DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, June 8, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Loftus called the meeting to order at 7:00 PM and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol, including public comment, and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Loftus; Commissioners Brown, Dawson, Kreuzer, Saeed, and Thakkar; Student Commissioner Smith.

ABSENT: Commissioners Arango, Cooper, and Wyant.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Chairperson Loftus requested a motion for approval of minutes.

> **Commissioner Kreuzer made a motion to approve the May 25, 2023 Plan Commission meeting minutes. Commissioner Thakkar seconded the motion. Chairperson Loftus and Commissioner Brown abstained, as they were not present for the meeting. The motion passed by voice vote.**

D. New Business

1.) Public Hearing — 490 Kenilworth Avenue: Frank Johnson Center

Chairperson Loftus requested a motion to open the public hearing.

> **Commissioner Brown moved to open the Public Hearing. Commissioner Saeed seconded the motion, and the motion passed by voice vote.**

Staff Presentation

Chairperson Loftus invited staff presentation.

Sworn in, Martin Scott, Community Development Director for the Village of Glen Ellyn, introduced the project: The Glen Ellyn Park District is petitioning the Village for a Special Use Permit and Zoning Variations associated with construction of a new maintenance facility, associated outdoor storage, and site development.

Mr. Scott presented information from the Staff Report dated June 2, 2023, included in the agenda packet. He described the history of the request, including that the Park District had appeared before the Commission on May 4, 2023, and that at the meeting the Commission had expressed concern regarding the application and notice in regard to the Special Use category, as well as a possible compliance issue relating to the non-conforming section of the Zoning regulations. Mr. Scott reminded the Commission that Village Attorney Gregory Mathews responded to the issues in a confidential memorandum sent directly to Plan Commission members.

Mr. Scott described the changes the Petitioner made to the original request to respond to Commissioner concerns from the prior hearing, in consultation with the Village attorney, including: updated Special Use and Variation applications; installation of a new fence, as a safety measure; information addressing building coverage; and the removal of a proposed fuel tank. Mr. Scott invited questions and said that Village Attorney Mathews was in attendance, as well.

Commissioner Questions

Commissioners offered questions to the Village Staff, including:

- Chairperson Loftus requested clarification about the process for installing a fuel tank should the Park District choose to install one at a later date. Mr. Scott relayed that if the Park District decides to install a fuel tank in the future, it would be in a location and design permitted by all applicable Codes.
- Commissioner Saeed requested information about the total area of impervious surfaces proposed. Mr. Scott deferred to the Petitioner's presentation.
- Commissioner Dawson requested clarification regarding the specific acreage of the property, noting that two different numbers were provided in the agenda packet. Mr. Scott referred to prior email exchanges and discussed recorded acreage versus calculated acreage. Commissioner Dawson also noted that an overall square footage for the bin storage area was not provided. Mr. Scott deferred to the Petitioner's presentation.

Petitioner Presentation:

Chairperson Loftus invited Petitioner presentation.

Sworn in, Nathan Troia, Superintendent of Planning and Natural Resources at the Glen Ellyn Park District, provided a brief overview of the request, describing the decision-making process and reasoning for the proposal. Mr. Troia named several of the Glen Ellyn parks and said the petitioners are proposing a facility to take care of those parks.

Sworn in, Dan Nicholas, Principal of FGM Architects, presented the request, as detailed in the Petitioner's Application for Special Use Permit, Application for Variation, and associated attachments included in the agenda packet. He reviewed the project summary, discussing the reasoning for proposing a new building on the existing site. Mr. Nicholas reviewed the project location, the project zoning, and the neighborhood context, responding to prior Commissioner comments regarding the harmonious nature of the proposal. He reviewed the existing conditions of the site and the proposed project goals. Mr. Nicholas discussed the proposed demolition plan, the project grading plan, utility plan, tree preservation plan, and planting plan. He noted that updates to the former proposal include new shrubbery and decorative fencing. Mr. Nicholas reviewed the proposed project area limits, site improvements, floor plan, and project elevations. He noted that with regard to material bin storage, it is currently open-air, and would be covered in the proposed plan. Mr. Nicholas noted that the Building Department code review comments were favorable, and he emphasized the plan's natural light. Mr. Nicholas presented project renderings and said they complement and support the surrounding area in attempt to be harmonious.

Sworn in, Aaron Bruder of CAGE Engineering, responded to Commissioner Speed's prior question regarding impervious surface area. He noted that an increase in impervious surface area for the proposed project triggers specific stormwater management strategies. He described the proposed rain garden.

Commissioner Questions

Commissioners offered questions to the Petitioners, including:

- Commissioner Kreuzer referred to flooding on Anthony Street and asked whether the Petitioners expect less flooding as a result of the proposed project. Mr. Bruder responded that significantly more storage would more than offset the additional impervious surface area, resulting in a net positive.

- Chairperson Loftus asked whether any calculations or studies had been done to assess previous flooding on Anthony and anticipated flooding. He asked whether flooding would be lessened or eliminated. Mr. Bruder replied that formal studies have not been done, that the proposed project would meet stormwater management requirements and that it would reduce flooding.

- Commissioner Saeed asked whether there would be fencing around rain gardens for safety purposes. Mr. Bruder replied that the screening for the rain gardens would be plantings, noting that the proposed rain gardens are not deep and not designed to hold water.

- Commissioner Thakkar asked for clarification about the proposed fencing. Mr. Bruder noted that there would be fencing around the trash enclosures, but not specifically the rain garden.

- Student Commissioner Smith referenced the nearby middle school and asked about how construction might affect school-related traffic. Mr. Nicholas responded that there might be a decline in physical traffic, given that the normal Park District maintenance operations would be offsite during the construction process.

Mr. Bruder responded to Commissioner Dawson's prior question about the lot size, sharing that the Petitioner had paper copies of old record surveys as well as calculated dimensions; he provided 2.097 as the specific area in acres.

Mr. Nicholas addressed the Commissioners' questions about Variances from the prior hearing. He reviewed yard setback requirements and impervious setbacks, noting that the Petitioner was able to make minor adjustments to pavement so as to avoid infringement on impervious surface setbacks and avoid the need for another Variance request.

Commissioners offered additional questions and comments to the Petitioners, including:

- Commissioner Dawson questioned the acreage discrepancy provided in the agenda packet, specifically 2.09 versus 2.04. Mr. Nicholas responded that calculations led to 2.097, and that the 2.04 came from the county recorder.

- Commissioner Dawson questioned the dimensions of the accessory structures. Mr. Nicholas reviewed the proposed material storage bins. Commissioner Dawson said the packet does not include dimensions for the building, including height, width, and length of the proposed structure. Mr. Nicholas apologized that those dimensions were not included in the package and said it would be made available. Commissioner Dawson said there are Zoning regulations limiting the size of the structures and that the Commission would be in a position to vote on inclusion of a structure without its dimensions. Mr. Troia said it the Petitioners would do their best to obtain the information during the meeting.

- Commissioner Dawson remarked that he thought it was excellent that the Park District had an open house with neighbors in Dec. 2022; he also appreciated that the Park District returned to the Plan Commission a second time after the initial hearing.

- Commissioner Brown questioned the expected lifespan of the proposed building, remarking on sustainability with regard to a building that was 100+ years old in comparison to a proposed building that would last "at least 50 years." Mr. Nicholas said that the minimum lifespan of the proposed building would be 50 years, and that as a utilitarian building, he would anticipate the proposed building would last as long, if not longer, than the existing building.

Public Comments

Chairperson Loftus invited public participation. There were no written public comments submitted in advance of the meeting.

The following individual, sworn in, made respective comments:

- Susan Thorne Devin described her family's history and familiarity with the project site, and said that when she saw the proposal she was fearful that the adjacent playground would be removed as part of the project. She said after learning that the playground would remain, she is fine with the proposal. She remarked on the condition of the existing building and alternative locations and concluded in support of the proposal.

Commissioner Questions

Chairperson Loftus invited final questions from Commissioners.

Commissioners Thakkar and Dawson discussed the specific dimensions Commissioner Dawson was seeking. Mr. Nicholas noted that there were two proposed accessory structures: the material bin enclosure and the trash enclosure. He said his colleague at FGM Architects had obtained the dimensions of the material bin structure.

Sworn in, Taylor Willis of FGM Architects said that the proposed material bin height is 18 feet, pitched down to a height of 10 feet. Commissioner Dawson requested the width and height. Mr. Nicholas reported that the structure was 19 feet deep and 90.75 feet in length, east to west. Chairperson Loftus and Commissioner Dawson discussed the figures in relation to the total area proposed for the accessory structures. Mr. Nicholas provided 1724 square feet for material storage and 740 square feet for the trash enclosure, for a combined total of just above 2400 square feet. He apologized again that those dimensions had not been included in the agenda packet.

Commissioner Kreuzer asked about how stormwater would be managed off of the pitched roof. Chairperson Loftus and Commissioner Saeed offered additional questions about flooding and stormwater management. Mr. Nicholas and Mr. Bruder described in detail the proposed stormwater management plan, including the gutter system, the rain garden, and the underground connections to the Village storm sewer system; they compared the plan to existing conditions.

