

MINUTES
REGULAR PLAN COMMISSION MEETING
May 28, 2020

Call to Order and Roll Call

The meeting was called to order at 7:06 p.m. by Chairperson Mary Loch, who described the Commission's advisory role and functions, and introduced the meeting as a pre-application meeting. She also outlined ways that community members could provide input. She further explained that, due to the ongoing Coronavirus (COVID-19) pandemic and, the Governor's statewide stay-at-home order and order suspending certain Open Meetings Act requirements, this meeting would be conducted remotely. The commissioners and staff participating are in different locations, in accordance with social distancing guidelines. Chairperson Loch outlined the remote proceedings of the meeting, being conducted via Zoom, declaring that formal written comments received prior to the meeting will be read into the record, and that audience attendees would have an opportunity to speak via the remote meeting platform.

Chairperson Loch introduced the following Village Staff participating in the meeting: Community Development Director Staci Springer, Planners Katie Ashbaugh and Kelly Purvis, and Recording Secretary Barbara Dutton; as well as Village Board liaison to the Plan Commission, Trustee Bill Enright.

In addition to Chairperson Loch, Plan Commissioners Lloyd Berry, Phil Hartweg, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were also present.

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, seconded by Commissioner Hartweg, and carried unanimously by roll call vote. The motion carried unanimously.

Public Comment Non-Agenda Items

None.

Pre-Application Meeting – 844 - 856 Forest Avenue - Guidepost Montessori

Staff Introduction

Planner Ashbaugh stated that the pre-application meeting is voluntary for the special use permit process and that this project was suggested to the applicant by staff to go forward as a pre-application meeting first. She continued to state the Commission's role in providing informal feedback during this meeting and that should the applicant decide to file a formal special use permit application, the Commissioner will then conduct a public hearing and make a recommendation to the Village Board.

Planner Ashbaugh described the proposed project site as being comprised of three vacant residential lots at 844-856 Forest Avenue at the corner of St. Charles Road and fronting the northwest corner of the intersection. The site is in the R2 Residential District of the Village. To the east are commercial properties in unincorporated DuPage County and to the west are single-family homes also in unincorporated DuPage County. To the south across St. Charles Road are single-family homes, and to the southwest, the Five Corners /Stacy's Tavern area. The subject site is designated as single-family detached residential in the future land use map from the 2001 Comprehensive Plan.

Planner Ashbaugh stated the applicant is proposing a 10,640SF, one-story building for a daycare/Montessori on the 9/10 acre flag-shaped site. She said the building would be surrounded by an approximately five-ft.-wide sidewalk connecting to the parking lot with 30 parking stalls with full access point driveway from Forest and one St. Charles access point that is right-out only. She said three age-specific play areas are to the north and south of the building, and the dumpster enclosure is proposed in the southwest corner of the site. This daycare facility would serve up to 162 children with up to 23 staff with typically 18 onsite at once, with staggered shifts.

Planner Ashbaugh described the building's exterior, proposed with a foundation wall of brick or stone (and that clarification of the material has been requested) and the primary material of light gray "Hardie Board" siding and dark gray roof shingles. She said staff has suggested design enhancements to windows to break up the bulk of the building, for a enhancement of the entry way, and for details of the proposed fence., She also said that the Commission should provide feedback on these design elements..

Planner Ashbaugh stated that a special-use permit is required for the daycare center use. She said exterior appearance approval of the building and landscaping is also required, in addition to potential zoning variations. She then described and show presentation slides to illustrate the following variations: the first to allow the dumpster enclosure to be placed in the front of the building and in the front yard, and three bulk setback variations: 1) to allow a 187 ft. 9" front yard setback; 2) to allow a 20-ft. rear yard (north) set back where 40 feet is required; and 3) to permit a 10-ft. setback on the west, where 25 feet are required.

Planner Ashbaugh stated that in addition to the zoning relief and exterior appearance, the Commission should provide feedback on the following: the proximity of the St. Charles Road access point to Forest Avenue; general site access; internal traffic circulation; operational details; materials of the play areas; dumpster enclosure location and materials; parking stall dimensions; installation of landscaping; building appearance; and the fence height and material.

Commissioner Berry asked for confirmation that traffic and potential water issues would be addressed. Planner Ashbaugh stated that staff provided the applicant with general information regarding the DuPage County Stormwater Ordinance and conversations with the County about traffic had taken place and are ongoing. Commissioner Mulherin asked whether Forest Avenue was a County road, and was told that the Village had jurisdiction to the north lot line of the property in question, while the County did to the north.

Petitioner's Presentation

Petitioner Chris Horney, Managing Director at Murphy Real Estate Services, and a resident of 684 Highland Avenue, Glen Ellyn, explained that his company primarily does work in downtown Chicago, but that the project under discussion emerged from a conversation during the recent project to renovate the Cook County Hospital building. Mr. Horney stated that he had met with representatives of Higher Ground, the owner/operator of Guidepost Montessori and that they were looking for west suburban locations and Glen Ellyn became an area of interest. He said he subsequently went under contract for the subject site and has worked with “well-seasoned operator” Guidepost Montessori and Village Staff relative to the design concept. He said he believes demand for such a daycare product exists in Glen Ellyn and that the proposed project would be distinct from existing daycare businesses nearby.

Mr. Horney cited the potential challenges of the flag-shaped site and that the project was laid out to reduce impact on the area and to allow the tenant a larger outdoor space for play, in an effort to honor some of the original setbacks as if a home was being built. He said he is aware that the site is in a residential area, and that an effort has been made to choose materials compatible with the neighborhood and maintain the large row of trees at the north end of the property. He continued to address traffic concerns and said that the County wants ‘right-out only’ access onto St. Charles. While a sign prohibits a right turn onto Forest, Mr. Horney maintains that the DuPage DOT would support removing the sign as they did not install it. Customers dropping off children to the daycare facility, he said, would need to park their vehicles and check children into a classroom. He emphasized that the facility’s population would be smaller than a school, and would not have a defined time for drop off, but rather a period for doing so and picking up. Parking was expanded to address concerns about queuing/stacking, he said, adding that the possibility could be considered to have both entry from and exit to Forest to avoid St. Charles access, though many patrons might want to proceed westbound on St. Charles. This pattern, Mr. Horney said, would reduce traffic on Forest. He said the tenant could reduce parking stall module dimensions, and will follow the appearance review guidelines relative to the refuse area, which could be relocated.

Mr. Horney explained that the play area materials would be pervious, and said that landscaping could be introduced along and in front of the parking area and within the parkway along Forest. The sidewalk around the building would allow students to access to the outside and circulate, he said, as well as would serve to keep vegetation away from the building. He conveyed that Higher Ground would have a 20-year lease with 20 years of extensions, and that the project is expected to yield a high-quality facility. He stated that each classroom would have two to four windows for light, but that the tenant is open to adding muntins, if desired, as well identifying additional places to add windows. He said the knee wall would be of masonry or nice stone, and that the building lighting would be appropriate to the neighborhood. Extending the brick is possible, he thought, though a extending the covered entryway is more of a commercial application.

Commissioner Questions

Commissioner Rodemann said it seems “an awful lot” is trying to fit on the site with large building and narrow setbacks. He is concerned about building combustibility because of the narrow setback from the west property line and not having as much control over what is built to the north, and expressed

discomfort with the plan. He also voiced concern about emergency egress out of the daycare facility's west door into perhaps a locked playground area. While he acknowledged the sophisticated layout and appreciates the thought that went into the concept, he is worried about traffic, given the prohibition of left turns from Forest on to St. Charles. Commissioner Rodemann asked if the sign prohibiting it is part of the same discussion as the previously mentioned traffic turn restriction. Mr. Horney said he didn't think the County had put that restriction in place and that he hadn't had a conversation about the issue with the Village, but if people need to go left, their option would be to head north on Forest, like the residents on the street do.

Commissioner Rodemann mentioned the challenge of the hill and the speed of traffic on St. Charles Road, and suggested that most residents wouldn't be keen on additional traffic. He wondered, too, about the plan relative to nearby utility equipment at the southeast corner (noting there were no overhead lines). Mr. Horney indicated that there was no plan to move the large sub-station structure, which would be costly to do, but that the tenant would coordinate project construction work with ComEd. Mr. Horney also noted the concern about fire safety, saying the building would be sprinkled and that a hydrant is already in place at the northeast corner of the site.

Commissioner Saeed asked if there would be means to address storm-water retention on the property. Mr. Horney responded that the project was "just under the detention number" for necessary installation of it, but if it was determined a solution was needed to address storm water, a retention facility would be built under the parking lot. Commissioner Saeed asked if there would be a curb around the parking lot. Mr. Horney affirmed so, and they both agreed that this would assist with water retention. Mr. Horney said that the site is currently drained by three storm sewers, which would remain on the site.

Commissioner Heming-Littwin remarked that in the south elevation the roof looks to be a solid mass and asked if there any thought had been given to design elements to break it up. Mr. Horney said there hadn't in the initial design, but doing so wouldn't be costly, so if that's a major concern, it could be addressed. Commissioner Heming-Littwin then noted that the east rendering was absent windows, to which Mr. Horney replied that the original submission does show windows (and two doors) on that elevation. She thought adding artificial windows could make the building look more symmetrical and better fit the neighborhood. Mr. Horney said the tenant will explore that, and suggested a frosted window at the pantry area might work. Commissioner Heming-Littwin asked about landscaping. Mr. Horney reviewed the landscaping plan, and said he could perhaps work with the Village to add trees to the parkway. Specific to her question about the west of the parking lot, Mr. Horney referenced an adjustment to the parking stall length that might present opportunity for landscaping. He voiced reluctance to adding a large fence that would box in the neighbor to the southwest, and added that a retaining wall might be in order because of a drop in site elevation. Mr. Horney also said that the white fence proposed met DCFS guidelines for coverage, and that he was open to considering vinyl or aluminum and even a darker color.

Commissioner Hartweg said that while the building looks low maintenance, it was also "a bit tacky" and reminiscent of "a low-cost mausoleum," and asked whether dormers or shutters might be added to

embellish it. Mr. Horney was receptive to exploring ways to meet Commissioner Hartweg's suggestion to "jazz it up a little bit."

Commissioner Mulherin said that while he basically likes the plan, he is "puzzled about" the traffic flow, believing it difficult to predict road traffic during drop-off hours. He wondered whether Mr. Horney had done a preliminary traffic study, to which Mr. Horney responded a formal one had not been conducted and that most conversations about the topic had been based on comparative operational flow, his personal experience, and conversations with the Village and County. He emphasized the mitigating effect of the two-hour periods governing drop-offs and pick-ups, and said that traffic entering Forest from the east on St. Charles would not interact with residents. He acknowledged the increase that heading north on Forest to exit would bring, but believes that a safer route than a left exit on to St. Charles. Commissioner Mulherin wondered about how much traffic would be driven to Emerson from the west and north. Mr. Horney acknowledged that a daycare center in a residential area will always drive additional traffic over a single-family home, but isn't sure there's a way to further lessen the impact, and that the concept presents the tenant's "best-case scenario" based on the site's available features.

Commissioner Rodemann inquired as to the peak number of staff expected and whether they would use all the parking spots. He thinks this is a key issue, as if even half are used, stacking of traffic could result. Mr. Horney said there would be 23 staff in total, with 18 typically at one time, with workers there in shifts and some working part-time. He anticipated that staff would take 15 to 17 spots, but that he can get some follow-up information. Commissioner Rodemann stressed a need to understand potential traffic stacking and waiting patterns, and Mr. Horney indicated that ramp-up and -down times for staffing would alleviate traffic crowding.

Public Comment

Planner Ashbaugh read the following 15 letters received in advance of the meeting into the record, three of which were from people in the 350 foot buffer area around the project site and were mailed notice of the meeting:

Peter Bentler, 105 Joyce Court: *"I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and Special Use required. Glen Ellyn has a lack of child care options and this means working parents choose to settle down in other communities with more options. I know this first hand as it was stumbling block for my wife and I when we decided to move here 4 years ago. Further if this problem is addressed I believe we could see our property values increase. Please help our community continue to grow!"*

Jon P. Olenski, 644 N. Main Street: *"Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I am a long time GE resident and attended Glenbard West HS, this business would be additive to the community."*

Lindsay Norwood, 656 N. Main Street: “Dear Plan Commission, I have heard about the new potential daycare use at St. Charles and Forest and I am in support of the project and the Special Use required. It would be a wonderful addition to our community!”

Patrick Shields, 581 Prairie Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and as a neighbor I am in support of the project and the "Special Use required" would work quite well. Thank you in advance for your consideration.”

Blake Hillemeyer, 397 Turner Avenue: “Dear Plan Commission- I thought I would reach out as I've heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required.”

Damon Remillard, 659 Highland Avenue: “As a GE resident (since the late 70s) I understand the scrutiny over what does (and doesn't) get built within in our community. The proposed Montessori school site on St Charles and Forest would be a pillar within in our community. As a village, we preach family values and businesses that add character to our community. I believe this new construction would not only add to our community values, but also grow who we are and what we stand for. As a resident only blocks away from the proposed site, I wanted to personally let you know you have my recommendation. Please let me know if I can provide you any additional information. Thank you for your time and for your commitment to making Glen Ellyn best in class.”

Kate Remillard, 659 Highland Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I believe this establishment would be a wonderful and needed addition to our community.”

Dominic A. Sergi, 765 Hill Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I am a Glen Ellyn resident and live at 765 Hill Avenue. thank you, Dominic.”

Kimberly Grotto Howard, 835 Hill Avenue: “Dear Plan Commission, I was recently made aware of the new potential daycare use at 844 Forest Avenue. As a resident of Glen Ellyn and a mother of three young children - two of which are daycare aged - I am in support of the project and the Special Use required.

When I moved back to Glen Ellyn almost 6 years ago with my infant son, we struggled to find a daycare center that accepted infants with available space in Glen Ellyn. Due to the constraints, we were only able to find a spot in a different town with a 30 minute round trip commute. I understand to some that may not sound like a lot, but it's precious time for a young working family just trying to make it to work on time and home for dinner at a reasonable time and a little quality time before bedtime.

As I have had more children, including one who now attends D41, it takes me 45 minutes to one hour to drop off and pick up all three of my children. This time would decrease substantially if there were more daycare options in Glen Ellyn. In fact, we explored moving our children to three other north Glen Ellyn daycares recently in order to cut back on travel times and all were completely full with a waitlist. In addition to my own needs, that tells me the demand is clearly there to support another quality in-town.

Finally, as we know, Glen Ellyn does not have a huge commercial tax base. I am in full support of the development of quality businesses - especially one that is family-oriented and supportive of working women and families - that will also increase the tax revenues for our town.

Thank you for your time. Please do not hesitate to reach out with any follow-up questions."

Joseph Rose, 412 Elm Street: *"Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. Thank you."*

Diana Martinez, 594 Elm Street: *"Dear Planning Committee, I am writing the committee regarding a request for a special use being issued in a residential area for a preschool which will evolve into a grade school on the corner of Forest and St. Charles Rd in Glen Ellyn coming before the board for a Pre-application Meeting for- 844 - 856 Forest Avenue - Guidepost Montessori.*

I am not against nor am I in favor of this project, but I have serious concerns.

I hope the committee will please take into consideration that in the past, there have been several terrible accidents on St. Charles Rd. Between Five-Corners and Riford. Cars rolled, people run over and in the hospital for months, cars which have gone over the parkway into homes, and many accidents where cars are taken away and people leave in ambulances. Many of these are handled by the sheriff's department and not logged into Glen Ellyn records. We have been documenting them and you can see them on the 5-corners Facebook page.

St. Charles has a steep hill as it approaches the light at Five- corners when approaching from the North and the West travelers have decreased visibility and response time when approaching 844 Forest. Unexpected left turns as you clear the hill etc. could be extremely dangerous during rush hour, and I respectfully and strongly urge the committee to please consider restricting ANY left-hand turns in or out of the school onto St. Charles Road.

I think it should be noted that this application is for a Montessori school which will be located behind a currently operating Montessori school, which gives me pause. How are we supporting our current business community by putting a direct competitor at their back door? I realize that's not the question before you, but I think it should be noted.

I wish all concerned the best in the outcome and ask you please consider the safety concerns."

Adrienne Gregory, 630 Elm Street: *"I received a notice of pre-application meeting and live within the zone around the proposed daycare center at Forest and St. Charles.*

I walked over to the site and have mainly 2 concerns:

1. Vehicles safely entering and leaving Forest onto St. Charles from both the east and west. All 4 traffic patterns need to be analyzed for potential danger from speeding vehicles, reduced visibility, etc. I can see the speedsters that run up and down St. Charles. That area seems to be very appealing to them.

2. Don't know whose responsibility it is, but how do you determine whether there are any residents in a defined zone that have sexual predator or other criminal records. You can't not build just because someone like that might live next door, nor can you evict that person because a daycare is going to be built. Just a question."

Barbara Arrigo and Bruce Henrickson, 930 Forest Avenue: "I am writing to submit a comment to be read into the record tonight at the public hearing regarding the potential Guidepost Montessori project.

This is a BAD, BAD plan for this location. Forest Avenue is a residential neighborhood, not a business area. This project drastically threatens the quality of life in our neighborhood on Forest Avenue with increased traffic, increased flooding, increased noise, and decreased value to our homes and property.

We already have tremendous traffic issues with cars cutting through on Forest to avoid the traffic signals at Main Street and St. Charles Road. After the Five Corners intersection was redone several years ago a "No Through Traffic" sign was removed at St. Charles and Forest allowing for a traffic free-for-all.

Even worse, the speed limit on Forest is 30mph. Forest is a narrow street with NO SIDEWALKS, and let me tell you the drivers who cut through our neighborhood use that speed limit merely as a suggestion as they race through to Emerson.

Now, to be clear, I selected the neighborhood for its (once) peaceful atmosphere. I knew there were no sidewalks. But as the traffic issues have increased we have a problem. It's not safe to walk our dogs, nor is it safe for the children playing out in front of their homes.

During the school year school buses only add to the traffic problem, as they too race through on Forest Avenue to avoid the traffic signals. No, they aren't picking up or dropping off kids. They are simply rushing through to turn on Emerson thus avoiding the traffic signals.

Tell me. Where are parents' cars going to line up to drop off kids? Down Forest Avenue right in front of my home? It certainly looks like that based on the plan I see posted. Clearly it sounds like MORE traffic on an already narrow, too busy street. Again, this is an established residential neighborhood, not a business area. My home was built over 50 years ago.

Another concern I have is the ever increasing flooding in our neighborhood. This plan means substantially less green area with the three lots being used largely for a building site and parking lot.

Ever since the Walgreens project was built to the west of us water issues have increased in our little neighborhood. During storms rainwater gushes east down St. Charles Road, gushes down Emerson, and finds any other open areas to rush down to Forest Avenue, through our yards and through the existing Glen Ellyn Montessori Academy lots. And all this while the detention pond on the west side of Main Street at Emerson and Stacy Court remains EMPTY and seemingly gathers no storm water at all.

Finally I will say a large day care business on Forest Avenue at St. Charles Road will adversely affect property values in our Forest Avenue neighborhood.

It is, and always has been, abundantly clear the Village of Glen Ellyn has little or no regard for our neighborhood. Ironically this very notice arrived in my mailbox only a week prior to the Pre- Application Meeting. And at the front of a holiday weekend, at that.

You already lost a lawsuit for the gas station proposal in this area. THAT property, already zoned for commercial use, stands vacant while Guidepost Montessori looks to ruin a lovely family neighborhood. Are you just looking for another lawsuit for this proposal, too?

By the way, the owners of this property at 844-856 Forest Avenue could try to be good neighbors and mow their grass, which stood over a foot tall as of two days ago.

All in all this proposal for Guidepost Montessori at 844-856 Forest is a very bad idea. Very bad for our neighborhood. This is a poor choice for a business and also a poor choice for a business that will add increased traffic to the area. These lots are zoned for Residential (R2). Let's keep it that way!"

Garrett Knasko, 941 Forest Avenue: *"My name is Garret Knasko, homeowner of 941 Forest in Glen Ellyn, Ill. I live just down the street from the proposed Montessori daycare that is proposed to be built. I recently moved to this area and moved here because it is a quiet, and peaceful place to live. Also, several large families live in this area and already have to deal with all the traffic coming down Forest Ave. It has already become over crowded and any additional traffic in this area will make it unsafe for our families and children to live in. I completely oppose this application for this daycare and also believe it will cause added stress to our roads (which are already in poor shape). Also, I believe that the proposed location is too close to the busy intersection of Main St. and Geneva. If there is anything else i can do to stop this daycare center from being built please let me know."*

Gino Capezio, 606 St. Charles Road: *"Since this land is R2 residential, there will need to be a special use granted for this project to proceed. Based on the 9 requirements that need to be passed in order for a special use, I am confident that this plan directly violates the first 3 listed*

- 1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title*
- 2. 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*
- 3. Will not be hazardous or disturbing to existing or future neighborhood uses"*

Gino Capezio, 606 St. Charles Road, spoke. He said he lives in the "flagged-in" house associated with the proposed project, and that he loves the area. While he is sensitive to the need for daycare, he said, he has concerns – such as property values – about this location for a daycare facility. He works from home, so is apprehensive about disruptions stemming from school activity. He also cited three special use standards which each special use is supposed to meet prior to being granted, that he felt were not met by the project: school/daycare activity is inharmonious with the general objectives of the zoned area; the building envisioned is out of character with the residential vicinity; and hazardous or disturbing

effects of the project – namely that traffic could be problematic. Forest is narrow and cars already park there, he said, adding that he is not a fan of having a trash enclosure outside his window.

Allen Gaden, 1N144 Forest Avenue, then spoke, expressing his unhappiness with the concept because of the traffic situation. He said he doesn't believe that the existing roads will support the proposed use, and expects that Emerson and Forest would become traffic routes for the school. Many children play outside in the neighborhood, and he sees potential for accidents during rush hour. Mr. Gaden's wife was also on the call added that she felt the letters read into the record were "cookie-cutter letters" from folks favorable to the project but living outside of 350 feet from the proposed development site. She continued that she thought the letters were "bogus," and that a letter from her would be forthcoming. Mr. Gaden said he wasn't sure the letters were illegitimate but that opinions from neighbors within 350 feet should carry a more weight than those beyond.

Commissioner Comments

Commissioner Vondruska said he appreciated the time that went into the proposal as well as the challenge of the rather less-than-ideal location. From a basic zoning perspective, he blasted the idea of "boxing someone in." He continued, saying that the project presented a lot of building on the lot. Architecturally, he agreed with other commissioner concerns, notably in that dormers might help to break up the roof, and that if the project were to go through, choosing a correct fence is important. With regard to traffic (of which he assumes a study would be made), he agrees that Forest Avenue is narrow and, in considering the right-only turn from the daycare onto St. Charles, wonders if the utility box would making looking left to turn right difficult to get out. He expressed concern about the trash location next to "that poor guy's house" and sees a garbage truck trying to back in from St. Charles as being "a nightmare." He thought that the northwest corner of the property might be a more suitable location. Potential floodplain issues, he suggested, need to be explored. Commissioner Vondruska concluded by saying that, while he thinks there's a need for daycare he's kind of lukewarm about the location and is not fond of the piecemeal zoning approach the project would require.

Commissioner Mulherin stated his primary concern is that people coming from the north and west would use Emerson to access the facility, and said that the fact that houses haven't been built in that location is telling. He said he didn't think the use would cause any disturbance comparable to recess at a K-5 school, but agrees with all of the comments about the size of the building. He, too, is concerned about any affect the electrical box would have on the sight line for right turns, and indicated that the refuse receptacle can't be in the location proposed. He thinks the residents deserve a better road on Forest, but also believes narrow roads calm traffic. Commissioner Mulherin said he sort of supports the project, but that a lot will depend on the findings of a traffic study and some of the other issues raised.

Commissioner Heming-Littwin stated that she has concerns to similar to those mentioned by other Commissioners, and affirms the importance of a traffic study. Based on her knowledge of the hill on St. Charles Road, and her experience traveling through the intersection with Main during rush hour, she said traffic turning left on to Forest could cause numerous accidents. The trash enclosure, she said, needs to move back on the site. Addressing the meeting's attendees, she explained that the R2 zoning

designation does allow for daycare centers, but that a special use permit is required. Further, she pointed out that a number already exist in residential areas in the Village. She concurs that there must be a reason houses haven't been built on the subject site, and recalled the property coming forward before to create four lots for building three new houses. Commissioner Heming-Littwin stated that daycare is needed business but her opinion of the proposed project would depend on a traffic study and other factors.

Commissioner Fanella agreed that daycares are needed and stated that she doesn't have a problem with placing them in residential areas, given the precedent established by other school facilities. She does, however, think that the flag shape of the site would create a kind of "island residential lot" to the southwest and that is the resident about whom she is concerned. She said that this is her foremost concern about the proposed project, and that she is hesitant to move forward on it. Other concerns, she believes, could be worked out through architectural design and trash location modifications – as long as the traffic study supports the project location – but the flag-lot configuration remains her main concern. Commissioner Fanella thanked Mr. Horney for bringing the project forward.

Commissioner Rodemann reiterated his view that the proposal seems to entail a lot of building and parking lot for the size of the property. He is convinced that a storm-water solution will be needed, and believing there is no "fee in lieu of," contends that construction under the parking lot represents big costs that need to be absorbed by projects that are getting shoe-horned in. He said a traffic study would probably vet out that traffic can be handled, he said, but added that his biggest concern is safety and that his thoughts relative to the ComEd box mirror what others have said. He said the ComEd box and a future monument sign at the southeast corner being 25- to 30-feet between the parking lot exit onto St. Charles Road and Forest Avenue would result in two cars competing for gaps in traffic. While he thinks a building can be designed to fit the site, Commissioner Rodemann said he is not yet sure whether he is in support of the project.

Commissioner Berry commented that his fellow commissioners have covered a lot of the salient points. Through his ownership of a building in the vicinity of the proposed project, he has observed that traffic in the area is scary. Regarding the prospect of adding 300+ vehicles to it, he believes that, ultimately, trips will be made via Forest and Emerson. A left turn off Forest on to St. Charles is a non-starter, he said, adding that he's seen a lot of accidents. Storm-water retention, he thinks, will be required, he said, to avoid adding to any flooding problems. He's all for childcare, but suggested that Mr. Horney might look to evaluate alternative sites, and said he doesn't want to spend much time discussing design now. He is concerned about the "flagged-in" homeowner and the impact of such a project on the quality of life for that resident and others nearby. Given the business district proposed at Main and St. Charles, and the fact that he has seen lots for sale on the same block, he said that if there was an aggregation of properties to create better spacing for commercial property, he would support that. Under the present scenario, however, Commissioner Berry will be challenged to support the site for this type of use.

Commissioner Saeed said he agreed with the concerns expressed by his fellow commissioners, but that his biggest concern is traffic. He said that once a traffic study has been performed he can decide whether or not he is in favor of the project.

Commissioner Hartweg said that while the traffic issue is important, he expects the program's continuous nature, with activity spread-out over time, will moderate traffic congestion. More patrolling will be needed to address bad driving, he continued, adding that the bigger issue in his mind is the small outdoor recreation area proposed. He suggested seeing how the concept plays out, and said that, while Chairperson Loch said her thoughts echoed those of the other Commissioners', and that she appreciates the consideration of Glen Ellyn for the proposed project, as there is a need for childcare. She said she is concerned about the neighbor to the west and is very concerned about the traffic. She told Mr. Horney he can consider the feedback given, and if he decides to come back with solutions via a formal application to the Commission, would be welcome to do so.

Approval of May 14, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the May 14, 2020 Regular Plan Commission meeting, seconded by Commissioner Fanella, the motion passed unanimously by voice vote.

Trustee's Report

Village Board Trustee Bill Enright announced that restaurants would be reopening for outdoor seating, as dining establishments continue with pick-up service, and expressed hopes people will patronize them.

Chairman's Report

Chairperson Loch wished for everyone to stay safe and healthy – and advised them to stay sharp with practices to avoid getting sick.

Staff Report

Director Springer reported that the Village Civic Center remains closed to the public, but that the administration is evaluating opening for either "appointment only" or some public meetings. She added that the Village would be gauging Plan Commission members' comfort with resuming public meetings. She also said that a large tent, with tables underneath, is to be installed on Duane Street to add additional outdoor seating for restaurants.

Planner Ashbaugh said the new Planning intern is to start the upcoming Monday, June 1st.

Planner Purvis indicated that she expects Plan Commission meetings to be booked for the next couple of months.

Other Business

Commissioner Mulherin said a judge dismissed all but one count in the litigation relative to the Apex 400 development. Director Springer said all but two were dismissed, and that a hearing on the Village's motion to dismiss is being considered for late July.

Planner Ashbaugh said this evening's meeting was the last one in which Phil Hartweg would serve as a Plan Commissioner. He said he appreciated the opportunity to serve, and Chairperson Loch thanked him for his service and his wisdom. Staff said he would now be serving on the Historic Preservation Commission.

Adjournment

After Commissioner Hartweg moved to adjourn the meeting, Chairperson Loch concluded the meeting at 9:20 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Planner