

MINUTES
REGULAR PLAN COMMISSION MEETING
DECEMBER 12, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:03 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin and John Mulherin were present. Commissioners David Rodemann, Mohammed Saeed and Jamie Vondruska were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Associate Planner Cole Jackson, Assistant Village Manager Bill Holmer, Traffic Engineer Dan Schoenberg and Recording Secretary Debbie Solomon.

Public Comment

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

Approval of November 14, 2019 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to approve the minutes of the November 14, 2019 Regular Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – Illinois Prairie Path – Zoning Map Amendment

On the agenda was a public hearing to review a Zoning Map Amendment for the Illinois Prairie Path.

PUBLIC HEARING – ILLINOIS PRAIRIE PATH

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A ZONING MAP AMENDMENT FOR THE ILLINIOS.

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to reopen the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village were Community Development Director Springer and Village Planner Ashbaugh.

Village Planner Ashbaugh provided an overview of the Illinois Prairie Path Zoning Map Amendment and stated this is to rezone two parcels of County Highway 47/Illinois Prairie Path to CR Conservation Recreation District. Village Planner Ashbaugh stated this public hearing is being continued from the November 14, 2019 Plan Commission Meeting due to an error in the initial Public Notice mailing, and no testimony was taken during the November 14th meeting. Village Planner Ashbaugh stated notice of the public hearing was published in the October 24, 2019 edition of the Daily Herald and a placard was placed on the part of the Prairie Path to the west of Hill Avenue included in the request. Village Planner Ashbaugh stated this public hearing notice was erroneously not mailed to all property owners within 350 feet of the subject property, so staff re-mailed notice to those property owners that did not receive the original notice and mailed a first notice to those that did not received the original with the date to which is was continued, being today, December 12, 2019.

Village Planner Ashbaugh showed an overview map and stated the two parcels are currently developed and used as part of the Illinois Prairie Path for recreational purposes and are zoned R-4 in unincorporated DuPage County. Village Planner Ashbaugh explained the other zoning currently surrounding this location, being single family zoning districts immediately to the north and south, partial industrial to the north, and CR Conservation Recreation (Glen Oak Country Club). Village Planner Ashbaugh stated part of the Illinois Prairie Path that is already incorporated into the Village, which is to the west of the subject parcels, is also zoned CR Conservation Recreation District.

Village Planner Ashbaugh stated some of the property owners that received notice of the public hearing did attend the November 14, 2019 Plan Commission Meeting and had concerns regarding their properties possibly being force-annexed by the Village. Village Planner Ashbaugh stated these neighboring properties are already wholly bound; therefore, even without the pending annexation of these two subject parcels, their properties were already eligible for involuntary annexation.

Questions from the Plan Commission

None

Petitioner's Presentation

None

Public Comment

Dale Melen, who resides at 21W466 Acorn Avenue, stated the Village has been trying to annex some properties on Walnut, Fairway, Acorn and Cumnor for several years and asked if the Village is going to force-annex now.

Community Development Director Springer stated the Village is always looking to annex properties into the Village limits, and the Village has had neighborhood meetings over the years to inform the referenced neighborhoods of this. Community Development Director Springer stated the Village has only moved forward with annexing with any home owners who have voluntarily requested this, and the Village has not moved forward with force-annexing any properties to date. Community Development Springer stated she does not think the current Village Board wants to move forward with force annexation of this area at this time. Community Development Director Springer stated there are five home owners on Cumnor that the Village is currently in discussion with to possibly annex these five properties into the Village and it is at their request.

Mr. Melen stated many of the property owners do not want to be annexed, and he would like something in writing stating the Village has no intention to annex his property.

Community Development Director Springer stated such a letter would have to come in writing from the staff, and it would not be binding. Community Development Director Springer continued that if this came in writing from one of the elected officials, it would still not be binding.

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to close the public hearing at 7:16 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Mulherin stated they should move forward with this.

Commissioner Heming-Littwin stated this annexation is only for the Prairie Path and for this to be zoned CR Conservation Recreation. Commissioner Heming-Littwin stated she supports this, and the other Commissioners agreed.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, for the following:

After conducting a public hearing and deliberating on the appropriate zoning classification to apply to two parcels of County Highway 47/Illinois Prairie Path, the Plan Commission hereby

recommends that the said parcels be zoned CR – Conservation Recreation District in accordance with Section 10-10-13 of the Zoning Code, based on the facts and findings as presented at this evening's public hearing.

