MINUTES
SPECIAL PLAN COMMISSION MEETING
January 7, 2021

Call to Order and Roll Call
The meeting was called to order at 7:01 p.m. by Chairperson Mary Loch, who proceeded to read a statement of remote meeting procedures that would govern the evening's meeting via videoconferencing due to COVID19 concerns. She continued with an overview of the meeting process, including how public input would be facilitated, and announced the main topics to be discussed: a continuation of the Public Hearings for the Civic Center Pedway and the Draft Comprehensive Plan.

Chairperson Loch introduced the following meeting participants: Trustee liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Village Planner Katie Ashbaugh, and Associate Planner Cole Jackson, Houseal Lavigne Associates (HLA) consultants John Houseal and Brendon Nolin, and Recording Secretary Barbara Dutton.
Roll call was taken. Chairperson Loch, and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, Mohammed Saeed and Jamie Vondruska were present. Absent: David Rodemann.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission
A motion to allow remote participation by the Plan Commission in the meeting was made by Commissioner Heming-Littwin and seconded by Commissioner Vondruska. The motion carried by roll call vote with eight (8) yes votes as follows: Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin and Saeed, and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items
There was no public comment pertaining to non-agenda items.

Approval of December 10, 2020 Plan Commission Meeting Minutes
Commissioner Heming-Littwin moved to approve the draft minutes of the December 10, 2020 Regular Plan Commission meeting; seconded by Commissioner Saeed. The motion passed by roll call vote with eight (8) yes votes as follows: Commissioners Berry, Brown, Fanella, Heming-Littwin, Mulherin, Saeed and Vondruska and Chairperson Loch voted "yes."

Approval of December 17, 2020 Plan Commission Meeting Minutes
Commissioner Heming-Littwin moved to approve the draft minutes of the December 17, 2020 Special Plan Commission meeting; seconded by Commissioner Vondruska. The motion carried

by roll call vote with eight (8) yes votes as follows: Commissioners Heming-Littwin, Vondruska, Berry, Brown, Fanella, Mulherin and Saeed and Chairperson Loch voted “yes.”

<u>Old Business</u>

<u>Continuation of the 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</u>

The Plan Commission continued the Public Hearing opened at the December 17, 2020 Special Plan Commission meeting 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.

In an update on the status of easement agreements sought, Development Director Springer stated that discussions with the both property owners concerned – the owner of the building housing Fire & Wine and the former Katy’s boutique building; and the owner of the building housing Noble House and Sushi Ukai – have been ongoing, but that there is verbal agreement on the major terms under which the agreements will be signed. Details are being handled, she stated, and added that the Plan Commission might impose a condition on the approval of this item, specifying that no construction related to this project can begin until the agreements are executed and recorded.

Commissioner Fanella asked if the screening material variation to allow material to differ from the principal structure had been granted previously. Neither Director Springer nor Commissioner Heming-Littwin recalled any such instances. Commissioner Fanella stated that she would like to see the Village try to adhere to the Code.

Director Springer related that discussions of the issue had occurred among Staff and with consultant Mortenson, and that the bid package with the composite wood material reflected a price in line with a Village Board budget directive. Chairperson Loch said further discussion of this point could be saved for Commission deliberations.

Director Springer asked for clarification as to which of the three enclosures Commissioner Fanella referred. The material for the enclosure behind Sushi Ukai was selected to a maximize space on an already narrow alley passageway. Commissioner Responded she would be okay with the one behind Sushi Ukai not adhering, but wanted to understand the rationale behind the treatment specified for the other two. Candace Small of Mortenson stated that the garbage enclosure at the Civic Center parking garage will comply with Code, and said that the one behind the Katie's building is similar to a residential deck material and doesn't need maintenance, and that the metal one behind Sushi Ukai is to allow air flow into the A/C units without the extra space required for a brick treatment. Screening matching the Katie's receptacle enclosure, added Director Springer, was selected to a utility area with a width issue, and is also non-compliant.

Public Comment

Planner Ashbaugh reported that no letters regarding the Pedway hearing at hand had been received. No one was present on the call that wished to speak.

Sworn in was Adam Kreuzer, 351 Marion, Glen Ellyn, former Chairperson and member of the Village's Environmental Commission, and currently a delegate for the International Dark Sky Association, on whose behalf he is speaking tonight. Mr. Kreuzer expressed concern about the lighting plans for the pedestrian area, which he said indicate "a huge increase on the foot candles." He also said that he understands that fixtures specified are not Dark-Sky compliant and not shielded. He asked the Commission to reconsider the sconces, which, he stated, should be shielded, and felt that security would not be diminished by this. He requested that Dark Sky-compliant" bulbs be considered for installation, and, further, recommended dimmable lights. Development Director Springer responded that the Village had hired a consultant to review the lighting scheme and that Staff had worked closely with Mortenson to strike a balanced lighting solution that would allow pedestrians to feel safe on this public pathway. She added that wall fixtures had been selected for their historic appearance. Planner Ashbaugh recalled that the in-ground lighting specified had been chosen by the Village Board at workshops discussing the design of the pedway, while Director Springer related that the lighting consultant had pointed to a similar example, this seemed appropriate to Staff. Planning Manager Purvis said that the project was unique in nature as it extends across property lines, and so foot candles are measured beneath a sconce at the property line, resulting in higher numbers.

Commissioner Heming-Littwin moved to close the Public Hearing. Seconded by Commissioner Mulherin, the motion carried by roll call vote with eight (8) yes votes as follows: Commissioners Heming-Littwin, Mulherin Vondruska, Berry, Brown, Fanella, Saeed Vondruska, and Chairperson Loch voted "yes."

Commissioner Comments

Commissioner Vondruska voiced that he was okay with what is being requested, but urged consideration of sympathetic treatments for items against the Civic Center wall – such as the aforementioned garbage screening, which might get a trellis added for aesthetics. He also

encouraged striving for a balance between safety and environmental concerns in selecting a lighting solution.
Chairperson Loch added that a historic aspect should also be considered in the choice.

Commissioner Berry agreed with the comments.

Commissioner Heming-Littwin concurred with Commissioner Vondruska's comments, but emphasized the supremacy of safety in selecting a lighting solution, seeking one sufficiently lit to circumvent "nefarious" activities.

Commissioner Saeed stated that he had no problem with the brightness of light, but asked who would maintain the mural art envisioned. Director Springer replied that it has not yet been determined, and that there is a separate process for the approval of a mural, and suggested that conditions and standards for mural care, and maintenance responsibilities, would be part of this process.

Commissioner Brown asked if vines or other greenery could be added to the enclosure near the wall by the Civic Center and the Katie's building, to which Petitioner Small stated that vines would be most aesthetically pleasing around the utility near the Civic Center, but added that this would require a flower bed area, which space constraints prohibit. Director Springer said some Village pots and seat walls with plantings are planned and that these could be strategically located to provide screening. She noted that an artwork group led by the College of DuPage has been established – and approved by the Village Board – related to a potential mural for the Katie's building south wall.

Commissioner Heming-Littwin, seconded by Commissioner Saeed, moved for the following: After conducting a public hearing and deliberating on the requests of the petitioner, M.A. Mortenson Company, for approval of an Amendment to the Special Use Permit for a Planned Unit Development, as approved by Ordinance 6753, and a Final Planned Unit Development for Phase Two of the Glen Ellyn Civic Center Campus Planned Unit Development, to allow for the proposed construction of a public pedway immediately to the west of the Glen Ellyn Civic Center on the properties located at 535 Duane Street and 423 N. Main Street, in the C5B Central Service Subdistrict and the C5A Central Retail Core Subdistrict, respectively, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, and for the approval of the Exterior Appearance to allow facade improvements to the existing north wall of the building located at 421 N. Main Street in the C5A Central Retail Core Subdistrict, in accordance with the Appearance Review Guidelines as approved by Ordinance 5508, the Plan Commission hereby recommends approval of the requests based on the findings of fact, as discussed or amended at the Plan Commission public hearing on December 17, 2020, and a copy of which will be attached to the minutes of this meeting and be kept on file as part of the permanent record of the Village. The Plan Commission makes the recommendation of approval of the requests with 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 before 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 concerning the Village Board approved streetscape design be permitted, provided that stormwater calculations are consistent with those approved by the attached plans or are otherwise approved by the Village Senior Civil Engineer;
4. That the plant materials to be installed in the custom planters surrounding the outdoor seating area be installed seasonally at the discretion of the Streets/Utilities Division of the Public Works Department;
5. That all required temporary construction and perpetual easements on private property be secured before the issuance of any building permits; and
6. That should any necessary easements not be granted, said work on private property shall not be completed.

The motion carried by roll call vote with eight (8) yes votes as follows: Commissioners Heming-Littwin, Saeed, Berry, Brown, Fanella, Mulherin and Vondruska, and Chairperson Loch voted "yes."

<u>Continued Public Hearing to Review the Second Half of the Draft Comprehensive Plan</u>
The Plan Commission continued the Public Hearing opened at the December 10, 2020 Regular Plan Commission meeting to review the Draft Comprehensive Plan.

Planning Manager Kelly Purvis gave a brief history of the development of the Draft, the second half (pages 44-79) of which is to be discussed at the evening's meeting. She said a recording of the Commission's December 10th review of the first half of the draft plan had been posted online and that a final public hearing is scheduled for February 25, 2021 to go over the revised draft. She introduced consultant HLA representatives John Houseal and Brandon Nolin, and drew attention to two questions for the Commission to provide feedback on: one concerning property fronting St. Charles Road east of Main; the other, Fire Station 61.

HLA Senior Project Manager Nolin commenced a review of the “Stacy’s Corner” subarea chapter of the Draft Plan, highlighting what he suggested were opportunities for development, façade improvement, and infill, including by repositioning of smaller lots and introducing higher density residential properties.

In reviewing the Transportation chapter of the Draft Plan, Mr. Nolin referenced roadway network “pinch points,” regional capacity improvements, and the downtown one-way street configuration. He listed what he termed “alternatives to more traditional transportation” – ride-share, car-sharing and no-emission vehicles – before going on to summarize bicycle facilities and pedestrian system topics.

Mr. Nolin then addressed the Community Facilities chapter’s findings, emphasizing the theme of “communication and coordination.” He gave a rundown of local institutions, including the College of DuPage, bringing up the prospect of leveraging its campus by looking at how it can be better tied “into the Village as a whole.” A south-side service hub, he stated, is a recommendation stemming from library and school input, which will be added to the next version of the plan.

In examining utilities and infrastructure, Mr. Nolin pointed to opportunities to extend “pipes in the ground” to support future development. In discussing parks and recreation, he observed that the park system offers many features, but urged broader coordination between the various providers to introduce new amenities. Mr. Nolin pointed to existing floodplains and wetlands, and conveyed that the Village has done a good job with hydrology management along Roosevelt Road.

<u>Commissioner Questions</u>
Commissioner Heming-Littwin asked if there was mention in the Draft Plan of a way other than the Taylor Street Underpass for cars to cross the tracks. Mr. Nolin replied that the historic nature of the Village’s downtown doesn’t leave a lot of options to address that issue, but that the planned pedestrian underpass should help with pedestrian traffic. Planning Manager Purvis pointed out that Page 49 of the Draft Plan made reference to the possibility of a grade-separated crossing west of downtown, and recommended that the prospect be examined.

Commissioner Heming-Littwin sought clarification from Planner Purvis as to property that is the subject of a question concerning use east of Main fronting St. Charles Road. Planning Manager Purvis replied that the question was whether it would be appropriate for property fronting St. Charles, east of Main Street, to be commercial rather than residential.

Commissioner Saeed asked if a daycare center could be accommodated at the southeast corner of St. Charles and Main. Commissioner Berry explained that the site has already been sold and is to hold a physical therapy practice, and listed existing businesses nearby. Mr. Houseal interjected that the land use designation doesn't specify daycare, but doesn't preclude it, to which Heming-Littwin said she thought state rules would make the site difficult for that use because it previously held a gas station.

Citing action that Commissioner Brown said was taken by the City of Wheaton to reduce the speed limit in residential areas from 30 MPH to 25 MPH, she wondered if such a direction might be added to Glen Ellyn's Comprehensive Plan. Planning Manager Purvis responded that the issue was a policy decision falling under the Village Board's purview, and not an element of a comprehensive plan.

Commissioner Fanella asked if there is a reason childcare wasn't included in the Draft Plan, specifically the Community Facilities section, since schools, parks, etc. are discussed. Mr. Nolin replied that, since daycare is usually a private enterprise, it was not addressed.

Commissioner Fanella sought confirmation of mention in the Draft Plan of a lack of sidewalks along Route 53 south of Roosevelt Road. Mr. Nolin stated that the concept plan for the Roosevelt Road-Nicole Way larger site emphasizes the need for some pedestrian improvements on Roosevelt and 53 underneath, and mentions ways to improve and beautify the embankment. He referenced a map that he said shows a circuitous route around the underpass, but a more-or-less continuous route up the 53 corridor.

Commissioner Fanella requested the need for sidewalks be called out in the Comprehensive Plan to give the Village and developers "an extra layer of accountability." Chairperson Loch noted, specifically the west side of 53. Mr. Nolin said a route is mapped from Butterfield Road to Nicole Way generally on the east to align with existing segments, but doesn't mean the trail couldn't cross over to the west side, and that alignment would depend on build-out.

Development Director Springer thought the continuous multi-use path represents the effort to move forward with the East Branch of the DuPage River Trail on the east side, which could be used by pedestrians. Commissioner Loch acknowledged the concern over the west side is important to get to schools.

Commissioner Saaed asked if the plan could include sidewalk on the west side of 53. Mr. Nolin responded that, even if the trail is built on the east side, the "Safe Routes to Schools" section of the Draft Plan "could be used to improve the intersection and get people across safely to the trail from the school," but that Plan language relative to the issue can be modified.

Commissioner Heming-Littwin said it would be helpful to have a route allowing people on the west side of 53 to walk to Maryknoll.

Commissioner Berry said he appreciates the prioritization table included in the Draft Plan, and asked if the matrix might be looked at to determine how priorities can be categorized such that affords the Village "the biggest bang for the buck." Mr. Nolin replied that infrastructure improvements haven't been costed out, but rather had been prioritized based on low-hanging fruit vs. hard-to-accomplish vs. location, and needed efforts, so no cost-benefit analysis was available.

Commissioner Berry asked if such an analysis would be another scope that the Village might buy from a consulting firm to "prioritize the spend." Development Director Springer explained that a strategic plan designating tasks is generally drawn by Staff from the implementation matrix, with items raised for discussion at the Board level.

<u>Public Input</u>
Planning Manager Purvis read the following letter into the record:

Mark Luginbill, 456 Ridgewood Avenue: *A couple of comments on the draft comprehensive plan. First, the railroad tracks that run through town are the Union Pacific, not the Burlington Northern. Second, and more importantly, with regard to the downtown fire station site, I strongly disagree that the site is underutilized. What could be more important than fire protection? Also the Plan states that removing the fire station would improve the image of the site. Again, I strongly disagree. Having a highly visible fire station conveys that safety is important to the Village. In addition, I can tell you that a highly visible fire station is meaningful to the children of the Village. While that may not be quantifiable in dollars and cents, it is not unimportant. Thank you.*

The following members of the public were sworn in and provided input as follows:

Kristen Bond, 234 Merton Avenue, Glen Ellyn, extolled the merit of "micro-mobility," suggesting a scooter initiative be added to the Draft Plan.

Ginger Wheeler, 765 Hillside Avenue, Glen Ellyn, thanked the Commission for including the DuPage River Trail in the Comprehensive Plan.

A motion to continue the Public Hearing on the Comprehensive Plan to February 25, 2021 was made by Commissioner Heming-Littwin and seconded by Commissioner Berry. The motion passed by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Berry, Brown, Fanella, Mulherin, Saeed and Vondruska, and Chairperson Loch voted "yes."

Trustee Report

Trustee Enright said the Village Board had not met recently, so there isn't much new to discuss. He expects the Board to get "back on track" next week, with work to include a focus on the Comprehensive Plan, Commission discussion of which he found helpful.

Chairperson's Report

Chairperson Loch thanked the evening's meeting participants.

Staff Report

Planning Manager Purvis said that at the January 14, 2021 meeting Associate Planner Jackson will present on the Dr. Saylor PUD, and that the Glen Ellyn Food Pantry project and consideration of a Special Use for a downtown property to be converted back to residential (from commercial) use are on the schedule for the January 28, 2021 meeting. On February 11, she expects a PUD amendment before the Commission regarding building height of the Apex apartment building project to allow for HVAC on top of the building to accommodate a potential restaurant. A third public hearing on the Comprehensive Plan Draft, she said, is to be held at the February 25, 2021 Plan Commission Meeting.

Other Business

None.

Adjournment

Chairperson Loch adjourned the meeting at 8:31 p.m.

Respectfully submitted,
Barbara Dutton
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Planner