Mr. Hajek responded to Chairman Fullerton that this conference occurs every four years. He added that they could have the tour buses go to a different location while they wait for the riders to re-enter. Mr. Hajek also responded that they could change their plans as they now know that a child with special needs lives in the

neighborhood. Mr. Hajek responded to Chairman Fullerton that the pastor is the sole salaried member and that only staff members have access to the church. Mr. Hajek also described for Plan Commissioner Lannen a study retreat held in August on Friday night, Saturday night and Sunday morning. He stated that the events are held four times per year, the events occur at certain times of the year, and other churches are invited. Mr. Hajek also stated that cars could park at one of the area schools and the riders could be shuttled to the event which would completely eliminate a traffic problem. Mr. Hajek responded to Plan Commissioner Whiston that more than seven people will be at the church in April.

Plan Commissioner Ford asked if other properties have been looked at over the past 12 years for use as a church, and Mr. Hajek replied that other locations have been used for special events. Mr. Hajek responded to Plan Commissioner Whalen that a parishoner parked his truck in the church parking lot for four days without telling anyone from the church. Mr. Hajek apologized and stated that the truck will not be parked in the driveway in the future. Mr. Hajek responded to Plan Commissioner Whalen that he believes building permits were obtained for the previously mentioned remodeling work, and Ms. Stegall added that staff is currently researching that issue. Mr. Hajek added that the church would be willing to enter into a legal contract to allow the property to return to single-family use if sold.

Plan Commissioner Elliott asked Mr. Hajek what efforts he has made to address the neighbors' concerns regarding the subject property. Mr. Hajek responded that he felt the neighbors preferred to discuss the subject matter with Village officials/employees at public meetings. Attorney Koday added that UBF would be happy to set up a meeting with the neighbors to discuss this issue.

Comments from the Plan Commission

All of the Plan Commission members were opposed to the subject request to allow a church in the single-family residence at 556 Lowden Avenue. Plan Commissioner Buckton stated that the congregation is growing and the neighborhood is small and nice. He stated that the neighbors might not have purchased their homes in the subject area if a typical church was located there. He stated that the neighbors should have called the police when several cars were located at the site. Plan Commissioner Buckton stated that DuPage County has recently developed criteria for churches in residential districts, however, the Village has not yet done so. He felt that if being good neighbors requires policing to make it happen, it would not be good for the neighborhood or the petitioner, and he recommended moving the church to a location that meets the criteria for a church. Plan Commissioner Bromann agreed with Plan Commissioner Buckton's statements. He expressed concern regarding parking which he believed to be two available spaces in the driveway and stated that the Village is losing revenue because the subject property is tax exempt. Plan Commissioner Girling stated that UBF sounds like it has been a good neighbor for 14 years and would remain so for as long as they stayed at the site, however, he felt they shouldn't have been there from the start. He stated he looked at the new County criteria which he feels the subject church does not fit and expressed a concern

regarding the church's traffic. Plan Commissioner Lannen was in agreement with the Commissioners who spoke prior to her. She stated she believes the Church had attended the Plan Commission meetings to try to find ways to compromise with the neighbors, however, she felt that a self-created hardship existed. She added that the building is a single-family residence and not a church with a parking lot. She also stated that parking is not available at the site and that a handicapped parking space would also be necessary. Plan Commissioner Lannen felt that the property which is zoned as a single-family residence can yield a reasonable return on the property. Plan Commissioner Ford hoped the church continues to grow in Glen Ellyn but felt it does not fit in the single-family neighborhood. He stated that the subject church is not harmonious in a single-family home on a small property. He stated he appreciated that the petitioners have been good neighbors for 13 years, however, some issues are growing. Plan Commissioner Elliott stated he appreciated that the petitioners had been at the subject site since 1998 without incident. He stated he also appreciated that the petitioners are willing to make the situation work, however, the neighborhood is unified and he does not believe the church satisfies the criteria. Plan Commissioner Whiston also was not in favor of allowing the church to remain at the subject site. He felt that the church has made every effort to try to find a way to make the situation work, however, parking is a problem and he feels the church just does not work in its current location. Plan Commissioner Whalen stated that traffic, parking, property values and the character of the neighborhood were focused on in the petitioner's application. He also stated that he had some concerns with the definition of church in the Village Zoning Code. Plan Commissioner Whalen also stated that the church is a greater intensity than is typical in a residential neighborhood. He added that parking is significantly more than stated in the application and adding a handicap space would make the property look less like a single-family home. He also stated that the Comprehensive Plan recommends that the scale, quality and character of the single-family neighborhoods are maintained, and the proposed use is not typical of a single-family district. He added that a few years ago when changing some of the Zoning Codes, the Plan Commission wrestled with allowing businesses to be maintained in single-family homes in the community but prefer to keep the residential feel to neighborhoods. He added that enforcement would also be an issue which could cause additional public expenditures. He also stated that the vehicle approaches aren't appropriate and cars are hanging over the public sidewalk. Plan Commissioner Whalen felt that the hardship has been created by the petitioner not doing their due diligence when the property was purchased. He added that the County now prohibits assemblies in residential areas and single-family homes. Chairman Fullerton clarified that every application received by the Plan Commission must have the standards applied to it and cannot be turned down without review. She stated that the subject site is a traffic issue, a safety issue and security issue. She added that the fact that a special use permit runs with the land is concerning as every time a special use permit is granted, the future of that land must be considered. She added that she appreciates that the church has been a good neighbor. Chairman Fullerton also wondered why the petitioners weren't at the Plan Commission earlier for permission to operate as they have been at the site for many years.

Motion

Plan Commissioner Buckton moved, seconded by Plan Commissioner Ford, to recommend that the Village Board deny the requests of University Bible Fellowship, owner of property at 556 Lowden Avenue, for approval of a special use permit for a church and zoning variations from the parking requirements of the Glen Ellyn Zoning Code.

The recommendation for denial of the special use permit was based on the following findings of fact: 1. The proposed use will not be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan and/or Zoning Code because the Comprehensive Plan recommends that the Village “maintain the scale, quality and character of existing single-family neighborhoods” and the presence of a church in a building designed as a single-family home with no parking lot will result in a level of traffic congestion, regular on-street parking and levels of activity that are atypical of a single-family home and will adversely impact the character of the surrounding single-family neighborhood. 2. The proposed project is not designed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will change the essential character of the area because the presence of a church in a building designed as a single-family home with no parking lot will result in a level of traffic congestion, regular on-street parking and levels of activity that are atypical of a single-family home and will adversely impact the character of the surrounding single-family neighborhood. Testimony presented at the January 26, 2012 Plan Commission stated that attendance has regularly exceeded the level represented in the petitioner’s application and as many as 4-11 vehicles have been witnessed regularly on the street. 3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because the number of people and vehicles that will be present at the property will be in excess of typical residential use and will be disruptive to the neighborhood. According to neighbor testimony, the number of people and vehicles present tends to exceed what is represented in the petitioner’s application with more than 20 people in attendance and 11 cars witnessed on the street. 4. The proposed use could create excessive additional requirements at public cost for public services because given the size of the main assembly area and the impermanent nature of the seating, there are inherent difficulties in ensuring that the number of seats does not exceed the maximum number of 20 seats identified in the petitioner’s application packet and that on-street parking associated with the church does not exceed the representations made by the petitioner. Ensuring that the property is maintained as proposed could take an unusual amount of code enforcement, police effort and staff time.

In regard to the request for approval of variations, 1. To allow 4 parking stalls on the property in lieu of the 5 parking stalls that are required; 2. To allow 2 of the 4 parking stalls to be 15.85 feet long instead of the minimum 19 feet required; and 3. To allow the absence of a drive aisle behind the proposed parking spaces in lieu of a minimum drive aisle width of 24 feet required, the Plan Commission hereby finds that: a. The granting of the variation will alter the essential character of the area because it will result in regular on-street parking and the regular encroachment of parked vehicles in the public right-of-

way. b. The petitioner has not demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the church could locate on an alternative site that has adequate parking. c. The property in question could yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district because the building on the property was previously used as a single-family home which has a lesser parking requirement and impact and could continue to be used as a single-family home. d. The alleged difficulty or particular hardship has been created by the petitioner because the church could locate on an alternative site that has adequate parking. Therefore, the Plan Commission recommended that the Village Board deny a Special Use Permit in accordance with Section 10-4-8(B)3 of the Glen Ellyn Zoning Code to allow a church on property commonly known as 556 Lowden Avenue and the following variations to the Glen Ellyn Zoning Code: 1. A variation from Section 10-4-8(H)2 to allow a total of 4 parking spaces on the property in lieu of the 5 required for a church. 2. A variation from Section 10-5-8(F) to allow 2 of the 4 parking stalls to be 15.85 feet long instead of the minimum 19 feet required. 3. A variation from Section 10-5-8(I) to allow the absence of a drive aisle behind the proposed parking spaces in lieu of the minimum drive aisle width of 24 feet required.

The motion to deny carried with nine (9) “yes” votes and zero (0) “no” votes as follows: Plan Commissioners Buckton, Ford, Bromann, Elliott, Girling, Lannen, Whalen, Whiston and Chairman Fullerton voted yes.

Trustee Report

Trustee Friedberg thanked the Plan Commission for all of their work on Memorial Field. He also stated that significant progress has been made regarding the College of DuPage.

Chairman Report

Chairman Fullerton stated that a new member has been appointed to the Plan Commission.

Plan Commissioner Comment

Plan Commissioner Whalen commended Chairman Fullerton on her role as the Plan Commission Chairman, especially within the last several months.

Staff Report

Ms. Stegall stated that some Zoning Code Text Amendments will be on the next Plan Commission agenda. She also stated that AT&T has submitted their application for the water tower, and Prairie Green/Habitat for Humanity has withdrawn their application. She also stated that the County is tentatively scheduled to adopt its new stormwater ordinance in April. Ms. Stegall stated that the Village received a grant from CMAP for a streetscape plan and a downtown parking study and that the Plan Commission will be involved in reviewing the parking portion of the study.

There being no further business before the Plan Commission, Plan Commissioner Ford moved, seconded by Plan Commissioner Whiston, to adjourn the meeting at 9:59 p.m.

Prepared by:

Barbara Utterback, Recording Secretary

Reviewed by:

Michele Stegall, Village Planner