1. The existing uses of properties within the general area of the subject properties consist of industrial to the northeast, single-family residential to the north, Forest Preserve of DuPage County to the northeast, single-family residential to the southwest, and the Glen Oak Country Club to the southeast. The Illinois Prairie Path continues to the west and to the east as a recreational use.
2. The zoning classifications within the general area of the subject properties are as follows: to the northeast, the I1 Industrial District within the Village of Glen Ellyn and the I-1 Light Industrial District within unincorporated DuPage County; to the north, northeast, and southwest, the R4 Residential in unincorporated DuPage County; to the southwest, the R2 Residential District within the Village of Glen Ellyn; and finally to the southeast and to the west, the CR Conservation Recreation District within the Village of Glen Ellyn.
3. The subject properties are suitable for the CR Conservation Recreation District, which is designed to preserve existing open space, and only allows open space and passive recreation areas within the district by right. These properties have been in use as part of Illinois Prairie Path for decades.
4. The development of this area has been relatively stable for the duration of the Prairie Path's existence. Single-family homes are under construction near the westerly parcel of the subject portion of the Prairie Path being annexed and rezoned.
5. The Comprehensive Plan identifies these properties as part of the Illinois Prairie Path and recommends that they be maintained and continue to be used as such.
6. The properties are not vacant and have been improved with the existing recreational path for decades. The use of the properties will remain as a recreational path with the new zoning classification, which is consistent with the other parts of the Illinois Prairie Path within the Village of Glen Ellyn.
7. The property will not be diminished, but rather maintained based on the particular zoning restrictions that are consistent with the other parts of the Illinois Prairie Path within the Village of Glen Ellyn.

The motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is an advisory board, and this will go before the Village Board for a vote at the January 13, 2020 Village Board meeting.

Pre-Application Meeting – 41-55 N. Park Boulevard – Glen Ellyn Food Pantry

Commissioner Hartweg recused himself from this topic and exited the meeting.

Village Planner Ashbaugh provided an overview of the proposed project and stated this pre-application meeting is for informal feedback only. Village Planner Ashbaugh stated that should the petitioner move forward with the project and file a formal application, a public hearing before the Plan Commission would be required followed by a final determination by the Village Board.

Village Planner Ashbaugh showed an overview map and stated this discussion is regarding a proposed remodeling and addition to a two-story, single-family residence for use as a food pantry on the property located at 41-55 N. Park Boulevard. Village Planner Ashbaugh stated the Glen Ellyn Food Pantry is supported by churches in the surrounding area and is currently in the basement at Grace Lutheran Church, located at 493 Forest Avenue. Village Planner Ashbaugh stated the petitioner has expanded beyond the capacity of its current location, so Faith Evangelical Lutheran Church, located at 41-55 N. Park Boulevard, has agreed to allow the petitioner to pursue use of the existing, two-story church-owned single-family residence to the north of the church building as an alternative location. Village Planner Ashbaugh stated the subject property is located on the east side of Park Boulevard, immediately south of Maiden Lane. Village Planner Ashbaugh stated the surrounding zoning is R2 Residential to the north, C3 Service Commercial to the south, R3 Residential and C3 Commercial to the east and R4 Residential to the west.

Village Planner Ashbaugh stated this proposed project as proposed would require two Zoning Text Amendments, a Special Use Permit and three Zoning Variations. Village Planner Ashbaugh explained the existing conditions as well as the history of this site and stated there are 126 existing parking stalls and 4 points of access. Village Planner Ashbaugh showed the existing elevations and the proposed elevations for this project and stated the conversion consists of the demolition of approximately 590 square feet of the existing single-family residence, specifically the one-story attached garage to the north of the residence. Village Planner Ashbaugh stated the food pantry is proposed to replace the attached one-story garage with an approximately 970 square-foot, two-story addition as well as demolish and reconstruct the south one-story porch, which is approximately 117 square feet in area and replace it in

approximately the same footprint for the same function. Village Planner Ashbaugh showed the proposed site plan and landscaping plan.

Village Planner Ashbaugh stated based on the information provided, staff finds that in order to proceed with the project, the petitioner will need to receive approval of the following:

1. Zoning Text Amendment request to add the term, 'food pantry' to Section 10-2-2 of the Zoning Code.
2. Zoning Text Amendment request to add the use, 'food pantry, when located on church-owned and occupied property' to the list of special uses in the R2 Residential District.
3. Special Use Permit to allow a food pantry on church-owned and occupied property at 55 N. Park Boulevard.
4. Variation to allow two principal buildings on one zoning lot where one is permitted.
5. Variation to allow a setback of 6 feet 6 inches from the north interior side lot line in lieu of the minimum 37 feet 11 inch setback required.
6. Variation to allow 4-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6 to 7 feet along the entire lot line is required.
7. Exterior Appearance Approval to remodel and construct an addition to a non-residential building.
8. Plat of Consolidation.

Village Planner Ashbaugh stated in reviewing the project, the Plan Commission may want to provide feedback or ask clarification on the following:

1. The proximity of the loading dock for the delivery truck to the single-family residence to the north.
2. Operational details, such as hours of operation, length of customer appointments, number of appointments per day, number of staff and volunteers per shift, frequency of the Northern Illinois Food Bank deliveries anticipated now and in the future and frequency of other donation deliveries.

3. The use of permeable pavers for the proposed driveway for use by a delivery truck on at least a weekly basis.
4. The installation of landscaping to the north of the three existing parking stalls
5. The location of the dumpster enclosure. Staff provided the petitioner with two suggested alternative locations but did not proceed with them.
6. The shared use of the garbage and recycling with the church, increase in waste pick-up frequency, and circulation of the garbage truck in the proposed location.
7. The uses of the basement and first floor of the food pantry.
8. The proposed elevations for the building with the addition facing Park Boulevard and the building materials.
9. How traffic flow will work after customers pick up their groceries.

Questions from the Plan Commission

Commissioner Heming-Littwin asked about the refuse area. Village Planner Ashbaugh stated she that some sort of enclosure is shown around the proposed location of the refuse area but that the materials and elevations of it were not provided. Commissioner Heming-Littwin asked for confirmation that it would be required to be screened with materials matching the primary building material as is required by the Zoning Code. Village Planner Ashbaugh affirmed.

Petitioner's Presentation

Paula Nugent, President of the Board of Directors for the Glen Ellyn Food Pantry and the petitioner, stated the food pantry is run by 13 churches in the area. Ms. Nugent provided the history of the Glen Ellyn Food Pantry and stated it is a privately funded non-profit. Ms. Nugent stated they need to move the pantry as they are out of space, and this was the most cost-effective solution that the committee found. Ms. Nugent stated they have met with the property owner to the north, and this owner has expressed no concerns except for the dumpsters which are not enclosed now.

Ms. Nugent stated the food pantry has nine part-time staff with three to five employees there during business hours. Ms. Nugent stated they also have 350 volunteers. Ms. Nugent stated they do not have clients in the mornings as they are stocking shelves, and then food provisions are done by appointment in the afternoons. Ms. Nugent stated they do have seven to nine volunteers who pick up food in the area and deliver this to the food pantry. Ms. Nugent stated

there can be ten to 25 people in the food pantry at any one time. Ms. Nugent stated they do get a food delivery from the Northern Illinois Food Bank once a week as well as a dairy delivery once a week.

Ms. Nugent stated the driveway can be concrete, but they are hoping to do some permeable pavers as well. Ms. Nugent stated the refuse area is moving due to the safety of the volunteers as they throw garbage out. Ms. Nugent said most of the volunteers are retired and/or elderly so they cannot walk far from the building especially during winter months. Ms. Nugent stated garbage will be picked up every other day, and the garbage truck will go in through the in-driveway and out through the exit as it does today. Ms. Nugent stated the traffic flow will remain the same as the existing traffic flow.

Ms. Nugent stated the church has leased the land to the Glen Ellyn Food Pantry for 50 years. Ms. Nugent showed an overview of the proposed site plan and explained what would be done on each floor of the building.

Questions from the Plan Commission

Commissioner Heming-Littwin asked where the volunteers would park. Ms. Nugent stated in the same parking lot as the church has leased the use of the whole parking lot to the food pantry. Commissioner Heming-Littwin asked if the clients drive to the food pantry. Ms. Nugent stated that most drive, but some do walk to the food pantry. Ms. Nugent stated at this new location, clients will be closer to the bus lines on Roosevelt Road.

Commissioner Heming-Littwin asked when the classes would be. Ms. Nugent stated the classes would be at night; however, they are unsure on the length of classes but possibly an hour in length.

Commissioner Heming-Littwin asked where the kitchen would be. Ms. Nugent stated the kitchen would be upstairs. Commissioner Heming-Littwin asked about the delivery truck. Ms. Nugent stated the Northern Illinois Food Bank currently uses a semi-truck for delivery, but the food pantry can ask for something smaller.

Commissioner Heming-Littwin asked about the fence along the north property line. Ms. Nugent stated the fence touches the home then runs along the back and ends where the garage is. Village Planner Ashbaugh stated the fence is on the property to the north. The neighbor to the north of the property was in the audience and verified this is his fence. Commissioner Heming-Littwin asked if any parking spots would be lost to which Village Planner Ashbaugh stated no.

Chairperson Loch asked about access into the garage. Ms. Nugent stated this access is via the parking lot.

Public Comment

Constance Posdell stated she has used the Glen Ellyn Food Pantry from time to time in downtown Glen Ellyn, and many people do not drive to the food pantry. Ms. Posdell stated the primary people receiving food should be Glen Ellyn residents and not residents of other communities. Ms. Posdell stated other food pantries have restricted their food distribution to the town the food pantry is in. Ms. Posdell stated this building will not be conducive to semis pulling up.

Plan Commission Feedback

Commissioner Mulherin stated he lives in the area of the proposed food pantry, and there are thousands of cars on Park Boulevard a day so he does not see the food pantry having an impact on the traffic. Commissioner Mulherin stated the proposed project would be a vast improvement to the property, and the food pantry will be an outstanding use of the property. Commissioner Mulherin stated he endorses the project as this is a good start.

Commissioner Heming-Littwin stated she was initially concerned about the distance from the home to the lot line, but she is now not concerned as the neighbor to the north is not complaining. Commissioner Heming-Littwin stated she would like to see a full enclosure for the garbage, especially since it will be relocated on the property. Commissioner Heming-Littwin stated she would like to understand the class schedule before this comes back to the Plan Commission. Commissioner Heming-Littwin stated she would like to see what else could be done with landscaping to soften the area by the lot line.

Commissioner Berry stated he is fine with this.

Commissioner Fanella stated she does have a concern about the increased intensity of use in a residential neighborhood and would like to see an explanation of all scopes of this use for this proposed food pantry. Commissioner Fanella stated the Plan Commission will need to understand all of the different functions of the food pantry and its services for the actual public hearing. Commissioner Fanella stated the food pantry will need to be a good neighbor if they are going to be in a residential neighborhood.

Chairperson Loch stated she agrees with the "being a good neighbor" comment. Chairperson Loch stated she is not concerned about the food pantry's programming and know the food pantry will work with the church on this. Chairperson Loch stated she suggests the food delivery avoid garbage days, school bus times and College of DuPage class start times. Chairperson Loch stated the petitioner should proceed with this and work with the staff.

Len, a volunteer at the existing food pantry who collects and delivers food, stated they do collect food from many surrounding towns, not just Glen Ellyn. Len stated if there is a concern about only giving food to the people of Glen Ellyn, this is not found in fact.

Chairperson Loch called for a brief break at 8:29 p.m.

Chairperson Loch reconvened the Plan Commission meeting at 8:35 p.m. Commissioner Hartweg re-entered the meeting at this time.

Public Hearing – Civic Center Parking

On the agenda was a public hearing to review the proposed 4-story public parking garage behind the Civic Center.

PUBLIC HEARING – CIVIC CENTER PARKING GARAGE AND ASSOCIATED PUBLIN IMPROVEMENTS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING THE PROPOSED 4-STORY PUBLIC PARKING GARAGE BEHIND THE CIVIC CENTER AND THE ASSOCIATED PUBLIC IMPROVEMENTS (535 DUANE STREET AND 423 N. MAIN STREET).

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to open the public hearing at 8:35 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village were Community Development Director Purvis, Village Planner Purvis and Village Planner Ashbaugh.

Village Planner Ashbaugh provided an overview of the project and stated the petitioner is M.A. Mortenson Company, on behalf of the Village of Glen Ellyn, owners of the properties located at 535 Duane Street and 423 N. Main Street. Village Planner Ashbaugh stated notice of the public hearing was published in the November 27, 2019 edition of the Daily Herald, mailed to property owners within 350 feet of the subject properties, and a placard was placed on each property's frontages, one on Duane Street and one on Main Street. Village Planner Ashbaugh stated the project was first reviewed by the Historic Preservation Commission (HPC) as the entire property at 535 Duane Street, not just the Civic Center building itself, is a designated local Landmark. Village Planner Ashbaugh stated that any exterior alteration to a landmarked structure requires approval from the HPC, but because the entire property is landmarked, the new construction had to be review even though no changes are proposed to the Civic Center. Village Planner Ashbaugh stated the HPC held a public meeting on September 19, 2019, and the HPC voted unanimously to approve the request.

Village Planner Ashbaugh stated the subject properties are located on the south side of Duane Street, midblock between Main Street and Forest Avenue, and the total site is comprised of approximately 1.78 acres with approximately 264 feet of frontage on Duane Street and approximately 23 feet of frontage along Main Street. Village Planner Ashbaugh stated the Plan Commission will review a Preliminary Planned Unit Development (PUD) with deviations, a Final PUD Plan for Phase I, a Special Use Permit to allow a public use on the 2 properties and a Special Use Permit to allow a public parking garage. Village Planner Ashbaugh stated that although the Village does not believe Special Uses are required for the parking garage use and the public use, that the Village is requesting them due to threatened litigation as a precautionary measure.

Village Planner Ashbaugh provided a history of the properties and stated the Village bought the 423 N. Main Street property in 2018 for the purpose of providing pedestrian access to the rear of the Civic Center lot (535 Duane Street) should the parking garage be built behind the Civic Center.

Village Planner Ashbaugh provided an overview of the existing parking garage and stated Mortenson, on behalf of the Village, is proposing a four-story public parking garage that would provide 277 parking stalls. Village Planner Ashbaugh stated the garage is proposed to have five tiers of parking, with one tier underground. Village Planner Ashbaugh stated in addition to the garage, a short row of ten surface parking stalls are proposed, along the west side of the driveway from Duane Street which then results in a total of 287 parking stalls provided on the Civic Center property and a net gain of 212 stalls.

Village Planner Ashbaugh showed renderings of the proposed elevations and stated the maximum height would be 58 feet, 8 inches which goes to the top of the light poles and the tallest tower being at a height of 50 feet, 8 inches. Village Planner Ashbaugh stated that the majority of the structure has a height of approximately 40 feet to the top of the parapet wall.

Village Planner Ashbaugh reviewed the proposed parking and vehicular circulation along with pedestrian circulation, site amenities and other site enhancements. Village Planner Ashbaugh showed a rendering of the proposed pedestrian access from Main Street to the parking garage and stated this piece is going through an historic preservation review at the state level as the 423 N. Main Street property is located in the downtown historic district.

Village Planner Ashbaugh stated the proposed materials will be pre-cast concrete to look similar to the Civic Center's limestone with brick also in colors similar to the Civic Center. Village Planner Ashbaugh continued that the HPC approved the proposed materials as part of their review of the Exterior Alteration to a Landmark Structure. Village Planner Ashbaugh showed pictures of the proposed building materials and light fixtures as well as the color elevations.

Setback Deviations

Village Planner Ashbaugh explained the deviations being requested. Village Planner Ashbaugh stated that 20-foot interior side and rear yard setbacks are required from properties zoned for residential use in the C5B zoning district, and Mortenson is proposing a 13 foot, 2 inch setback from the west interior lot line, a 10 foot, 9 inch setback from the rear lot line, a 4 foot, 2 inch setback from the south rear lot line adjacent to mixed use.

Parking Module Deviation

Village Planner Ashbaugh stated Mortenson is requesting the parking stalls be 18 feet wide, in lieu of the 19 feet required, and the drive aisles being 24 feet wide, in lieu of the 25 feet required.

Landscaping Deviation

Village Planner Ashbaugh stated for landscaping, Mortenson is proposing a landscape islands of 6 feet, in lieu of the required 9 feet. Village Planner Ashbaugh stated that along the interior and rear property lines adjacent to properties zoned for residential use, opaque screening with a height of 6 to 7 feet is required but that none is being proposed. Village Planner Ashbaugh stated that screening is not proposed along the properties to the south, 538 and 542 Hillside, because the 4 feet 2 inches between the south wall of the garage and the south property line of 535 Duane will be able to be used by the aforementioned single family residential properties (538 and 542 Hillside). Village Planner Ashbaugh continued that adjacent to the C5A properties that allow residential uses above the first floor that this area that would be required to have landscaping will be used as a public alley/pathway connecting Main Street to the garage.

Lighting Deviation

Village Planner Ashbaugh stated that properties adjacent to residential uses are limited to a half foot-candle or less of lighting level at the property line. Village Planner Ashbaugh continued that the requested deviation is to allow foot-candle levels to exceed a half foot-candle but not exceed 6 foot-candles due to pedestrian walkway safety.

Building Height Deviation

Village Planner Ashbaugh stated a 15 foot setback is required when a building is over 25 feet, but Mortenson has proposed a 0 foot setback due to the parking garage being further back from the front property line, and the height is needed for the elevators.

Conditions of Approval

Village Planner Ashbaugh stated staff is suggesting the following conditions be considered by the Plan Commission if the project is recommended for approval:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments;
3. That any changes to pavement materials approved as part of the Final Planned Unit Development Plan for Phase 1 in relation to the Village Board approved streetscape design be permitted, provided that stormwater calculations are consistent with those approved on the attached plans or are otherwise approved by the Development Civil Engineer;
4. That the Two-Lot Subdivision associated with this project be administratively approved by the Community Development Director and recorded prior to the issuance of any building permits;
5. That all required temporary construction and perpetual easements on private property be secured prior to the issuance of any building permits;
6. That the perpetual easement along the south property line of 535 Duane Street not under Village ownership or control be released prior to the issuance of any building permits and its release be reflected on the required Two-Lot Subdivision to be administratively approved by the Community Development Director; and
7. That all floor plans, elevations and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official.

Plan Commission Questions

Chairperson Loch asked about a rendering of the proposed garage with the Civic Center in front of it from Duane Street. Village Planner Ashbaugh stated there is not one at this time with the fully developed Civic Center and just the massing. Village Planner Ashbaugh stated that the only rendering available is the one facing southwest.

Commissioner Hartweg asked about handicapped parking. Village Planner Ashbaugh stated all handicapped parking would be on the first floor of the parking garage.

Petitioner's Presentation

Sworn in for the Petitioner was Village of Glen Ellyn Assistant Village Manager Bill Holmer, Candace Small with Mortenson and Brad Navarro with Walker Construction.

Assistant Village Manager Holmer provided the evolution and background on the proposed parking garage and stated additional parking in the downtown has been discussed for many years. Assistant Village Manager Holmer stated after much discussion, the Village Board settled on the site behind the Civic Center as the Village already owns this, and this site would not interfere with economic development. Assistant Village Manager Holmer stated the proposed garage is to blend in with the Civic Center and be aesthetically pleasing as well. Assistant Village Manager Holmer stated the Village is working with the neighbors on Hillside Avenue and Main Street. Assistant Village Manager Holmer stated during the design process, a pedestrian access point was discussed and then created when the 423 N. Main Street property was purchased. Assistant Village Manager Holmer stated the proposed parking garage will have parking for Civic Center employees and Innovation DuPage, commuters, downtown employees and downtown customers.

