

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JUNE 28, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, John Mulherin, Mohammed Saeed, Bob Vavra and Jamie Vondruska were present. Plan Commissioners Phillip Hartweg, Tracy Heming-Littwin and David Rodemann were excused. Also present were Village Planner Kelly Purvis, Planning Intern Evan Clements, Recording Secretary Debbie Solomon and Village Trustee Bill Enright.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 24, 2018 and June 14, 2018 Plan Commission Minutes

Commissioner Vondruska, seconded by Commissioner Mulherin, to approve the minutes of the May 24, 2018 Plan Commission meeting. The motion carried with five (5) yes votes as follows: Plan Commissioners Fanella, Mulherin, Vavra, Vondruska and Chairperson Loch voted "yes." Plan Commissioner Saeed abstained from this vote as he was not at this meeting.

It was decided to table the approval of the minutes from the June 14, 2018 Plan Commission meeting as some of the Commissioners were not at this meeting and would abstain from this vote, hence there would not be a majority present to approve the minutes.

Public Hearing – 560 Crescent Boulevard – Common Good Bar, LLC – Zoning Variation

On the agenda was a public hearing regarding petitioner Common Good Bar, LLC's request for approval of a Zoning Variation to allow the operation of a sit-down restaurant without providing the required amount of parking on-site for the use.

PUBLIC HEARING – 560 CRESCENT BOULEVARD – COMMON GOOD BAR, LLC – ZONING VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A ZONING VARIATION TO ALLOW THE OPERATION OF A SIT-DOWN RESTAURANT WITHOUT PROVIDING THE REQUIRED AMOUNT OF PARKING ON-SITE FOR THE USE.

Commissioner Mulherin, seconded by Commissioner Fanella, to open the public hearing at 7:02 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Planning Intern Clements was sworn in and stated the Charles Melazzo, owner of Common Good Bar LLC., and lessee of the property located at 560 Crescent Boulevard. Planning Intern Clements stated the petitioner has requested a public hearing regarding an application for approval of a Zoning Variation as the petitioner will be renovating the existing building to accommodate a new bar concept. Planning Intern Clements stated Common Good Bar will be repurposing the vacant storefront into an upscale cocktail bar that will have food available from local businesses. Planning Intern Clements stated in order to move forward with the project, the petitioner is specifically requesting approval of the following variation from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-17-2(G) to permit the operation of a sit down restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 public parking spaces required.

Planning Intern Clements stated the subject property is located on the north side of Crescent Boulevard between Forest Avenue and N. Park Boulevard. The building is just north of the METRA station. Planning Intern Clements stated the Common Good Bar will occupy the east unit of the three unit building which is currently vacant. Planning Intern Clements stated the adjacent unit to the west is an antique store and the third unit is an insurance office located in the basement and accessed from around the corner on Forest Avenue.

Planning Intern Clements stated the property is zoned C5B Central Business District - Central Service Subdistrict, and the land use and zoning of the properties in the surrounding area are identified below:

North: Commercial/Service C5B
South: Conservation Recreation CR
East: Commercial/Service C5B

West: Commercial/Retail Core C5A

Planning Intern Clements stated notice of the public hearing was published in the June 13, 2018 edition of the Daily Herald, and property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the site.

Planning Intern Clements stated the petitioner is repurposing the vacant retail space into a sit-down restaurant/cocktail bar that will also offer retail options during the day (bottles of liquor for sale), and the business intends to operate in a retail capacity only from 3:30pm to 5:00pm. Planning Intern Clements stated it will then switch over to bar service from 5:00pm to 11:00pm on weekdays and 5:00pm to 1:00am on Fridays and Saturdays. Planning Intern Clements stated the bar will offer food from local businesses such as Blackberry Market and Bang Bang Pie & Biscuits, but will not actually prepare any food on-site.

