MINUTES
REGULAR PLAN COMMISSION MEETING
March 11, 2021

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Chairperson Mary Loch, who described the remote meeting proceedings – conducted via videoconference due to the Covid-19 disaster declaration and public health concerns. She explained the Commission's role, described the remote proceedings, announcing the evening's agenda, and introduced meeting participants Trustee Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Planner Katie Ashbaugh, consultant John Houseal of Houseal Lavigne Associates, and Recording Secretary Barbara Dutton.

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

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 Mulherin. The motion passed with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

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

Approval of January 28, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the January 28, 2021 Plan Commission meeting; seconded by Commissioner Heming-Littwin. The motion carried with eight (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska and Chairperson Loch voted "yes."

Approval of February 25, 2021 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the February 25, 2021 Plan Commission meeting; seconded by Commissioner Saeed. The motion carried with nine (9) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Continuation of the Public Hearing on the Draft Comprehensive Plan

Planning Manager Purvis stated that two presentations of the Draft Comprehensive Plan had to this point been delivered at two public hearings, and that recordings of these meetings were available on the Village website. She explained that the business at hand was to review updates to the Draft Plan, which were drawn from input received through public meetings and open houses held.

She outlined changes made to the Draft Plan:

- Language pertaining to Village mission and values was added, as well as was a map delineating priority areas for annexation.
- A "pocket park" proposed for the Downtown Sub Area was removed, and a depiction of the current parking situation added.
- In response to feedback, a note was added to the section on the Duane & Lorraine site, suggesting a larger parking structure than depicted might be considered, and a note added to the Duane & Forest site detailing interest in expanding park space with any redevelopment.
- The recommendation to realign Surrey Drive was removed from the Roosevelt Road subarea framework plan.
- Graphic elements in concept illustrations for Roosevelt Road catalyst sites were "shifted" and are now set at an angle to more fully depict buildings.
- A section on "micromobility" was added.
- Text on the importance of connectivity of sidewalks south of Roosevelt Road along Route 53 was added to the "Safe Routes to School" section.
- A callout pertaining to plans for an early learning campus idea was added.
- The "Awards & Incentives" statement was beefed up, and the "Action Matrix" tweaked, reducing the number of actions, for easier measurement and manageability.

Planning Manager Purvis asked for more Plan Commission feedback on the Exmoor Ave. & Roosevelt Rd. catalyst site – specifically about potentially rezoning the back portion along Taft Avenue to permit multi-family residential development.

Commissioner Saeed asked whether, in light of the evening's planned discussion of property development east of Surrey Drive and the possibility of increased traffic in the area, might the Surrey Drive realignment idea included earlier in the Comprehensive Plan Draft be revived, potentially prompting IDOT to approve a traffic light be erected. Planning Manager Purvis recalled that previous discussion indicated that the Commission was not in favor of realignment, and that this this evening's proposed project is a bit to the east of Surrey Drive. Commissioner Rodemann recalled that discussion suggested realignment wasn't the critical part, but he still thinks the option of adding a traffic light to assist pedestrian crossing at the intersection would be a good idea if IDOT would permit one. Planning Manager Purvis referenced a callout in the Draft Plan, which, while no longer references realigning Surrey, does specify cooperation with IDOT "to construct a highly visible crossing at the Surrey Drive intersection with signalization and sidewalk connections to increase pedestrian accessibility." Commissioners Rodemann and Saeed agreed that this statement would work.

Reporting that the Church of Christ, property at Hawthorne and Main is for sale, Commissioner Brown wondered if the site is being considered for the early education center. Planning Manager Purvis reported that although she's received inquiries about adaptive reuse or redevelopment of the site, she's not heard anything about it being a site for an early education center.

Public Comment

Planning Manager Purvis read into the record the following letter received:

***Joe Howell:*** *"I looked through the comprehensive plan and did not see anything on the topic of community solar and so I had the following questions.*

*Was consideration given to using village property for a community solar arrangement?*

*If no, why not and if yes why was it not considered beneficial enough to include in the plan?*

*I understand the village has a renewable energy component to the electric aggregation program. The additional benefits of community solar within the village domain come from the visibility making it a source of community pride and an inspiration to young residents.*

*One of the business models I have seen for this type of arrangement has the municipality lease the space to an operator who owns and manages the equipment.*

*If this has already been addressed in an open house please let me know where to look for that information.*

*Thanks"*

***Sania Irwin, President, One Community:***

*"Dear Glen Ellyn Village Board of Trustees and Planning Manager,*

*One Community, a non-profit organization based here in Glen Ellyn, is missioned to actively celebrate and embrace our community's diversity, and to raise awareness, acceptance, and involvement of neighbors of all backgrounds.*

*In February 2019, the Village of Glen Ellyn passed Resolution No. 19-04 that resolved Glen Ellyn to be an inclusive community and 'reaffirming its support for a community free of racism, hatred and bigotry in all forms.' We believe this is an important tenet on which all Village actions should be based.*

*Therefore, it is our belief that Resolution No.19-04 (attached) should be included in the next Glen Ellyn Comprehensive Plan, either in its body or as an addendum to guide decisions by staff and public officials in the future, and as a declaration of values this Village holds true.*

*Thank you."*

Planning Manager Purvis reported receiving essentially the same preceding comment from the following members of the ***One Community Board of Directors: Sonja Faulkner, Monica Flores, Hal Hothan, Joyce Hothan, Erica Nelson, Nancy Payne, Erik Peterson, Kim Reed, Gilda Ross, Dr. James Shannon and Rev. George Smith.***

Planning Manager Purvis noted that Resolution No. 19-04 is to be attached to the Draft Comprehensive Plan in the Appendix and mentioned in the "Village Values" section. She replied to a query from Chairperson Loch as to whether this comment was from a formal group with a name, that the group is called "One Community."

Sworn in, Executive Director of the Library Dawn Bussey, 400 Duane Street, expressed appreciation that the section on early learning campus concept had been incorporated into the Draft Plan.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Mulherin, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

<u>Commissioner Discussion</u>

Commissioner Heming-Littwin articulated that opening the strip along Taft Avenue for R4 residential development would be "pretty consistent" with existing development along Roosevelt in that area, so she is fine with splitting the zoning as presented – especially if there is an interested developer. Commissioners Brown and Berry concurred. Although he expressed concern about "shallow" properties remaining post-rezoning being able to attract good businesses, Commissioner Rodemann said that residential development would not be inappropriate in that location. Development Director Springer explained that the depth of commercial parcels is generally consistent along Roosevelt – but some incursions from R4 do exist – and not a lot of commercial along Roosevelt Road has a significant amount of depth, and that some commercial uses fronting Roosevelt Road could remain. Chairperson Loch thought the vicinity of Panfish Park would make a nice setting for multi-family housing. Commissioner Fanella inquired about the zoning designation Baker Hill carried, to which Development Director Springer explained that C6 is a Planned Unit Developing zoning district set up "to allow complete flexibility in development." Commissioner Heming-Littwin recollected discussion of the former Pickwick Place being considered for possible redevelopment. Director Springer listed several properties in the commercial area that were owned by the same party, which she confirmed has been contemplating redevelopment but wasn't sure if they will move forward.

Commissioner Fanella voiced appreciation for the inclusion of feedback, with changes "on point." She would like to see flexibility and openness in considering development ideas in the Exmoor piece. Chairperson Loch interpreted the proposal as entertaining R4 consideration in addition to commercial, rather than as a charge to change zoning, an understanding that Planner Purvis confirmed was correct, saying a note would indicate other options outside of commercial use could be considered.

Commissioner Brown asked what the early education center is. Planning Manager Purvis read a description of the collaboration of local entities to explore the possibility of establishing a joint-venture early learning campus as a community investment in pre-school education. Commissioner Brown asked if the venture would impact the Main Street Park District Building and Spring Rec Center for redevelopment, or whether it already exists. Planning Manager Purvis replied that she didn't think the center currently exists; Development Director Springer believes that to be the case.

Consultant Houseal addressed Commissioner Rodemann's concern about potential dilution of Taft Avenue-adjacent commercial properties, suggesting a note be added to the Comprehensive Plan to encourage flexibility in zoning but not at the expense of commercial viability. Commissioner Berry emphasized the importance of considering parking and wetlands in the area.

Chairperson Loch read a question she'd received from Elina Kasman about attention in the Comprehensive Plan to Dark Sky-compliant street lighting. Planner Purvis responded that recommendations specific to "Dark Sky" are contained in the Draft; Mr. Houseal stated that the concept is addressed in five locations in the document. Commissioner Heming-Littwin said Dark Sky has come up in Plan Commission meetings, so the questioner might be referring to such discussion – as which took place in the recent consideration of the plaza area by the Civic Center. Planner Purvis stated that the issue mostly comes into play when commercial development abuts a residential area.

Commissioner Heming-Littwin moved for the following:

After hearing the updates made to the Comprehensive Plan based on inputs through workshops, open houses, and three Plan Commission Public Hearings, this is a motion to approve a Draft of the Comprehensive Plan as discussed in today's meeting.

Seconded by Commissioner Mulherin, the motion passed with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann, Saeed and Vondruska, and Chairperson Loch voted "yes."

Planner Purvis stated that the revised Draft Plan is slated to be presented at an April Board workshop, a point in time when newly elected officials are in place, as well as at a workshop in May. The Plan should then, she expects, go before the Village Board for approval at a June meeting.

Chairperson Loch thanked attendees for their participation in this agenda item.

<u>Pre-Application Meeting to consider an adaptive reuse of an existing commercial strip center located at 1182-1184 Roosevelt Road</u>

Planner Ashbaugh introduced the subject property, for which renovation of an existing strip center is envisioned. Should the project move forward, she said, the Plan Commission would need to make a recommendation on the following zoning approvals: a Preliminary and Final Planned Unit Development with deviations; a Special Use Permit for two drive-thrus; a zoning text amendment to add "commissary" or "commercial kitchen" as a special use in the C3 district; A Special Use to allow a commercial kitchen in the C3 district; approval of sign variations and exterior appearance. The subject property is almost two acres in size, stated Planner Ashbaugh, and is located on the north side of Roosevelt Road between Surrey Drive and Royal Glen Drive (a private drive). It currently holds an approximately 21,500SF multi-tenant commercial building (including a bridal shop), and an 86-space parking lot. Commercial zoning is to the east and west, and residential to the north and northeast. (South of Roosevelt Road is Lombard jurisdiction.) Future land-use, she stated, is designated as "Service Commercial." The Petitioner sees splitting the building to support two restaurants, "Fry the Coop" and "Slice Factory." The former, she said, is expected to feature 40-50 guest seats and have operating hours of 11 a.m. to 9 p.m., and serve 25-30 customers per hour via drive-thru (with mid-day and evening peak hours serving 40-45 customers per hour); the latter would have 12-20 guest seats and operate from 10 a.m. to 2 a.m., serving 15-20 customers per hour via its drive-thru, with 35-40 customers served per hour during 5 p.m.-7 p.m. peak hours. Planner Ashbaugh said the proposed commercial kitchen will serve the onsite "Fry the Coop" along with other "Fry the Coop" locations and will operate from 7 a.m. to 3 p.m., and that a 1,000SF outdoor seating area is planned for another tenant, not yet confirmed.

Planner Ashbaugh displayed a diagram of anticipated drive-thru circulation, and asked the Commission to provide feedback regarding the full-access-drive point of entry and navigation through the site. To use either drive-thru, she explained, customers would have to go on the adjacent property (owned by someone else) to the east or via that property and Royal Glen Drive. Refuse, she stated, would be picked up six days a week, and noted that Staff had identified a "potential point of conflict" with the refuse area. A loading/delivery area is to be used every morning, with access through the property to the east.

Planner Ashbaugh showed a rendering of the proposed south elevation, saying that the building depicted looks to be primarily brick, and that the architectural design would have wood accents. She asked for feedback on the proposed signage and the festoon lighting specified for the outdoor seating area, and on a requested setback deviation for the nonconforming property.

Commissioner Heming-Littwin asked if the medical building to the east was for sale. Planner Ashbaugh thought so. Commissioner Rodemann inquired as to whether an easement was currently in place to allow traffic to cross the property to the east. Planner Ashbaugh replied there is an easement, but that the rights might need to be expanded. Commissioner Rodemann asked if an easement was established for the private road, or whether an easement was needed. Planner Ashbaugh understood one would be, and said that the plat is old and that the engineers would prefer to see it updated to accommodate additional traffic wearing down the asphalt. Development Director Springer said she didn't think Staff had yet received a copy of these easements, but if the project moved ahead would need to request them, and someone would have to reach out to the Royal Glen home owners association (HOA). She said the proposed adaptive reuse is preliminary and Staff is merely looking for feedback on feasibility.

Commissioner Berry said he likes the design, but is concerned about the two left-turning lanes off of Roosevelt and the non-designated access agreement with the east property owner. Commissioner Vondruska said the building design concept is a nice update and that he sees the festoon lighting as not a problem if tastefully done, but sees the egress/ingress and easement issues as a mess to trying to approve a project like this, because it's "not a good solution for getting in and out of there."

Commissioner Mulherin said he would expect the owner of the east property "would not be too thrilled with the amount of traffic we're talking about," as well as anticipates concern on the part of the HOA. Though he assumes the rough surface of the road connecting the private drive to the back building could be repaved, Commissioner Mulherin stated that the traffic flow is challenging, and believes that all the traffic should circulate on the owner's property. He also expressed concern about odors from "a lot of cooking" bothering nearby residential occupants, as well as about the amount of business traffic supplying product to other stores. He said he thought the proposed design was creative but that he couldn't support the project unless the developers bought the clinic property.

Chairperson Loch asked if the Petitioner was present. Director Springer responded affirmatively. Commissioner Saeed inquired about the stormwater collection system on the property. Planner Ashbaugh responded that it will need to be improved, and that the Senior Civil Engineer will review it. She added that compliance is a code requirement and not necessarily zoning related.

<u>Petitioner Presentation</u>

Petitioner counsel Rob Gamrath with Burke Warren introduced himself and developer CJ Kari and Dominick Kannata of Brookline Real Estate & Investments; and architect and co-developer Kal Mohammed of FHS Design Build. Mr. Kari related that the project was brought to light three months ago, and that his firm has for 10 years been working in the field of revitalizing shopping centers. Mr. Mohammed said he's been in business more than 20 years, and that commercial design and construction is his firm's main business. Joe Fontana, founder and owner of "Fry the Coop," who said he'd been approached by Brookline, related that he grew up in Villa Park, went to COD [College of DuPage], and that his business prides itself on "delivering happiness" through Nashville hot chicken. Mr. Kari declared that he is open to design element changes suggested by the Plan Commission.

Chairperson Loch asked if the Petitioner is considering buying the lot to the east. Mr. Kari responded that while they have considered it, doing so has not been feasible from a budget standpoint, but that there is an easement for ingress and egress that he thinks the developer "could work with." Commissioner Heming-Littwin asked if this easement would remain if the adjacent property was sold. Mr. Kari said he believes this easement should carry over, and that the Petitioner intends to post signage to direct traffic. He said the assumption is that there is also an easement on the private road, and that the Petitioner will be ordering an updated survey to "get that all figured out." He said that the kitchen envisioned would be a commissary kitchen, not "a crazy, high-volume kitchen," and that it will be making limited products to initially support six locations. Mr. Fontana explained that kitchen work centers on blanching chicken, which he wants to bring into a commissary (to eventually support 10 locations), and that the small menu helps the restaurant to "do a lot in a little space." Regarding odors from the operation, Mr. Kari stated that there would be no grilling, only frying, which, he maintained, is a less smoky cooking process. Mr. Fontana concurred, saying water vapor comes off the fryers.

Chairperson Loch asked how the "Fry the Coop" on that location would get product. Mr. Fontana replied that supplies are driven to the site in a van, and that carts would not be used. Chairperson Loch said she's concerned that employees would run back and forth to get product. Mr. Fontana stated that the restaurant owner wouldn't want employees running product in front of cars or creating paths prone to product spillage. Commissioner Heming-Littwin asked the frequency of daily deliveries to locations from the commissary. Mr. Fontana said currently zero, but he expects once a day, or every other day to some.

Commissioner Mulherin asked if the Petitioner's counsel was concerned about a need for clarification or guaranteed right of access, as he is worried that the original intent of the easements did not anticipate the proposed use. Mr. Gamrath responded that currently there is reciprocal access easement that, unless dissolved, runs with the land. He added that this project has been evolving and that the Petitioner will be reviewing and confirming the scope of the easement, but for now is seeking Commission feedback on the viability of the project. Imagining what might happen if the neighboring property was sold as a day care center, making continuous traffic problematic, Commissioner Mulherin said he wants access to be in place as a condition of approval. Mr. Gamrath said the Petitioner intends to come back to the Plan Commission to share further information as the situation evolves.

Commissioner Heming-Littwin asked how far cars are normally stacked in the restaurant's drive-thru and whether – with two-drive-thrus – there will, relative to the west entrance be a problem with cars backing up into the drive-thru if people are trying to turn left onto Roosevelt. She added that currently the strip mall is not heavily travelled, and wondered if the Petitioner has plans for a “right-out only” there. Mr. Fontana related that the few time he’s been there he’s not had a problem making a left, citing lights “that you can kind of catch” at Finley and towards 355. He said the number of cars that can be stacked is probably upwards of 15 before you get to the other side of the property by the easement, and that orders are “kind of staggered.” Commissioner Heming-Littwin expressed concerns about the entrance and exit with increased traffic and rush-hour pressures. Mr. Mohammed said another option would be a route through the neighboring property to Royal Glen Drive, to which Commissioner Heming-Littwin asked if there is an easement for use of Royal Glen Drive. Mr. Kari said this is something the Petitioner is going to look into. Commissioner Heming-Littwin said that’s a different situation though she would want the exit to the west to be a right-out only, because Royal Glen Drive seems more of the appropriate place to go left. She wants feedback from police. Planning Manager Purvis stated that IDOT will be looking at the issue. Recognizing the center turn lane, Commissioner Heming-Littwin thinks turning in isn’t the problem, but is concerned about exiting, especially given all the residential in what could be a busy location. Development Director Springer said that usually those with jurisdiction over the roadways are less concerned about stacking on the property because it’s related to the road, but they do have questions about stacking and getting into the site. She said that IDOT might require left-turn lane, which, she said, would limit stacking to three cars to get in. Commissioner Heming-Littwin said she’s thinking about the incoming, too, and that she doesn’t want to see a situation like at Starbuck’s on Roosevelt Rd. Director Springer thought that, based on the Petitioner’s current design, stacking into the public ROW will not be a concern. She indicated that circulation relying on use of neighboring properties is an issue, suggesting that there are probably architectural/engineering solutions for on-site traffic flow. A traffic study will be required.

Director Springer raised a concern over the emptying of garbage at the confluence of stacking lanes and loading. Commissioner Heming-Littwin wondered if all the known tenants would have set delivery times and receive goods through the back. She thinks the refuse location could be problematic with regard to crossing traffic amid drive-thru activity, but is okay with the bare-bulb signage and festoon lighting. She is fine with the building material and design, which, she suggested, would enhance the area. Commissioner Heming-Littwin said she wants ideas about where refuse could be moved, to which Mr. Kari replied it could be moved anywhere in the back, though crossing the drive-thru is necessary to unload garbage. He said he hopes to schedule pick up for early-morning, and that food deliveries and commissary traffic should be done prior to drive-thru opening. Commissioner Heming-Littwin asked if the refuse area would be walled off. Mr. Kari said they would build a brick enclosure with a gate.

Commissioner Rodemann said he’s not sure that a commercial kitchen/commissary is the highest and best use for the location, and that if he were the developer he thinks he would find a better place in a light-industrial strip area with room to grow. Regarding the access issue, he thinks that even if agreements are worked out customers would be confused without signage on the other property steering traffic. He said he applauds adaptive reuse for underutilized buildings, but thinks the challenges here are “seemingly still kind of large.” Mr. Kari acknowledged what he termed “growing pains” relative to traffic flow. He thanked the Commission for its time.

<u>Trustee’s Report</u>

Trustee Enright pronounced that the chicken from "Fry the Coop" is "really good." He proceeded to report that the Apex development request for variance on height has been pushed again to the next meeting, awaiting receipt of further information sought. The Board, he related, voted on the easement allowing the walkway between Main Street and the parking garage. He said the space "looks kind of interesting."

<u>Chairman's Report</u>

Chairperson Loch had no report.

<u>Staff Report</u>

Planning Manager Purvis announced that the official zoning map will be presented at the next meeting, March 18th, which will also have on the agenda a pre-app concerning a proposed co-working office space in the building that had housed the McMae's on Main restaurant. The last meeting in March, she said, is to discuss a zoning code text amendment pertaining to setbacks in the C5B district and potentially removing single-family dwelling units as a Special Use in that district. Community Development Director Springer, who stated that the position left vacant by Cole Jackson's departure has been posted, recognized the efforts of Planning Manager Purvis and Planner Ashbaugh in keeping up with department tasks despite being short-staffed. Planner Ashbaugh said the Department is also looking to hire a planning intern.

<u>Other Business</u>

None.

<u>Adjournment</u>

Chairperson Loch concluded the meeting at 8:55 p.m. following a voice vote to adjourn.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary