

MINUTES
SPECIAL PLAN COMMISSION MEETING
MAY 30, 2019

Call to Order

The special meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Jamie Vondruska were present. Plan Commissioner Mohammed Saeed was excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Associate Planner Cole Jackson, Trustee Liaison Bill Enright and Recording Secretary Debbie Solomon.

Public Comment

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

Public Meeting – Draft Downtown Sub-Area Plan – 2019 Comprehensive Plan Update

On the agenda was a public meeting regarding the Draft Downtown Sub-Area Plan as a part of the 2019 Comprehensive Plan Update.

Chairperson Loch apologized for the cancelled meeting on May 23rd and explained what a Public Meeting is.

PUBLIC MEETING – DRAFT DOWNTOWN SUB-AREA PLAN – 2019 COMPREHENSIVE PLAN UPDATE

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A THE DRAFT DOWNTOWN SUB-AREA PLAN – 2019 COMPREHENSIVE PLAN UPDATE

Staff Introduction

Village Planner Purvis welcomed everyone to a discussion regarding the Draft Downtown Sub-Area Plan. Village Planner Purvis stated the Village's current Comprehensive Plan was adopted in 2001 and provides a vision for what the Village will look like in the year 2010. Village Planner Purvis stated the Comprehensive Plan was intended to be implemented over a 10 to 15-year period, and the typical lifespan of a Comprehensive Plan is approximately 10 years to ensure

goals and information within the plan do not become obsolete. Village Planner Purvis stated in March of 2018, the Village Board discussed a timeframe and process by which to update the Comprehensive Plan, and in June of 2018, the Village Board approved a contract with Houseal Lavigne Associates to update the Village's Comprehensive Plan. Village Planner Purvis reviewed the meeting and research that Houseal Lavigne has done to date in working on this update.

Village Planner Purvis stated the Village is looking for feedback on the updated Plan so there will also be a discussion regarding the update to the Plan at the June 17th Village Board Workshop as well as a Village Open House to encourage public participation. Village Planner Purvis stated if you would like to receive notification regarding updates to the Comprehensive Plan, go to the Village's website, click Stay Connected and Notify Me and then select Comprehensive Plan Update, you will then receive update notifications via email or text.

John Houseal, Principal at Houseal Lavigne Associates, reviewed where they are in the process and how they got there. Mr. Houseal stated the purpose of a Comprehensive Plan is to be a foundation for decision-making and a roadmap for the next 10 to 20 years. Mr. Houseal stated a Comprehensive Plan is to be a policy guide on a broad spectrum of topics, but not regulatory as the Plan will not dictate zoning. Mr. Houseal stated a Comprehensive Plan is to be a living document and is meant to be changed and updated from time to time. Mr. Houseal stated a Comprehensive Plan is a legal document and is recognized across the country as such.

Mr. Houseal stated three things go into the planning process: where a village is starting right now, where the village wants to go and what a village has to do to get there. Mr. Houseal stated the Workgroup met on a regular basis to discuss goals and objectives to establish a vision as well as engaging the community in this too. Mr. Houseal stated they are first working on the Downtown Sub-Area Plans and then will complete the Village-Wide Plans as well.

Mr. Houseal stated as they worked on the Sub-Area Plan, they looked at everything building by building. Mr. Houseal stated when they look at the Village-wide Plan, they will look at many different things, including land use, transportation, open areas and environmental features among other things.

Mr. Houseal reviewed the community's input to date including the online questionnaire, Mapsocial, 3 stakeholder meetings, key person interviews, the Comprehensive Plan Workgroup, the Village Board Workshop scheduled for June 17th and the Village Open House scheduled for June 26th. Mr. Houseal stated the Sub-Area plans will eventually be Chapter 6 in the Comprehensive Plan, and this will include Stacy's Corners, Downtown Glen Ellyn and Roosevelt Road.

Mr. Houseal stated there are several hallmarks of a great downtown, including buildings at or near the street line for a street wall, an adequate amount of parking, multi-story buildings of mixed use, some increase in residential density and a pedestrian-oriented environment. Mr. Houseal stated the Subarea Framework sets the tone for everything addressed in a downtown, including key intersections, intersection improvements, gateway features, pedestrian corridors and alleyways, residential screening, parking enhancements, existing parking, public parking and maintaining access.

Brandon Nolin, Principal Associate at Houseal Lavigne, stated for Development Regulations, the downtown is zoned C5A and C5B. Mr. Nolin stated C5A is less dense than C5B which is different than other downtowns. Mr. Nolin stated in order to accommodate modern development, they looked at height maximums, building heights and the height and width of roadways to balance proportion, and the recommendation is that the Village needs to consider exploring revising the maximum height for the downtown to 60 feet.

Mr. Nolin stated there is additional parking needed on the north side of the railroad tracks as there is an imbalance between the north of the tracks and the south of the tracks. Mr. Nolin reviewed parking management best practices and parking ratios.

Mr. Nolin stated a market analysis was conducted, and there is some demand for multi-family housing development in the downtown. Mr. Nolin stated there is a strong retail potential to capture local demand.

Mr. Nolin showed a map of the downtown and stated the yellow boxes indicate under-utilized areas that are likely candidates for the Village to support doing more. Mr. Nolin stated the 3 red boxes are the Catalyst Sites, which are the McChesney & Miller block, the northwest corner of Pennsylvania Avenue and Main Street and the north side of Duane Street and Forest Avenue. Mr. Nolin reviewed these 3 sites and the possibilities for each. Mr. Nolin stated they are looking for feedback on these 3 suggested Catalyst Sites.

Discussion from the Plan Commission

McChesney & Miller

Commissioner Rodemann stated as they are looking at the hallmarks of a great downtown, they do need to include what caters to the identity of downtown Glen Ellyn. Commissioner Rodemann stated this site should be a full block development and provide access as well.

Commissioner Mulherin stated they should be thinking of the future of transportation and parking with this site. Commissioner Mulherin stated he feels there could be some extra stories on the lower grade added as there is a grade of land difference on the property.

Commissioner Fanella stated they need to keep this site as flexible as possible, and she thinks they should include the Metra parking lot when this site is developed. Commissioner Fanella stated she agrees with possibly adding height at this site, but she does not want to see an overhead garage. Commissioner Fanella stated they need to take advantage of the wide drive aisle, and they should take the residential parking as low as staff is comfortable with. Commissioner Fanella stated they should also look at outdoor café possibilities.

Commissioner Heming-Littwin stated they can get more height out of this site than other areas, and they should think about the development of the parking lot across the street. Commissioner Heming-Littwin stated this is a part of Crescent where the Village could possibly do festivals. Commissioner Heming-Littwin stated it would be great to have a small open-space area with this development. Commissioner Heming-Littwin stated there should not be an overhead garage, but she feels an elevated pedestrian walkway would be fine. Commissioner Heming-Littwin stated the staff would need to think about the parking ratio.

Commissioner Berry stated he agrees with the elevated walkway suggestion, and he feels the proposed parking would be a nice range.

Commissioner Vondruska stated this seems the most obvious area to be developed, and this site is one of the lowest points in the downtown. Commissioner Vondruska stated they need to strike a balance of height versus the project going out. Commissioner Vondruska stated he could see a 3 or 4 story development here or entertain a 5 story development. Commissioner Vondruska stated there should be no parking garage over Crescent, but an elevated pedestrian walkway would be fine with him.

Commissioner Hartweg stated Crescent could be closed off for events, or you could make Crescent a 1-way street. Commissioner Hartweg stated the Crescent public right-of-way should be included in the development. Commissioner Hartweg stated the parking ratio sounds good. Commissioner Hartweg stated for this site, they need to look at what could happen 5 years from now and 20 years from now.

Chairperson Loch stated she is fine with the Glenwood/Crescent surface lot being included in this development. Chairperson Loch stated they could go up to 5 stories with this development due to the lower grade on the south side of the site. Chairperson Loch stated she is fine with the proposed parking ratio.

Pennsylvania Avenue and Main Street Site

Commissioner Hartweg stated the big question would be where to relocate the Fire Station, and he suggested possibly at Five Corners. Commissioner Hartweg stated there is a grade there so the height would need to be considered carefully. Commissioner Hartweg stated the proposed parking ratio is fine.

Commissioner Vondruska stated they could possibly relocate the Fire Station down the street. Commissioner Vondruska stated the maximum height at this site would be sensitive, and they would need to strike a balance to find the right project for this space. Commissioner Vondruska stated the aesthetic should blend in as best as possible. Commissioner Vondruska stated the parking ratio may need to be flexible due to what could come in the future.

Commissioner Berry asked if the pros and cons have been discussed with the Fire Department. Mr. Nolin stated the Fire Station would need to be centralized. Commissioner Heming-Littwin stated the current Fire Station location is very central, and there are boundaries for the volunteer fire fighters who respond to Station 1. Commissioner Heming-Littwin stated 1 fire vehicle would need to stay north of the railroad tracks, and the Fire Department should be visible in the downtown.

Chairperson Loch stated she likes the proposed rendering.

Commissioner Fanella stated she prefers that the Fire Station stays on this site as it adds charm to the downtown.

Commissioner Mulherin stated the Fire Station at this site is obsolete, and they should find a new location for this in town. Commissioner Mulherin stated the Fire Department should get a new modern Fire Station with updated amenities.

Commissioner Rodemann asked if it is realistic that the Ameritech/AT&T site be moved at some point. Commissioner Mulherin stated he thinks AT&T would want to a lot of money to do this. Commissioner Rodemann stated this is the largest of the Catalyst Sites, and it is a unique and deep site. Commissioner Rodemann stated if they do allow an extra floor on the building, they would need to ensure the setbacks are done to code to pull the outer wall back off the street.

Duane Street and Forest Avenue Site

Commissioner Rodemann stated there should be access to both sides to expand the feel of the downtown. Commissioner Rodemann stated he is not a big fan of surface parking so a garage would be better.

Commissioner Mulherin stated this is an interesting site, and the concept of a mixed use of commercial and office space by the train station is a good idea. Commissioner Mulherin stated more professional office space is needed downtown, and he would be fine with a 3-story development.

Commissioner Fanella asked if the commercial space market is growing. Mr. Houseal stated shared spaces are still growing, and there is an increased demand for this space. Commissioner Fanella stated this should keep this development as flexible as possible.

Commissioner Heming-Littwin stated she would like to see the residential parking be underground on the US Bank site. Commissioner Heming-Littwin stated Forest Avenue should be left open, but possibly not as wide. Commissioner Heming-Littwin stated it would be a plus to have commercial and office space by the railroad tracks.

Commissioner Berry stated he agrees with keeping Forest open but not as wide. Commissioner Berry stated the site to the west of Forest could be user-driven.

Commissioner Vondruska stated he agrees with what the other Commissioners have said. Commissioner Vondruska stated he does not think logistically that Forest can be closed. Commissioner Vondruska stated this could be an interesting site.

Commissioner Hartweg stated he sees value on both sites, and he likes the commercial and residential idea. Commissioner Hartweg stated the right-of-way should be 2 lanes.

Chairperson Loch stated they should keep Forest open, and there should be no surface parking. Chairperson Loch stated she would be fine with 3 stories on this site.

General Plan Commission Comments

Commissioner Rodemann asked about the sidewalks and crossings. Community Development Director Springer stated these are still in the development stages, but they are trying to bump out the corners.

At 8:53 p.m., Chairperson Loch called for a 5-minute break.

At 8:58 p.m., Chairperson Loch reconvened the Plan Commission meeting.

Public Comment

Eleanor Saliamonas, who resides at 626 Newton Avenue, stated in the current Comprehensive Plan, the buildings should be limited to 3 stories at Pennsylvania and Main and asked what has happened to make the buildings go to 5 stories. Ms. Saliamonas stated they need to take the uniqueness of Glen Ellyn into consideration, and they should not do anything that takes away from the historic town. Ms. Saliamonas stated she suggests the Fire Station could be on Crescent by the train tracks.

John Svalenka, who resides at 415 Kenilworth, stated it is critical that the Fire Station remain at its current site or close to its current site. Mr. Svalenka stated the Main & Pennsylvania site could be the Fire Department with another building in the future as the City of Chicago is currently looking at possibly doing this. Mr. Svalenka stated the Comprehensive Plan should show maximum heights for the sites. Mr. Svalenka stated the Fire Station is one of the anchors of downtown. Mr. Svalenka stated the Catalyst Sites could have 5 stories, and he suggests underground parking for the McChesney & Miller site. Mr. Svalenka asked where the residents can send additional comments. Community Development Director Springer stated if you go to the Village's web site and search Comprehensive Plan, there is a comment section on the Comprehensive Plan page.

Joe Maude, who resides at 475 Duane Street, stated he has a consulting business and showed visuals of what 65-foot buildings would look like in these sites. Mr. Maude stated downtown Glen Ellyn is unique, and he does not think the ideas have been vetted in a way that show the possible negatives. Mr. Maude stated this plan is a fast track to turn the down into "Glen Canyon." Mr. Maude stated he is pro development, but this seems like fast development. Mr. Maude stated they need to look at the size in the context of the community, and there needs to be a study done on how the community will change with this. Mr. Maude stated buildings of 65 feet in height will be a negative impact on the town and the surrounding buildings.

Christopher Zebb, who resides at 389 Anthony Street, stated living in Glen Ellyn is unique, and no town has what Glen Ellyn has. Mr. Zebb stated they need to keep the character of the town and be fundamentally invested in the neighborhood. Mr. Zebb stated for height, they need to stick with 3 stories or possibly 4 stories. Mr. Zebb stated assumptions for the architecture should not be put in the Comprehensive Plan.

Ray Campbell, who resides at 460 Raintree Court, #3K, stated this was a great presentation, but he is concerned that Glen Ellyn will look like other towns as they are looking to the future and

trends. Mr. Campbell stated Glen Ellyn as a unique structure, and he would like to see the market research on the future growth and possible downtown residential needs. Mr. Campbell stated it is critical that the Fire Station stay in the downtown north of the railroad tracks, but the Fire Department does deserve a modern station. Mr. Campbell stated Forest should stay open, and office space with a mixed-use development would be good.

Sharon Wussow, who resides at 519 Western Avenue, stated she served on the Architectural Review Commission for many years. Ms. Wussow stated the Catalyst Sites seem inspired and have a great deal of potential. Ms. Wussow stated she suggest bollards in the middle of Crescent to block the road when needed, and it would be good to have zero-depth curbs here. Ms. Wussow stated the Fire Station site is a key location as it is the closest of the Catalyst Sites to the Downtown. Ms. Wussow stated it would be good to have street-level parking at the Fire Station site. Ms. Wussow stated at the US Bank site, she suggests adding more retail and other things, and Forest should be kept open. Ms. Wussow stated she thinks the height of the DuPage Medical Group building is good, and heights should be compared to this. Ms. Wussow stated she emphasizes moderation.

Rick Massa, who resides at 787 Forest Avenue, stated he has a background in private equity investment, and he has seen municipalities have visions that are out of step with reality. Mr. Massa stated the driving force of the Comprehensive Plan is economic development. Mr. Massa stated Glen Ellyn is vibrant and charming, and they should consider the planning process as there are impacts and trade-offs with up-zoning. Mr. Massa stated these developments could add a lot of residential units to downtown Glen Ellyn, and he wonders about schools and the capacities of the Police Department and Fire Department. Mr. Massa stated they should look at the trade-offs to see economic development versus the cost to get there. Mr. Massa stated there is no need to rush the Comprehensive Plan, and they should take a step back and look at the vision.

Megan Clifford, who resides at 793 Forest Avenue, stated she is the President of Protect Glen Ellyn, Inc. Ms. Clifford stated the Comprehensive Plan is the long-term plan for the Village, and for the Plan, they will look at pieces in the future, such as transportation, economics and environmental issues. Ms. Clifford stated they need to be strategic and use the Comprehensive Plan as a chance to get there. Ms. Clifford stated Glen Ellyn is unique and special, and they need to retain this. Ms. Clifford stated they need to take the time as a community to work through this, and there should be many more open meetings to engage the residents. Ms. Clifford stated the Comprehensive Plan will set the stage for the future of the town.

Christine Wilson, who resides at 537 Phillips Avenue, asked if the entire Comprehensive Plan is being redone. Mr. Houseal stated they are examining the entire Plan, but some things may carry forward. Ms. Wilson stated a hallmark of Glen Ellyn is that the downtown is on the

Historic Register, and this is a draw. Ms. Wilson stated Glen Ellyn is a lively and vibrant place, and they should adapt and reuse older buildings. Ms. Wilson stated this is a unique downtown, and she does not want to see another town laid on top of it. Ms. Wilson stated they do not want to increase the density so much so that you cannot visit it. Ms. Wilson stated they need to keep the vision of Glen Ellyn that builds on the assets that Glen Ellyn has, and she does not want to see the community spirit lost.

Community Development Director Springer thanked Houseal Lavigne for their work and the presentation. Community Development Director Springer stated residents can sign up for notifications on any changes to the Comprehensive Plan website, and there is a link to the Comprehensive Plan on the Village's Home Page. Community Development Director Springer stated residents are welcome to offer comments as well as see the documents. Community Development Director Springer stated the Village is trying to get as much public input as they can, and the Village will do open houses, public hearings and a Village Board Workshop on this. Community Development Director Springer stated the Village will also notify the residents through social media, media and press releases as they do want the public involved.

Chairperson Loch stated the presentation was very helpful, and the Plan Commission appreciates all the input.

Commissioner Mulherin stated the Plan Commission does feel as passionate about the community as the residents do. Commissioner Mulherin stated he would like to age in place. Commissioner Mulherin stated they cannot tell the developers what to build, but the Plan Commission is committed to improving the economic based of the community.

Trustee's Report

Chairperson Loch welcomed Trustee Enright as the Plan Commission liaison.

Trustee Enright stated at the Village Board meeting, two police officers were sworn in, and the Madden Scholarships were awarded. Trustee Enright stated the Village Board is working on the Streetscape Plan, and they would like any input on this. Trustee Enright stated the parking garage is moving along as well.

Chairperson's Report

Chairperson Loch stated there will be a Special Plan Commission meeting on June 20, 2019.

Staff Report

Village Planner Purvis stated there will be no meeting on June 13, but meetings on June 20 and June 27.

Commissioner Heming-Littwin asked when the next Streetscape Committee meeting is. Community Development Director Springer stated she would look for this and let them know.

Community Development Director Springer stated the Community Development Department is moving to the first floor of the Civic Center today, tomorrow and Monday. Community Development Director Springer stated Raising Kane will be breaking ground soon.

Community Development Director Springer introduced new Village Planner Katie Ashbaugh and Associate Planner Cole Jackson.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to adjourn the meeting at 9:43 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary