MINUTES
SPECIAL PLAN COMMISSION MEETING
December 17, 2020

Call to Order and Roll Call

The meeting was called to order at 7:13 p.m. by Chairperson Mary Loch, who introduced herself and outlined the Plan Commission's charge and operation. She described protocols for the evening's meeting, which – in light of Covid19 restrictions – is being conducted remotely via the Zoom platform, and alluded to technical difficulties in administering the call. Chairperson Loch introduced meeting participants Village Community Development Director Staci Springer, Village Planning Manager Kelly Purvis, Village Planner Katie Ashbaugh, Recording Secretary Barbara Dutton and an unknown listener with the Village. She was unsure whether the Village Board Liaison Bill Enright was joining the meeting.

Roll call was taken. Present: Chairperson Loch and Plan Commissioners Laura Brown, Angela Fanella, Tracy Heming-Littwin, David Rodemann, and Jamie Vondruska. Absent: Plan Commissioners Lloyd Berry and John Mulherin, Mohammed Saeed.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, and seconded by Commissioner Brown. The motion carried by roll call vote with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Fanella, Rodemann and Vondruska and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment relative to non-agenda items.

Public Hearing to consider an Amendment to the Glen Ellyn Civic Center Campus Planned Unit Development with Deviations and Exterior Appearance Approval to allow changes associated with the construction of the Civic Center Pedway

A motion to open the Public Hearing to consider an Amendment to the Glen Ellyn Civic Center Campus Planned Unit Development (PUD) with Deviations and Exterior Appearance Approval to allow changes associated with the construction of the Civic Center Pedway was made and seconded by Commissioners Heming-Littwin and Brown, respectively. The motion carried by roll call vote with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Staff Introduction

Village of Glen Ellyn Planner Katie Ashbaugh, Planning Manager Kelly Purvis, and Community Development Director Staci Springer, 535 Duane Street, were sworn in.

Planner Ashbaugh began her presentation and explained that the Civic Center Pedway is the connection point from Main Street to the Civic Center parking garage (and part of the Village Civic Center Campus

PUD, bearing the 535 Duane St. and 423 N. Main St. addresses). She said that the public notice was published in the Daily Herald on December 2, 2020, mailing to property owners within 250 feet of the properties, and that a placard was placed on both Duane and Main Street frontages. She continued and reviewed milestones in the project's history. She said that for consideration by the Commission this evening is an amendment to a PUD as approved by Ordinance 6753, with deviations; the Final PUD for Phase 2 of the project; and exterior appearance. She stated that the PUD components are for 423 N. Main and 535 Duane, and the exterior appearance pertains to the north building wall of 421 N. Main.

Planner Ashbaugh explained that Phase I is the new Village parking garage that was approved last year, and that Phase Two encompasses the north lawn of the Civic Center and the redevelopment of the former Shonkwiler building, now owned by the Village. She said that new light fixtures are the only items being proposed in the area to the north of the Civic Center, specifically new light fixtures on the existing brick wall along the west lot line. She related that the 535 Duane lot is in the C5B zoning district, and 423 N. Main Street is zoned C5A, and displayed graphics of the area, delineating Village-owned property and privately owned parcels, highlighting the proposed Pedway highlighted, and depicting the path leading from a door of the new public garage to the Main Street.

Planner Ashbaugh explained that to hide mechanical equipment a screen of material differing from the code requirement to match existing materials is being proposed, which is the first deviation being requested. She said that the screening is required to be brick to match the Civic Center and composite wood fencing is proposed instead. She said that for the pavement of the pedway itself, the Village consulted with the Illinois State Historic Preservation Office and they supported the installation of a brick path down the middle of the pedway. She said it is shown as a Herringbone brick pattern was selected for foot-traffic areas to tie to be compatible with Screetscape material. She continued and showed the proposed light fixture (sconce) to be attached to the north wall of the 421 N. Main building facing the pedway. She also showed the proposed bollards with light fixtures in them and the locations of the in-ground up-lighting. She said these fixtures are not shielded and require a deviation from that code requirement, which does require lighting to be shielded. She concluded by showing where the foot-candle levels will exceed the maximum requirements of 3 foot-candles when adjacent to nonresidential properties and 0.5 foot-candles when adjacent to residential properties. She said these were the 3 remaining deviations being requested.

Planner Ashbaugh continued to describe the exterior appearance application, which is specifically related to the north wall of the Sushi Ukai restaurant building. She described the existing conditions of the wall, being unfinished CMU, and then described the proposed changes. She said it is proposed to be built out in running-bond brick, encroaching on Village property (though retaining the 421 N. Main address). She said it will encroach up to approximately 1 foot 4 inches onto the Village's property.

Planner Ashbaugh continued and described the south wall of a building housing the former Katy's boutique (427 N. Main St.), which is envisioned as potentially displaying public art and showed renderings of conceptual public space. She said that this wall was not part of the exterior appearance application as it only required maintenance and any murals proposed would be reviewed by the Village Board at a later date. She continued and noted that some proposed screening is contingent upon property owner agreements. She presented a list of staff recommendations for Conditions of Approval, including the following, for which Commissioner Fanella asked for elaboration: “That should any necessary easements not be granted, said work on private property shall not be completed.” Development Director Springer stated that for the work envisioned to proceed, the Village needs to enter into agreements with a couple of property owners, as well as with two business owners. She suggested altering the language of the Condition by changing the word “private” to the word “the.”

Commissioner Rodemann asked if garbage routes are being affected by the project. Director Springer stated that while open public space is still being contemplated, an area that businesses used for trash and such is being cut off and an alternative proposed by the Village will facilitate a combined garbage corral for these businesses. She also said the Village is working with restaurants on a grease pick-up plan. Commissioner Rodemann asked if there were any wall-mounted sconces planned for the Katy’s wall, to which Staff responded none are planned. To a further question from the Commissioner, Director Springer replied that the Village is proposing to tuck-point and seal the Katy’s wall, pending building owner cooperation.

Commissioner Brown asked to see a rendering showing what the alley behind the Fire & Wine restaurant would look like. Director Springer responded that if things move forward as planned, a newly configured space here would contain a jogged-path north leading to the plaza area, and a gate to screen the restaurant garbage area.

Commissioner Fanella expressed concerns about lack of public participation due to the technical difficulty in remote meeting administration. Director Springer suggested posting the meeting video online and directing interested parties to the link, as well as to the link to the Village Board meeting at which the material will be presented. She also floated the idea of relaunching the Zoom application for the Plan Commission meeting in progress, but Chairperson Loch didn’t think that approach would “solve any problems,” and favored posting the video. Development Director Springer said that no written comments or calls on the subject had been received, and indicated that the project could move through to Board approval, which would stand despite any complaint that might emerge. But, she said, if a vociferous objection should arise, this Public Hearing could be redone in late January, after which the Village Board would approve the amendment and appearance. Commissioner Loch determined that this evening’s meeting should progress, but asked Commissioner Fanella to invite input from a member of the public with whom the latter was communicating. Director Springer perceived that a platform option concerning meeting registration might be prohibiting people from engaging in the process this evening.

<u>Petitioner’s Presentation</u>

Sworn in for the Petitioner were Candace Small and Ray Beckman with Mortenson, 300 Park Blvd., Itasca. Ms. Small gave a rundown of anticipated work on private property:

- Behind Fire & Wine, the addition of a gate, tying in downspout work, and the application of pavers to create a unified path;
- Outside Katy’s, a fence constructed (on village-owned property) for the owner, tuck-pointing – and potential painting in the future – of the south wall;
- At Sushi Ukai, building of a brick wall (that would extend onto Village property), and screening in the grease area behind the building;
- Behind Busy Bee barber shop, an air-conditioner enclosure; and

- At 413 N. Main, downspout tie-in.

She added that the construction company is looking to redo the hard surface area behind private property to create a brick-paver surface consistent with the Pedway's.

Commissioner Questions

Commissioner Rodemann asked whether the possibility of the Sushi Ukai building owner wishing to add a window or door would that be handled in agreement language. Development Director Springer related that Staff has had discussions about this, and while acknowledging the need for owner permission to attach the wall – most of which will be on Village property – to the Sushi Ukai building, said the matter would be addressed in the easement agreement. Petitioner Small pointed out that such an alteration is not even feasible with the current architectural layout of the restaurant building.

Public Comment

None.

Commissioner Fanella asked why the Village is bringing the project forward before all of the easement agreements have been secured. Development Director Springer stated that action is based on the construction timeline, hence the design needs to be finalized so materials can be ordered to meet schedule. She added that the Village is close to reaching agreements.

Chairperson Loch asked if there were "sticking points" with private owners, to which Director Springer replied, nothing critical for the main Pedway or the Sushi Ukai wall, and so there is no issue relative to the main elements.

A motion to close the Public Hearing made by Commissioner Heming-Littwin, and seconded by Commissioner Rodemann, passed by roll call vote with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Rodemann, Brown, Fanella and Vondruska and Chairperson Loch voted "yes."

Commissioner Discussion

While recognizing the need for durable materials, Commissioner Vondruska thought a brick footer wall with lattice around it would be more visually appealing than a "basic-looking metal gate" shown. But, he concluded, since brick might be too expensive, another creative solution might be found to blend better with the Civic Center building. He stated he is okay with the other deviations. Director Springer said that Staff also favored brick, but budgetary constraints preclude using it.

Commissioner Heming-Littwin concurred with Commissioner Vondruska's comments.

Commissioner Rodemann said he has no problem with the deviations proposed, that the Village could upgrade materials at a later date, and that the concept presented is a "nice plan." He guessed that nothing substantial is being planned for the Duane Street side of the Village Hall, but asked whether all the improvements would be consistent with the Streetscape program being put into place. Development Director Springer replied that this is correct, and noted that the gates at both ends of the Fire & Wine alley weren't included as that property is not part of the PUD. The work along the Duane

Street right-of-way, she added, will be accomplished at the same time as the improvements for the Streetscape on the south side of downtown.

Commissioner Rodemann asked whether the front yard of the Village Hall was rolled into the Streetscape program, to which Director Springer replied affirmatively, but explained that there isn't much to be done here. A pocket park had been considered, she said, but there are no available funds for it now; a handicap-accessible ramp and signage on the east side of the Civic Center, she pointed out, were approved previously.

Commissioner Rodemann asked if a crosswalk would align with the Pedway across Main Street. Referencing the Apex development, Director Springer stated there would be a crosswalk in the middle of the block on Main Street. Director Springer noted that the refurbished horse trough is now in front of the Civic Center, marked with a plaque.

Commissioner Fanella expressed concern about approving the deviations sought and the appearance without public participation or easement approval in place, and so intends to vote, "no" this evening. Commissioner Springer asked when the program is to go before the Village Board, to which Planner Ashbaugh responded, January 11th. Commissioner Fanella asked if there would be movement on the easements by the Plan Commission's January 7th meeting. Director Springer, who expects that agreements made will be completed by the Board meeting, thought that the Pedway subject could be continued to the January 7th Plan Commission meeting with an abbreviated presentation and an update on the agreements delivered at that time.

Given the mix-up in administering the evening's remote meeting proceedings relative to sign-in/access, Commissioner Vondruska said the Commission has no way of knowing how many people might have been prevented from making a public comment.

Following a brief discussion, Commissioner Heming-Littwin moved to reopen the Public Hearing and to continue it to January 7, 2020. Seconded by Commissioner Fanella, the motion passed by roll call vote with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Fanella, Brown, Rodemann and Vondruska and Chairperson Loch voted "yes." Chairperson Loch expressed satisfaction with the solution to reopen the hearing, which will allow for public comment as well as updates on easement status.

Commissioner Brown wondered how changes that might be made to the Katy's building in the future would impact the Pedway. Development Director Springer stated that the current owners have not indicated a desire to sell the building, and while acknowledging it is a possibility, she explained that physical constraints limit redevelopment size, and plans to alter the site would need Village approval. She added that easements would still be in effect after a transfer of property ownership.

Chairperson Loch invited tonight's Petitioners to participate in the January 7th Public Hearing. Commissioner Fanella asked that a link to the recording of this evening's meeting be in the next meeting packet. Planning Manager Purvis said an explanatory blurb will also be posted on the Village website.

<u>Trustee's Report</u>

None.

Staff Report

Development Director Springer reported that Village President McGinley's resignation is effective year end, and that Trustee Craig Pride has been appointed Village President Pro-tem for January through April. She further related that a cannabis workshop determination was made to move forward with Plan Commission recommendations, but with tweaks: It was decided to not use the liquor license process, the Phillip Rock Center was added to the schools requiring a 1,500-ft. buffer, and only one sales establishment would be permitted. The moratorium on sales was extended until July 1, 2021, leaving determination of vending disposition to the new Board. Director Springer said she didn't expect the topic to again appear before the Plan Commission, and that remaining questions pertain to revenue and difficulties other communities have experienced – staff research issues. Commission Heming-Littwin thought Plan Commission input might be sought on sales distance from parks. Director Springer wants to look for Board direction on next steps.

Planner Ashbaugh announced that the Glenwood Station project was unanimously approved by the Village Board on December 14, 2020.

Chairperson's Report

Chairperson Loch thanked participants in the evening's meeting and offered holiday wishes.

Adjournment

With no other business at hand, Chairperson Loch adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Planner