



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, October 6, 2022
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Design Concepts for Roosevelt Road Taft Avenue Redevelopment Site**
 - 1) Presentation of Design Concepts for Roosevelt Road Taft Avenue Redevelopment Site (Kon Savoy Consulting)
 - 2) Public Comment
 - 3) Plan Commission Discussion and Feedback
- C. Public Comment (Non Agenda Items)**
- D. Trustee's Report**
- E. Chairman's Report**
- F. Staff Report**
- G. Other Business**
- H. Adjournment**



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/6/2022 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Meredith Hannah

**AGENDA ITEM (ID
2022-2670)**

DOC ID: 2022-2670

Presentation of Design Concepts for Roosevelt Road Taft Avenue Redevelopment Site (Kon Savoy Consulting)

Statement of the Issue:

Kon Savoy Consulting Group will present five (5) development concepts for the Roosevelt Road Hotel Site to the Plan Commission for review and discussion.

Analysis:

Background

The Village entered into an Agreement of Purchase and Sale of the hotel properties located between Roosevelt Rd. and Taft Ave., on either side of Exmoor in June 2021, and closed on the properties on January 11, 2022. The Village purchased the land for \$2,850,000 and has, to date, invested approximately \$45,000 in board-up and asbestos remediation costs. The property is comprised of seven parcels totaling approximately 2.2 acres and is zoned C3 Service Commercial. The Village is proceeding on multiple fronts to ensure the sale of the properties for the most beneficial redevelopment of the site. On September 27, 2021, the Board approved a contract with Kon Savoy Consulting Group to assist the Village with the redevelopment of the Roosevelt Road Hotel Properties and on July 25, 2022, the Village Board approved entering into a contract with CBRE Oak Brook Land Services to market the site for sale.

Public Input Process

The Village's contract with Kon Savoy includes a scope of services identifying the process for conducting a market analysis for the properties, developing concept plans, and obtaining public input on redevelopment alternatives. The Village held a Community Open House to share information and gather public input on March 7, 2022. Shortly thereafter, the Village's consultant launched the Social Pinpoint application, an online forum to gather community input and feedback on redevelopment of the sites.

The Roosevelt Road Taft Avenue Hotel Redevelopment Sites Ad Hoc Work Group (Ad Hoc Work Group) was established by the Village Board in March 2022 and was comprised of 13 residents and community stakeholders. The Ad Hoc Work Group was charged with holding education and listening sessions to invite public input on potential redevelopment alternatives. The Ad Hoc Work Group met on April 6, May 5, and June 13 of this year. All three public meetings were filmed and made available on the Village website for public viewing.

On June 22, 2022, the Village's consultant, Kon Savoy, hosted a Design Charrette, which included members of the Village Board, Village Commissions, staff and the Ad Hoc Work Group. Following the Design Charrette, the consultant prepared five (5) redevelopment concepts for the Roosevelt Road/Taft Avenue sites. These resulting concepts were posted on the Village website and presented and discussed at the fourth Ad Hoc Work Group meeting on August 3, 2022. The meetings were also filmed and posted on the Village website. The five concepts were then shared with the Village Board on August 15, 2022, and based on the feedback received from the Village Board and the public at that meeting, the Village's Consultant further refined the concepts and will be presenting them to the Plan Commission on October 6. These concepts have also been made available on the Social Pinpoint application and the Village website for additional public review/input.

Plan Commission Action

As previously described, the Village has undertaken a thorough and robust public engagement process. To date, the Village has received hundreds of written comments via email and Social Pinpoint, as well as several hours of public comment via Village Board and Ad Hoc Work Group meetings. While public comment at the Plan Commission meeting is welcome, the intent of the meeting is for the Plan Commission to collectively review and discuss the proposed concepts. The Village Board is seeking their feedback, both positive and negative, on the proposed concepts. It is not expected the Plan Commission will reach a consensus on the proposed concepts or make a recommendation on a preferred concept. Rather, Plan Commissioners are being asked to share their thoughts on each of the concepts, including any concerns they may have or comments regarding proposed uses they feel are inappropriate for the sites. The feedback offered by the Plan Commission will be shared with the Village Board for their consideration as the process moves forward.

As a reminder, the Plan Commission is only being asked to consider and discuss the five concepts in the context of what typically falls within their purview. Meaning, the Commission should review and discuss the type of uses proposed, proposed density, building height, setbacks, parking, traffic impacts, existing infrastructure limitations, impact on adjacent uses, etc. based on the information provided. Issues related to sales price, financial incentives, tax generation, or offers for purchase do not fall under the purview of the Plan Commission and will not be presented for discussion at the October 6 meeting.

Next Steps

As previously noted, the Village is marketing the Roosevelt Road/Taft Avenue sites for sale. To date, we have received multiple letters of interest from various parties, although no specific redevelopment plans have been submitted. The Village also intends to proceed with a Request for Proposals (RFP) process with our consultant (Kon Savoy) to seek developer proposals for redevelopment of the site. Once the Village receives a concrete proposal for the site, whether via the RFP or a direct offer for purchase, the proposed redevelopment will be required to go through the Village's established entitlement process, including Plan Commission, Architectural Appearance Commission (if applicable) and Village Board approval.

Budget Impact:

Not applicable.

Action Requested:

Staff is seeking feedback from the Plan Commission on the concepts presented to share with the

Village Board.

Attachments:

1. Conceptual Site Plans Draft Sheets v02 Rendered



RESTAURANT SITE ALONG ROOSEVELT RD, EAST OF EXMOOR AVE

LOCAL EXAMPLE: BUONA
395 ROOSEVELT RD, GLEN ELLYN, IL



COMMERCIAL SERVICE/OFFICE SITE ALONG TAFT AVE, WEST AND EAST OF EXMOOR AVE

LOCAL EXAMPLE: GLEN ELLYN BANK & TRUST
357 ROOSEVELT RD, GLEN ELLYN, IL





RESTAURANT SITE ALONG ROOSEVELT RD, EAST OF EXMOOR AVE

LOCAL EXAMPLE: BUONA
395 ROOSEVELT RD, GLEN ELLYN, IL



HOUSING SITE ALONG TAFT AVE, WEST OF EXMOOR AVE

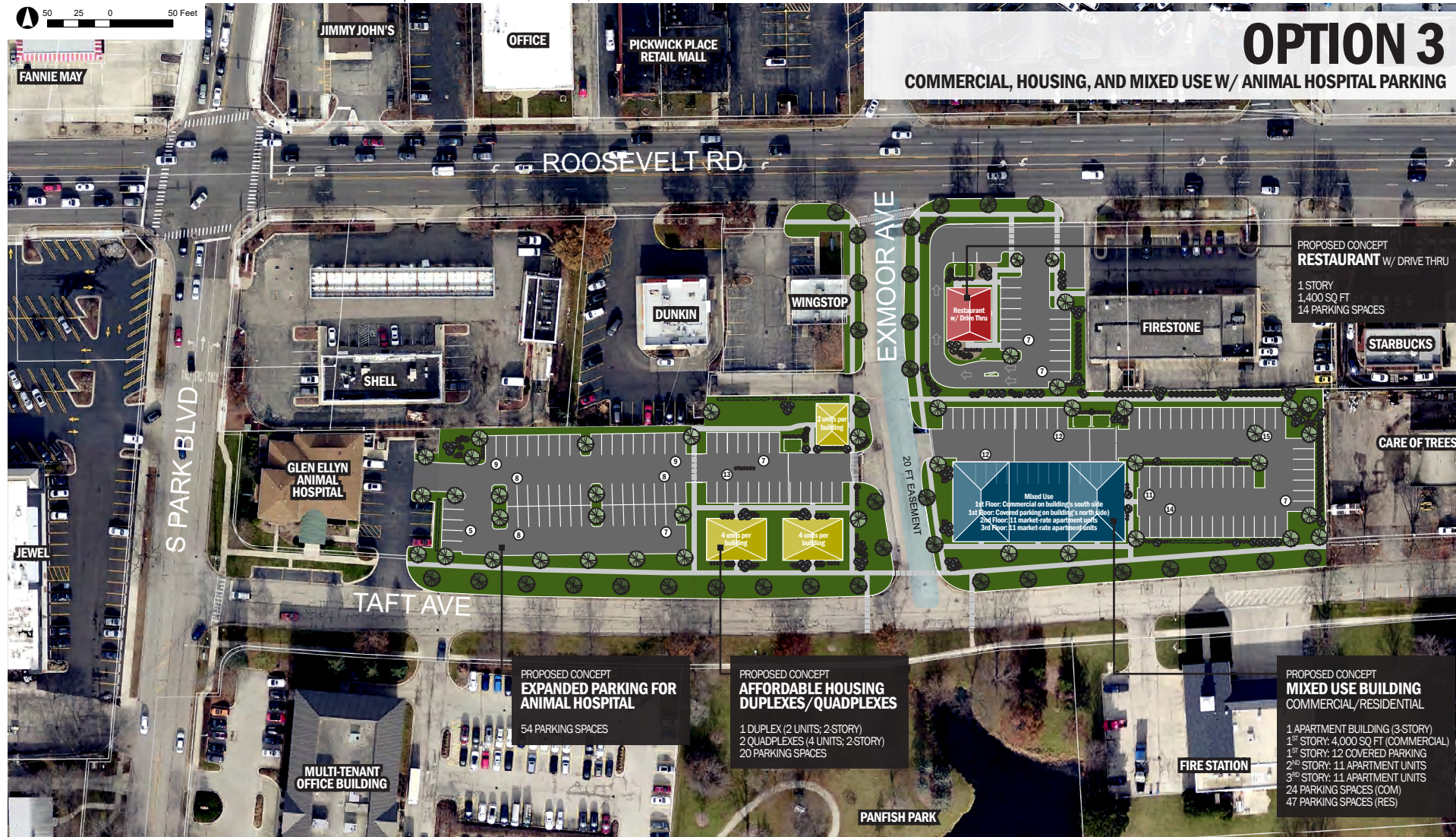
REGIONAL EXAMPLE: QUADPLEXES (AFFORDABLE UNITS)
67-71 N CLIFTON AVE, ELGIN, IL (FULL CIRCLE COMMUNITIES)



HOUSING SITE ALONG TAFT AVE, EAST OF EXMOOR AVE

LOCAL EXAMPLE: APARTMENTS (AFFORDABLE UNITS)
520 FOREST AVE, GLEN ELLYN, IL (CHAD HOUSING AUTHORITY)





RESTAURANT SITE ALONG ROOSEVELT RD, EAST OF EXMOOR AVE

LOCAL EXAMPLE: BUONA
395 ROOSEVELT RD, GLEN ELLYN, IL



HOUSING SITE ALONG TAFT AVE, WEST OF EXMOOR AVE

REGIONAL EXAMPLE: QUADPLEXES (AFFORDABLE UNITS)
67-71 N CLIFTON AVE, ELGIN, IL (FULL CIRCLE COMMUNITIES)



MIXED USE SITE ALONG TAFT AVE, EAST OF EXMOOR AVE

LOCAL EXAMPLE: APEX DEVELOPMENT (COMMERCIAL/APARTMENTS)
400 N MAIN ST, GLEN ELLYN, IL





COMMERCIAL SERVICE/OFFICE SITE ALONG TAFT AVE, WEST AND EAST OF EXMOOR AVE

LOCAL EXAMPLE: GLEN ELLYN BANK & TRUST
357 ROOSEVELT RD, GLEN ELLYN, IL



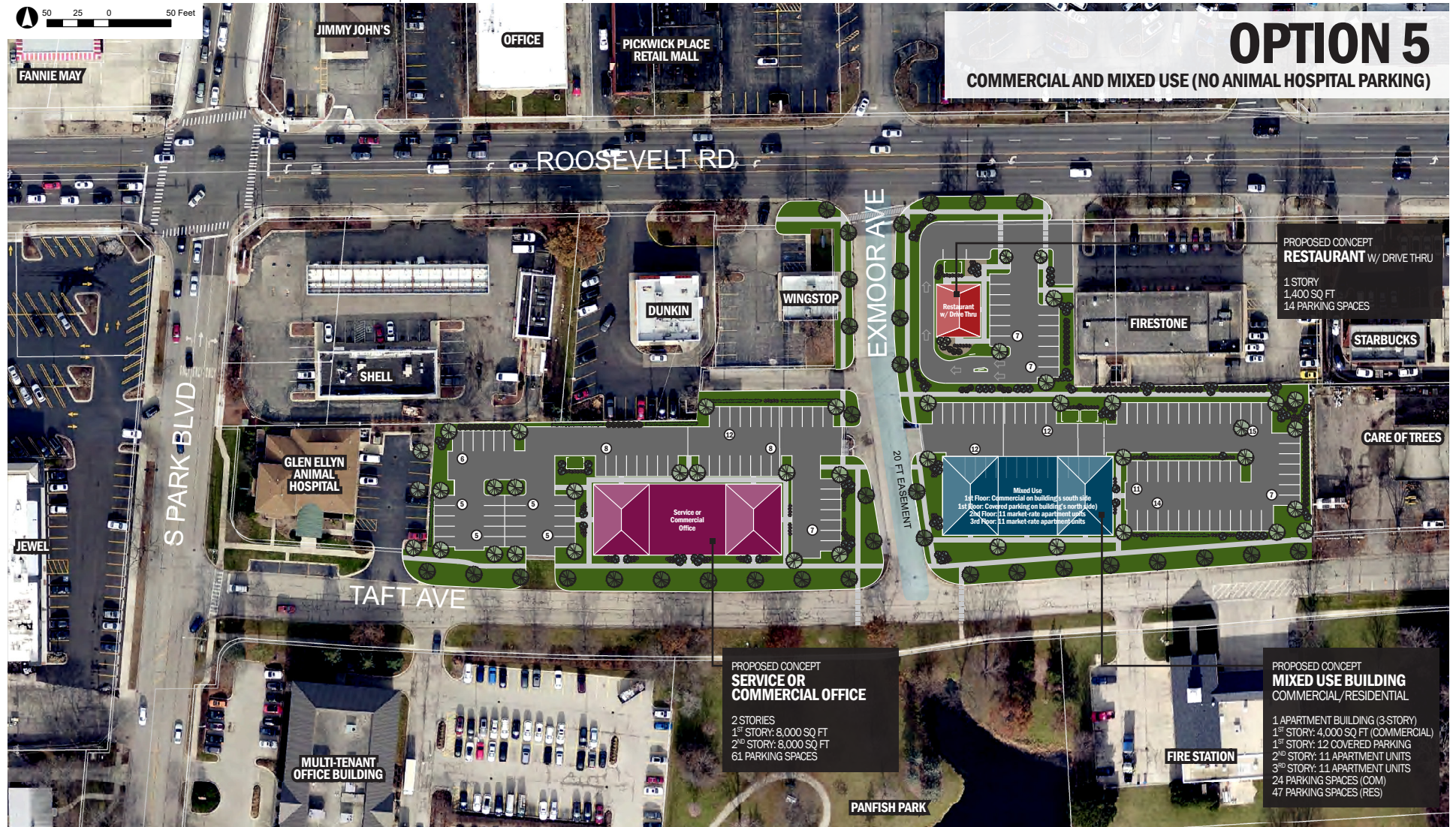
RESTAURANT W/ BEER GARDEN SITE ALONG ROOSEVELT RD AND TAFT AVE, EAST OF EXMOOR AVE

EXAMPLE: ERIS BREWERY & CIDER HOUSE W/ PATIO BEER GARDEN
4240 W IRVING PARK RD, CHICAGO, IL



EXAMPLE: BACK DOOR BURGERS & BREW W/ ROOFTOP BEER GARDEN
130 W LAUREL ST, FORT COLLINS, CO





RESTAURANT SITE ALONG ROOSEVELT RD, EAST OF EXMOOR AVE

LOCAL EXAMPLE: BUONA
395 ROOSEVELT RD, GLEN ELLYN, IL



COMMERCIAL SERVICE/OFFICE SITE ALONG TAFT AVE, WEST OF EXMOOR AVE

LOCAL EXAMPLE: MULTI-TENANT OFFICE BUILDING
45 S PARK BLVD, GLEN ELLYN, IL



MIXED USE SITE ALONG TAFT AVE, EAST OF EXMOOR AVE

LOCAL EXAMPLE: APEX DEVELOPMENT (COMMERCIAL/APARTMENTS)
400 N MAIN ST, GLEN ELLYN, IL