Planning Intern Clements stated the petitioner plans to retrofit the interior of the space and construct a patio for outside seating along with an ADA compliant access ramp at the entrance to the building. Planning Intern Clements stated the site was previously a retail use with approximately 750 square feet of gross floor area, and in accordance with section 10-4-17-2(G), the site would be credited 3 parking spaces, regardless if those spaces are actually provided. Planning Intern Clements stated with a change in use to have a sit-down restaurant, they would be required to provide 1 space for every 3 indoor seats. Planning Intern Clements stated with 42 seats planned and the credit of three spaces, the requirement for parking would be 11 parking spaces. Planning Intern Clements stated while the property does have a parking lot located to the north of the building, the lease does not allow the parking lot to be used for customers and can only be used for employees. Planning Intern Clements stated the METRA parking lot across the street is available to the public and free after 11:00am. Planning Intern Clements stated the subject property is also located across from the C5A district, which does not require that businesses provide parking, and if this business were to locate two store fronts to the west, it would not need to apply for this variation.

There were no questions from the Plan Commissioners.

Petitioner's Presentation

Charles Melazzo, co-owner of Common Good Bar, LLC located at 560 Crescent Boulevard, was sworn in. Mr. Melazzo stated he was previously the beverage director at Mott Street in Wicker Park, and he is from Glen Ellyn. Mr. Melazzo stated Glen Ellyn gives them the chance to come out to a great community for their business. Mr. Melazzo stated Glen Ellyn is a burgeoning food and beverage scene. Mr. Melazzo stated he did a couple of cocktail events out here and felt this

was the place to be. Mr. Melazzo stated he and his business partner both left their previous positions to open Common Good. Mr. Melazzo stated Common Good Bar would be a cocktail-focused business, and they will be bringing food in from the outside. Mr. Melazzo stated they will carry rare and antique spirits and do spirit curation as well. Mr. Melazzo stated the great part is that the Village will allow them to do off-premise sales as well.

Mr. Melazzo stated for the variation request, there is a small parking lot behind the bar which will be for employees only, and they only get two parking spots in this lot. Mr. Melazzo stated there is no room for them to provide parking on-site.

Questions from the Plan Commission

Commissioner Vavra asked what the necessity is for package sales being from 3:30 p.m. to 5:00 p.m. Mr. Melazzo stated the Beer Cellar is a great place to have a beer, and the owner of the Beer Cellar has created a culture that did not exist 10 years ago in Glen Ellyn. Mr. Melazzo stated this culture has been extended into the community, and they want to have a culture like this as well. Mr. Melazzo stated only retail sales will happen from 3:30 p.m. to 5:00 p.m. as they are prepping during this time, and they do serve cocktails which provide a lot of preparation.

Chad Hauge, co-owner of Common Good Bar, LLC at 560 Crescent Boulevard, was sworn in. Mr. Hauge stated the prep time gives customers a chance to see “what’s behind the curtain.” Mr. Hauge stated they will not be serving during the 3:30 p.m. to 5:00 p.m. timeframe.

Chairperson Loch asked how many employees they expect to have on-site during the open hours. Mr. Melazzo stated there will be no more than 6 employees on-site at a time. Mr. Melazzo stated they will use the two employee parking spaces at the rear of the bar, but will instruct the other employees to park in the METRA lot and find other employee parking.

Persons in Favor of or in Opposition to the Request

Lee Bourland, who resides at 570 Crescent Station, was sworn in. Ms. Bourland stated she lives in the condominium unit which faces west near the bar, and there are 37 families in this building. Ms. Bourland stated she is concerned about the possible patio area that could hold up to 30 people being open until 1:00 a.m. Ms. Bourland stated parking is a big issue by them, and she is not sure how the parking will pan out.

Chairperson Loch stated the Plan Commission is an advisory group to the Village Board, and they are discussing the parking issue at this meeting. Chairperson Loch stated this project will

be discussed at a future Village Board meeting, and she encouraged the residents who are concerned about a possible patio area to bring their comments on this to the Village Board meeting.