Commissioner Heming-Littwin asked about the breakdown for the parking, as this is the number one question she is getting. Assistant Village Manager Holmer stated there is a table in the Plan Commission staff report, and this breakdown is fluid as they assess changes in parking demand. Assistant Village Manager Holmer stated commuter spaces in the parking garage would be treated as the same as these spaces are in today's parking lots as well as the Central Business District employees' spaces.

Candace Small, with Mortenson, showed a picture of the rendering of the north elevation of the garage and stated they tried hard to mimic the Civic Center's building materials and match what is currently there with the brick and limestone. Ms. Small stated the height deviation is needed due to the elevator tower, because if you push the elevator tower into the garage, you would lose parking. Ms. Small continued that this tower serves as a wayfinding and aesthetic element. Ms. Small showed a rendering of the garage from Forest Avenue as well as the Main Street pedestrian area looking west and the plaza looking toward the Civic Center.

Brad Navarro, with Walker Construction, stated the biggest logistics of the proposed parking garage are efficiency, safety and security. Mr. Navarro explained the levels of the garage, the flow of the garage and the typical tier plan. Mr. Navarro stated that the minimum length of a double loaded 90-degree parking module is 59 feet, and they are requesting 60 feet. Mr. Navarro said that the Village code requires 63 feet, hence the deviation. Mr. Navarro stated the eight ADA spaces would be on the ground tier of the garage.

Ms. Small stated snow removal could be done one of two ways: by removing the snow from the top tier with a Bobcat and dump truck so the snow can be hauled from the site or by snow melters.

Plan Commission Questions

Commissioner Mulherin asked about electric vehicle charging stations. Ms. Small stated there are provisions in the current plan for four charging stations.

Commissioner Berry asked about snow removal. Ms. Small stated they would either use a smaller truck that would fit into the garage to remove the snow, or they will use the snow melters.

Public Comment

Mark Rhodes, who resides at 538 Hillside Avenue (immediately to the south of 535 Duane Street and the proposed public parking garage), stated they have been working with the Village for some time on this, and they are not quite there with the negotiations. Mr. Rhodes stated he hopes the Plan Commission's approval will take their concerns with the proximity of the south elevation of the garage to their property into consideration as they make a decision.

Todd Kreissler, who resides at 542 Hillside Avenue, stated he lives right behind where the proposed parking garage will go. Mr. Kreissler stated the property line of the parking garage is their property line. Mr. Kreissler stated they would prefer a 20-foot setback, but they do understand why the Village does not want to do this. Mr. Kreissler stated there may be a construction easement required on their property, and they are not up for this. Mr. Kreissler stated they did rehab their home several years ago, and they visited all the neighbors around to ensure all the neighbors were fine with this as the Kreisslers had to sign a document stating they could not harm the neighbors' properties.

Donna Rhodes, who also resides at 538 Hillside Avenue and identified her husband as Mark Rhodes, stated they will be directly impacted by the parking garage. Ms. Rhodes said she is concerned that there was no rendering shown of what the parking garage will look like from a view on Hillside from their property and their neighbors property (542 Hillside), which the they and their neighbors were shown in a meeting with the Village. Ms. Rhodes stated no one had mentioned lighting from the top of the parking garage. Ms. Rhodes stated they have not heard a lot of "being a good neighbor" language with this project like they did for the food pantry earlier in the meeting. Ms. Rhodes asked that the Plan Commission note vote tonight as they are still negotiating with the Village.

Kurt Lagerloef, who resides at 544 Hillside Avenue, stated his home was not included in the public hearing notice, and his property is on the southeast corner of the Civic Center property. Mr. Lagerloef stated a rear yard setback should be 20 feet when it is adjacent to a lot zoned for residential use. Mr. Lagerloef stated a 40-foot parking garage is going up too close to his property.

Community Development Director Springer stated Mr. Lagerloef is raising a notice issue, but the Village went above and beyond as a courtesy on this. Community Development Director Springer stated the notice of the public hearing was for a deviation for the 20-foot setback deviation along the south property line.

Paul Svigos, who owns 413 Main Street, thanked Assistant Village Manager Holmer and the staff for working with them. Mr. Svigos stated he owns the building on Main Street that will be south of the parking garage, and there are 18 residential tenants in this building. Mr. Svigos stated that he had been told by the Village that it was not possible to move the parking garage one additional foot north away from his property and that he was frustrated to learn that it was possible at this meeting. Mr. Svigos then continued that it would be huge for his tenants if the parking garage were moved one additional foot north if the parking module length was reduced to 59 feet, as the parking garage will be right on top of his building. Mr. Svigos also stated the vents in the corner of the parking garage will be where his building's tenants exit. Mr. Svigos concluded that he is otherwise in support of the project.

Additional Plan Commission Questions

Assistant Village Manager Holmer showed renderings of what the parking garage would look like from the properties on Hillside with the required 20-foot setback and with the proposed 4 foot 2 inch setback. Assistant Village Manager Holmer stated with the setback as proposed, the residents on Hillside Avenue will actually lose some of the glow of the light poles whereas if it is 20 feet, the lights at the top of the poles will be more visible.

Commissioner Heming-Littwin stated some of the residents said they just received information yesterday on this. Assistant Village Manager Holmer stated this is not in the Plan Commission's purview as the residents are referring to negotiations going back and forth with the neighbors.

Commissioner Mulherin stated if the Village needs to maintain anything in the back if there is the 4 foot 2 inch setback. Assistant Village Manager Holmer stated it is the neighbors' responsibility where it is fenced in and they are going to be able to use that area as extensions of their yards. Commissioner Mulherin asked if the Village would have to maintain in back of the garage if there was a 20-foot setback. Assistant Village Manager Holmer stated the Village would be responsible to maintain this, but it is not feasible to build a garage with a 20-foot

setback. Assistant Village Manager Holmer also stated with a 20-foot setback, this would end up being a place to hang out which could be worse.

Commissioner Heming-Littwin asked about the vents. Assistant Village Manager Holmer stated there are intake vents on the west edge, and the exhaust vents are by the church parking lot.

Mr. Lagerloef stated this is the corner that will be pointing to his house, and he was left out of the negotiations.

Commissioner Mulherin moved, seconded by Commissioner Hartweg, to close the public hearing at 10:00 p.m. The motion carried unanimously by voice vote.

Plan Commission Comments

Commissioner Mulherin stated he empathizes with the property owners on the setback issue, and he does want to see the vent issue addressed. Commissioner Mulherin stated he does understand the other deviations, and he is concerned that a 20-foot buffer could be seeds of nuisance.

Commissioner Berry stated he is generally in support of the parking garage. Commissioner Berry stated the community wants a parking garage. Commissioner Berry stated the setback is his biggest concern. Commissioner Berry stated the design is appropriate, and he wants to ensure the final plans are maximized to the site, with all groups involved agreeing.

Commissioner Hartweg stated he sympathizes with the land owners, but a 2-foot, 4-foot or 20-foot setback will be a problem as a no man's land between the properties. Commissioner Hartweg stated for the lighting issue, what the property owners do with their own properties can help with this, and he feels the parking garage lighting will not be a nuisance.

Commissioner Fanella stated she thinks the Village is doing everything they can to work with the neighbors. Commissioner Fanella stated the project seems thoroughly planned out and examined. Commissioner Fanella stated she thinks a parking garage is a necessary addition to the downtown. Commissioner Fanella stated the downtown is building and growing, and this will help property values in the long-term. Commissioner Fanella stated she is in support of the project.

Commissioner Heming-Littwin stated she appreciates everyone who came out for this project and those who spoke. Commissioner Heming-Littwin stated she is generally in favor of the parking garage, and she does empathize with this garage being in residents' back yards. Commissioner Heming-Littwin stated she feels a condition should be added that the residents who will be directly affected by the parking garage fully work through the issues with the

Village before the parking garage goes to the Village Board for a vote. Commissioner Heming-Littwin stated she also wants a condition added about the parking allocation being confirmed before the parking garage goes to the Village Board for a vote, or she will vote against this.

Community Development Director Springer stated the suggested conditions are good, but someone might not agree to the agreement. Community Development Director Springer stated there may need to be further discussion at the Village Board level regarding this.

Community Development Director Springer stated (regarding parking allocation) there are lots of ideas about parking allocation, but this is a trial and error type thing as they are constantly adjusting. Community Development Director Springer stated they adjust parking allocation regularly as demand fluctuates already in the downtown and they do not want to tie their hands with this project.

Chairperson Loch stated she is in support of this project. Chairperson Loch stated she does have some concerns regarding the lighting so the Village will need to listen to the neighbors if the lighting is annoying.

There was a discussion regarding possible conditions, and the majority did not want any conditions added to the motion.

Commissioner Fanella moved, seconded by Commissioner Hartweg, for the following:

After conducting a public hearing and deliberating on the request of M. A. Mortenson Company, petitioners on behalf of the Village of Glen Ellyn for the properties located at 535 Duane Street and 423 N. Main Street, for approval of a Special Use for a Planned Unit Development with zoning deviations, a Special Use Permit to allow a public use on the subject properties and a Special Use to allow a public parking garage on the subject properties, the Plan Commission makes the following findings of fact in regard to the requests.

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development will assist in stimulating the south half of the downtown by offering more opportunities to park close to the downtown core; the area of the proposed development currently exists as a surface parking lot, therefore the usage of the area will remain the same but will be enhanced. Additionally, by maximizing the use of the Civic Center lot with a parking garage, other parcels of land in the downtown can be used as revenue generating developments. Nearby residents will benefit from the reduced circulation of cars searching for available parking. A key component of the Downtown Strategic Plan instructs the Village to "improve the sufficiency and convenience of the downtown parking supply north and south of the railroad tracks." The proposed parking

structure and pedestrian connection to Main Street will enhance access to downtown core uses, is a key component of the Village's Downtown Strategic Plan, and will be a welcome asset for all uses in the downtown area.

2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the majority of the parking structure will be tucked behind the Civic Center building and will not be visible from the public right of way and special care has been given to design the parking garage to blend with the existing Civic Center. The project will include use of quality materials such as masonry and precast concrete created to emulate the limestone of the adjacent Civic Center. Additionally, richly detailed cornices, the window patterns, architectural features and changes in materials compliment the character of the Civic Center. The public space will enhance the pedestrian experience and add to the ambiance of the downtown, rather than detract from it.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the Civic Center is currently a public use with a surface lot that is used by downtown visitors in addition to users of the Civic Center. The proposed use will be very similar, but will offer many more spaces to accommodate the additional parking needs for the downtown. The proposed development will only serve to decrease any disturbances to the area. Vehicles will be screened from public view.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because multiple Village departments have been involved in the review of the project. The Glen Ellyn Fire Department has indicated the building can be adequately serviced. The Village Engineers are in agreement with the drainage, water and sewer design intent. The Village's traffic consultant has noted that any additional traffic to the surrounding roadways will perform at acceptable levels of service.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed development will assist in expanding the economic welfare of the Village by assisting in the economic development of the downtown.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development will be designed to conform to applicable building codes,

which regulate the life safety and welfare of the general public. The surrounding area will benefit by lessening the impact of vehicles in the area searching for parking, which can reduce unintended vehicle trips as well as reduce exhaust emission to the area.

7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the existing access drive point to Duane Street is to be used and will be the sole ingress and egress point for vehicular access to the site.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed development reduces overland flow to the adjacent properties. The proposed development is located on existing developed and impervious surface and will connect to the existing on-site storm sewer. Per Village Engineering staff, the existing downstream storm sewer is of sufficient capacity to accommodate the changes to the site due to the proposed development.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed parking garage is in the location of an existing surface parking lot and will enhance the historic features of the downtown by providing a development which takes its inspiration from the historic vocabulary of its surroundings. Additionally, the public space that will be created as part of the second phase of the development will draw residents and visitors to the Village's historic assets in the downtown.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use for Preliminary and Final Planned Unit Development for phase one and Preliminary Planned Unit Development for phase two with deviations as requested for building height stepback on a portion of the building, for setbacks from the property line, for screening requirements, for aisle width and parking stall length, for illumination levels at the property line (not to exceed 6.0 foot candles), and for reduced landscape island dimensions, in addition to a Special Use Permit for a Public Use and a Special Use Permit for a Public Parking garage, all to allow the construction of a public parking garage and a public gathering space on the subject properties.

All subject to the following conditions:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

2. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments;
3. That any changes to pavement materials approved as part of the Final Planned Unit Development Plan for Phase 1 in relation to the Village Board approved streetscape design be permitted, provided that stormwater calculations are consistent with those approved on the attached plans or are otherwise approved by the Development Civil Engineer;
4. That the Two-Lot Subdivision associated with this project be administratively approved by the Community Development Director and recorded prior to the issuance of any building permits;
5. That all required temporary construction and perpetual easements on private property be secured prior to the issuance of any building permits;
6. That the perpetual easement along the south property line of 535 Duane Street not under Village ownership or control be released prior to the issuance of any building permits and its release be reflected on the required Two-Lot Subdivision to be administratively approved by the Community Development Director; and
7. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official.

The motion carried with five (5) yes votes and one (1) no vote as follows: Plan Commissioners Fanella, Hartweg, Berry, Mulherin, and Chairperson Loch voted "yes." Plan Commissioner Heming-Littwin voted "no." Motion carried.

Community Development Director Springer stated this vote is only a recommendation, and this will go to the Village Board for a final vote at the January 13, 2020 Village Board meeting. Chairperson Loch stated everyone is invited to this meeting.

Trustee's Report

None

Chairperson's Report

Chairperson Loch wished everyone Happy Holidays.

Staff Report

Village Planner Purvis stated there will be three items on the agenda at the January 9, 2020 Plan Commission Meeting.

Commissioner Heming-Littwin stated signage is beginning to be an issue again, and the staff will need to go through the downtown. Community Development Director Springer gave an update and stated the staff is currently working on this.

Commissioner Berry asked about the Apex project. Community Development Director Springer provided an update on this and stated this is still in litigation with a status hearing tomorrow.

Other Business

Commissioner Heming-Littwin asked about a lawsuit from the Lisle-Woodridge Fire Department. Community Development Director Springer stated there was a lawsuit filed, but she cannot say more than this.

Commissioner Mulherin asked about the update to the Comprehensive Plan. Community Development Director Springer stated there is a revised version of the full Comprehensive Plan, and staff is reviewing this. Community Development Director Springer stated this will come to the Plan Commission for a public hearing in early 2020.

Adjournment

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Mulherin, to adjourn the meeting at 10:41 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Katie Ashbaugh
Village Planner