Commissioner Dawson noted that Commissioners had been provided new information, including seeing at least one drawing and hearing dimensions verbally, that had not been included in the agenda packet. He asked Mr. Scott whether the information would be added to the Village Board packet, and whether the motion would need to be modified. Mr. Scott said the Commission could make a motion with verbiage that would ensure that the updated information be provided to the Village Board; he confirmed that the agenda packet would be updated as well.

Chairperson Loftus invited a motion to close the Public Hearing.

> **A motion was made by Commissioner Dawson to close the Public Hearing; Commissioner Saeed seconded the motion, which passed by voice vote.**

Commissioner Deliberation

Commissioners shared their positions regarding the request, including:

- Chairperson Loftus said he would like to add the following to the draft motion for approval: Add drawings and information for accessory structures to the package based on the dimensions that have since been provided.

- Commissioner Dawson shared his position and changes following the prior hearing, remarking that the updates go a long way but do not complete the picture. He said he'd have a condition to add to the draft motion for approval, that the Commission was reviewing information in real-time but that he had proposed text. Commissioner Dawson discussed his perspective on technical details of requests and the purposes of zoning. He referred to the storage facility and the potential need for a Variance due to height.

- Commissioner Brown discussed her position, including that the site is the wrong location for a maintenance shed; that it's a disservice to neighbors; and that, while she commends the design, it's too commercial for a residential area. Commissioner Brown shared that she considers requests with respect to the Comprehensive Plan and that she would hope the Village units of government could work together to explore consolidation of public works. She referred to stormwater challenges at the site and advocated for leaving it mostly pervious.

- Student Commissioner Smith shared her position, noting that the existing building needs to be updated.

- Chairperson Loftus discussed his support for the proposal, saying that it is a vast improvement over existing conditions. He shared that he considers the request from the standpoint of common good, including what would benefit the Village in its entirety. He discussed alternative sites with respect to green space. Chairperson Loftus concluded that with some minor variations and more documentation to the Village Board regarding accessory structures, he supports the facility presented.

Village Attorney Gregory Mathews asked for an opportunity to reference a written memorandum he had provided to Commissioners, as well as the statute, regarding the review of applications by public agencies, including limitations on the Plan Commission's considerations. Chairperson Loftus offered related guidance regarding the purview of the Plan Commission with respect to considering a proposed building's location and appearance. Commissioner Brown, Chairperson Loftus, and Commissioner Dawson discussed the Plan Commission's purview, including considerations about whether a proposal is harmonious with the neighborhood.

Commissioners shared additional positions regarding the request, including:

- Commissioner Kreuzer expressed concern about the proposed project's impact to neighbors regarding impervious surfaces and the view from the site at night, specifically the amount of commercial lighting proposed. He encouraged attention to the effect of proposed outdoor lighting at night, and efforts to reduce white light and opportunities to control light such as motion sensors and timers. Commissioner Kreuzer encouraged attention to impervious surfaces, noting the amount of proposed grass, and advocated for more native plantings and action toward mature trees. Commissioner Kreuzer concluded that he is supportive of the plan and that his comments are to encourage the Park District to do what's best with regard to plantings and lighting options.

- Commissioner Saeed shared his position, including his thoughts on the conditions of the existing building, stormwater concerns, and the affect on neighbors. He acknowledged his fellow Commissioners' feedback on the proposed storage facility and questioned whether an additional condition could be included. Commissioner Saeed said overall he supports the request, but suggested there may be conditions to address the harmonious aspect.

Commissioners Loftus and Saeed discussed potential conditions regarding the design criteria to address considerations of the harmonious nature of the project. Attorney Mathews and Chairperson Loftus offered guidance regarding the Plan Commission's limited purview regarding appearance. Commissioner Brown read from the draft Findings of Fact and its references to the proposal as "harmonious," questioning the Plan Commission's limited purview in this regard. Attorney Mathews discussed his legal interpretation. Chairperson Loftus discussed his perspective on the issue, concluding that the proposal doesn't change the character of the neighborhood from what was there before, that there is not a change of use, rather just a newer building. Chairperson Loftus reminded Commissioners that they were making a recommendation to the Village Board for final consideration.

Commissioners shared additional positions regarding the request, including:

- Commissioner Thakkar indicated he was supportive of the overall project. He noted the changes made following the prior meeting, and that concerns have been addressed. Commissioner Thakkar suggested his only concern was with respect to lighting, that he preferred the parking lot feel less commercial at night. He said that the appearance is an upgrade, that while the facility might be better served elsewhere, it's an upgrade and the Park District has done a good job of responding to the Commission.

- Commissioner Kreuzer added that there could be more trees, improvements to the landscaping, and lighting, specifically considerations of how the site will look at night. He suggested the proposal would be an improvement to the area and he supports it.

- Commissioner Dawson added to the discussion regarding harmony, concluding that the proposed building is not harmonious and is out of place in the proposed location. He also proposed conditions to be included in the motion. He suggested specifying the dimensions of the material bin storage to say "construction of a storage facility not to exceed 91 feet in width, 19 feet in depth "and "roof height should comply with Zoning Code." Commissioner Dawson also proposed specifying the percentage of the site area the proposed building would occupy as "allowed to 14.34%."

Mr. Scott and Commissioner Dawson discussed Zoning Code regarding the roof height of the proposed material storage bin. Mr. Scott noted that the height of the storage bin would have to comply with the zoning code and that issue will be addressed prior to review by the Village Board. Mr. Scott, Commissioner Dawson, and Chairperson Loftus discussed potential conditions to the motion.

Commissioner Brown and Chairperson Loftus returned to the discussion regarding the Plan Commission's purview. Commissioner Brown requested clarification regarding her ability to make comments that provide context to her vote. Commissioner Brown also noted that in prior years, agenda packets would include information about how a request relates to the Village's Comprehensive Plan.

Commissioner Dawson returned to the discussion of the proposed material storage bin, noting that he'd like to see an elevation for the structure.

Chairperson Loftus invited a motion to approve the request. Commissioner Kreuzer made the motion as follows:

After conducting a public hearing and deliberating on the requests of the petitioner, Glen Ellyn Park District, to construct a new maintenance facility, associated outdoor storage, and site development located at 490 N. Kenilworth Avenue, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on June 8, 2023 which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 8, 2023, Plan Commission public hearing.

2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.

3. That the proposed structures shall be constructed in compliance with the approved Exterior Appearance.

4. The final stormwater management plan shall be reviewed and approved by the Village Stormwater Engineer prior to the issuance of a building permit.

5. All updated documentation of the accessory structures, including renderings and dimensions, to be provided to the Village Board.

6. Construction of the 91 ft. long by 19 ft. deep material storage bin shall comply with the zoning code (section 10-5-5 Yards).

7. The proposed building is allowed to occupy 14.34% in lieu of the maximum 10% of the site area.

Commissioner Saeed seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote, with: Four Commissioners present voting “Yes”: Chairperson Loftus, and Commissioners Kreuzer, Saeed, and Thakkar; Two Commissioners present voting “No”: Commissioners Brown and Dawson. Motion carried.

E. <u>Trustee Liaison’s Report</u>

Village Trustee Steve Thompson shared updates, including the following:

- The Andy Warhol exhibit is open at the MAC; there is active marketing and related special events throughout town.
- The streetscape project is active and on track.
- The 4th of July parade and the Taste of Glen Ellyn will take place at COD this year.

- The Village is wrapping up the Comprehensive Plan with final edits and comments. The Village Board will vote on the Comprehensive Plan in the near future.

Trustee Thompson also shared updates on the status of Glenwood Station, the former US Bank site, and the former hotel site on Roosevelt Road. Trustee Thompson, Commissioner Thakkar, and Chairperson Loftus discussed the Plan Commission's expected role in reviewing the proposed development of the Roosevelt Road site. Trustee Thompson and Commissioner Saeed discussed the status of the agreement regarding the Butterfield Road and Route 53 IDOT project.

F. Chairperson's Report

Chairperson Loftus shared updates, including the following:

- Chairperson Loftus participated in a focus group for the downtown event park; a diverse group of Village representatives attended, and two more focus groups are expected. A public engagement event is also scheduled for June 30.
- He is also participating in the evaluation of the train station development.

G. Staff Report

Mr. Scott shared updates, including the following:

- Agenda items for the next meeting scheduled for June 22 include: YMCA pre-application review; Park District request regarding an addition at Ackerman; updated draft ordinance regarding hen keeping, which the Commission might want to postpone to keep the agenda manageable. Commissioner Thakkar and Mr. Scott discussed the inclusion of some of the items that had been proposed for the hen keeping ordinance.

Commissioner Brown asked Mr. Scott about information in the agenda packet which states: "An affirmative vote of four (4) members of the ZBA and five (5) members of the PC is necessary to recommend the granting of a requested zoning variation to the Village Board." Mr. Scott said he would obtain clarification on this from the Village Attorney.

H. Other Business

None.

I. Adjournment

Chairperson Loftus invited a motion to adjourn the meeting.

Commissioner Thakkar made a motion to adjourn the meeting at 9:25 p.m. Commissioner Dawson seconded the motion, and the motion passed by voice vote.

Respectfully submitted,

Audrey Savikas
Recording Secretary