Tom Manak, who resides at 586 Crescent Boulevard, stated parking at the condo building is hard when friends come over; however, he does not think there will be an impact on parking at their end.

Helen Lane, who resides at 570 Crescent Station, stated she welcomes the business to the Village. Ms. Lane stated she is concerned about a possible outdoor patio. Ms. Lane stated there is parking at the rear of their condo building, and she is concerned the bar patrons will park here.

Commissioner Vavra moved, seconded by Commissioner Fanella, to close the public hearing at 7:22 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Fanella thanked the petitioners for coming to Glen Ellyn with their business. Commissioner Fanella stated they should treat this property like a property in the C5A Zoning District, and this bar should not have to meet the parking requirement. Commissioner Fanella suggested as the owners build their website for this bar that they should put a map for possible parking on the site to help patrons out.

Commissioner Saeed stated he has no opinion on this and abstains.

Commissioner Vondruska thanked the petitioners for considering Glen Ellyn. Commissioner Vondruska stated he has no issue on the parking. Commissioner Vondruska asked the owners to continue to work with the residents.

Commissioner Vavra stated good parking is like good fences make good neighbors. Commissioner Vavra stated parking is an issue in the Village that is being worked on, and it would not be right to single out one business on the parking issue.

Commissioner Mulherin stated he wanted to disclose that he has had a professional relationship with the owners of Sign of the Whale Antiques at 558 Crescent Boulevard, but he is not recusing himself from this vote as he had no contact with the petitioners. Commissioner Mulherin stated he agrees with what has been said by the other commissioners. Commissioner

Mulherin stated he feels outdoor dining would be inappropriate. Commissioner Mulherin stated this will be a great business.

Chairperson Loch stated she agrees with the other commissioners and thanked the petitioners for choosing Glen Ellyn

Motion

Commissioner Vavra moved, seconded by Commissioner Fanella to recommend the following:

Having considered the application of Charles Melazzo, owner of Common Good Bar, LLC, for a zoning variation to permit the operation of a sit-down restaurant with up to 42 indoor seats with 0 public parking spaces provided on-site, in lieu of the 11 public parking spaces required, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and the testimony presented by the petitioner at the June 28, 2018 Plan Commission public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requested zoning variation from Section 10-4-17-2(G) to permit the operation of a sit-down restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 public parking spaces required with the condition that the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 28, 2018 public hearing of the Plan Commission.

The motion carried with five (5) yes votes and zero no votes as follows: Plan Commissioners Fanella, Mulherin, Vavra and Vondruska and Chairperson Loch voted "yes." Plan Commissioner Saeed abstained from this vote.

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Purvis stated this item should come before the Village Board for approval on July 23, 2018.

Trustee's Report

Village Trustee Enright stated the Village Board did approve the update of the Village's Comprehensive Plan.

Village Trustee Enright stated the Taylor Avenue Pedestrian Underpass Tunnel has been approved by Union Pacific, and the construction on this will start in the fall. Village Trustee Enright stated the underpass will be closed, and the Village is hoping to be done with the construction by December.

Commissioner Fanella asked if they would be able to cross Park Boulevard to get to the Fourth of July parade. Village Trustee Enright stated Park Boulevard is only closed at Hill Avenue so there should be no issue with this.

Chairperson's Report

Chairperson Loch stated there are many fun activities in the Village for the Fourth of July and encouraged everyone to participate in these activities.

Staff Report

Village Planner Purvis stated there are some upcoming applications. Village Planner Purvis stated there should be a public hearing coming shortly for the Giesche development project as the developer is moving quickly. Village Planner Purvis stated the Plan Commission will be looking at Sign Code amendments and a possible Special Use Permit for Forest Hill Cemetery as a Special Use Permit was never issued for the cemetery.

Other Business

None

Adjournment

Commissioner Vavra moved, seconded by Commissioner Vondruska, to adjourn the meeting at 7:33 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary