MINUTES
Glen Ellyn Plan Commission
Thursday, June 22, 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 Arango, Cooper, Dawson, and Thakkar; Student Commissioner Smith.

ABSENT: Commissioners Brown, Kreuzer, and Wyant.

DELAYED ARRIVAL: Commissioner Saeed arrived at 7:25 PM.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Dawson presented the following correction to the draft minutes for June 8, 2023:

- The roll call vote following the public hearing for 490 Kenilworth Avenue: Frank Johnson Center should be corrected to state:

  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.

Commissioner Thakkar made a motion to approve the June 8, 2023, minutes, as corrected. Commissioner Dawson seconded the motion. The motion passed by voice vote.

D. New Business

1.) Public Hearing — 800 St. Charles Road: Ackerman Sports and Fitness Center

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

Staff Introduction

Sworn in, Martin Scott, Community Development Director for the Village of Glen Ellyn, introduced the project: The Glen Ellyn Park District is proposing to construct a 13,000 s.f. addition to the Ackerman Sports and Fitness Center. Mr. Scott presented information as detailed in the Staff Report dated June 15, 2023, included in the agenda packet. He summarized the project and proposed improvements, including a 6,000 s.f. gymnastics center and a parking lot expansion. Mr. Scott shared that the Architectural Appearance Commission reviewed the proposal and recommended approval with minor conditions. Mr. Scott described the Plan Commission's course of action and invited questions.

Commissioner Questions

Commissioners offered questions to the Village Staff, including:

- Chairperson Loftus asked for additional information about the Architectural Appearance Commission's (AAC) review and recommendations. Mr. Scott relayed that the AAC recommended minor updates to landscaping and sidewalks. Chairperson Loftus asked about any additional comments from the commission, including any recommendations about building materials or about ADA parking. Mr. Scott shared that the AAC review was very complimentary of the proposal, saying that the proposed addition was thoughtfully designed; he deferred to the Petitioner for specific questions about parking.

Petitioner Presentation:

The following individuals were sworn in to provide the Petitioner presentation: Nathan Troia, Superintendent of Planning and Natural Resources at the Glen Ellyn Park District; Matthew Duggan, Vice President at Wight & Company; Ania Szulc, Associate Principal at Wight & Company.

Mr. Troia provided a brief overview of the request, noting that the proposed project is part of a community-approved Park District referendum. He discussed the limitations of the current gymnastics' facility at Spring Avenue Recreation Center and the benefits the proposed gymnastics center would provide to the community.

Chairperson Loftus asked about plans to use the space for private rentals. Mr. Troia responded that the primary use of the proposed addition would be for Park District recreation programs, specifically gymnastics. He noted that there are adjacent spaces that could be used for birthday parties.

Mr. Duggan and Ms. Szulc presented the Petitioner's request, as detailed in the Petitioner's Application for Special Use Permit and associated attachments included in the agenda packet. Mr. Duggan described the location, surrounding zoning, and the proposed site plan, noting that the additional footprint would be approximately 10,000 s.f. and that the proposed parking lot would add 52 stalls, including three ADA stalls. He described a new canopy proposed for the addition, to allow an additional entry space for the gymnastics center. Mr. Duggan reviewed the floor plan, including dedicated space for gymnastics, viewing/multipurpose space, and storage space. Ms. Szulc presented site photos, noting that noted that the roofs of neighboring houses were visible from the project site; she reviewed proposed elevations and presented renderings, highlighting the design elements carried from the existing building. She noted that the proposal limited the number of windows, allowing for daylight while also minimizing glare for gymnasts' safety. Ms. Szulc discussed planned changes to the sidewalk and landscaping plans in response to feedback from the Architectural Appearance Commission; she also reviewed material selections. Mr. Duggan reviewed the site plan for the parking lot addition, noting the use of permeable pavers. He reviewed the landscape plan, including tree removal and the plan to relocate as many existing trees as possible; he also reviewed the lighting plan.

<u>Commissioner Questions</u>

Commissioners offered questions to the Petitioners, including:

- Commissioner Thakkar asked about how the parking lot addition would affect the existing outdoor recreational fields. Mr. Troia responded that the soccer fields would be reconfigured.
- Chairperson Loftus inquired about the plans for tree additions with respect to the soccer fields. Mr. Troia responded that a new field configuration would allow for the proposed trees. Chairperson also asked about the proposed pads at exterior doors without connecting sidewalks; he requested clarification about whether those were intended to be exit-only doors. Mr. Duggan confirmed that this was purely an egress, not intended for entry.
- Student Commissioner Smith asked about the impact of construction on gymnasium hours and accessibility. Mr. Troia responded that the intent is to keep Ackerman open and running throughout construction. He said that because it is a separate addition, they should be able to continue to operate, but he noted that there will be noise and a period where a small portion of the facility would need to be closed temporarily.

- Chairperson Loftus asked whether the hours for the gymnastics center would be the same as the rest of the Ackerman facility. Mr. Troia confirmed this.
- Commissioner Dawson asked about design considerations, including the roof selection and the potential for columns on the corners of the addition, similar to the existing building. Ms. Szulc responded, discussing the roof selection as blending with the existing building; she noted the functional challenges of adding columns to the addition as well as the aesthetic limitations.
- Chairperson Loftus asked about the elevation of the neighboring Great Western Trail. Mr. Troia responded, also noting that the Park District hosted a public open house and distributed flyers.

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:

- Frances Cormany, representing the Forest Hill Cemetery, shared that she received literature with a buffer map that included portions of the cemetery, and that the buffer map differed from the plans presented at the hearing. She shared that the Cemetery's Board members wanted clarification on how the project was going to affect the cemetery.

Mr. Scott clarified that the buffer map could be better named a "notice map," and that it just indicated where the notice was sent. He said there is no land use impact to the line on the buffer map, that there's nothing physically changing in that area. Ms. Cormany thanked Mr. Scott for the clarification and indicated no objection to the project.

Chairperson Loftus invited a motion to close the public hearing.

A motion was made by Commissioner Thakkar to close the Public Hearing; Commissioner Arango seconded the motion, which passed by voice vote.

Commissioner Discussion

Commissioners shared their positions regarding the request, all indicating support for the plan. Comments included:

- Commissioner Thakkar shared his overall support for the plan, noting that he had been a bit concerned about the layout with respect to the parking lot and recreation fields, but he recognizes that it will be re-evaluated; he said he has no concerns or hesitations.
- Student Commissioner Smith expressed support for the plan, noting her experience with gymnastics at the Spring Avenue Recreation Center and the opportunity to help other youth explore their interests.
- Commissioner Dawson expressed support for the plan, noting that a great application was submitted and acknowledging the minimal impact to the "football" fields.
- Commissioner Saeed expressed support for the plan, noting that it was nicely designed.
- Comissioner Cooper expressed support for the plan, noting that he echoed prior comments from Commissioners. He added an additional observation, that he supports giving deference to fellow government officials who were elected to advance these plans.
- Commissioner Arango expressed support for the plan, noting that she applauds everyone working on this effort, and that it will be a valuable addition to Ackerman. She asked about the timeframe for construction. Mr. Scott shared that the Petitioner planned for fall construction with a 2024 summer opening.
- Chairperson Loftus expressed support for the plan, noting his experience at the Spring Avenue Recreation Center and its limitations for gymnastics; he shared positive aspects of the plan, including its placement and that it shouldn't be a hinderance to north side neighbors, given the Western Trail elevation. He noted the Architectural Appearance Commission's support and recommendations.

Chairperson Loftus invited a motion to approve the Petitioner's request.

Commissioner Cooper made the motion:

MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT, FOR 800 ST. CHARLES ROAD

After conducting a public hearing and deliberating on the request of the petitioner, the Park District of Glen Ellyn, for approval of a Special Use Permit, for 800 St. Charles Rd. in the CR Conservation/Recreation District, the Plan Commission hereby recommends approval based on the Findings of Fact, as discussed or amended at the Plan Commission public hearing on June 22, 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. **That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting and before the Village Board of Trustees.**

2. **A building permit shall be required for the proposed improvements.**

Commissioner Saeed seconded the motion. Chair Loftus asked for a roll call vote. The motion passed unanimously on a roll call vote, with six Commissioners present voting "Yes": Chairperson Loftus and Commissioners Arango, Cooper, Dawson, Saeed, and Thakkar.

2.) Pre-Application Review: 49 Deicke Drive and 26 Newton Drive: B.R. Ryall YMCA of Northwestern DuPage

Chairperson Loftus introduced the agenda item: B. R. Ryall YMCA of Northwestern DuPage, is petitioning the Village for a Planned Unit Development associated with the renovation of the existing YMCA facility as well as expansion to a new facility at 26 Newton Ave. He noted that is a pre-application review, not a public hearing, so individuals would not be sworn in.

<u>Staff Introduction</u>

Martin Scott, Community Development Director for the Village of Glen Ellyn, presented information as detailed in the Staff Report dated June 16, 2023, included in the agenda packet. He reviewed the location, zoning and project history. He summarized the project, noting that the proposal includes lot consolidation, as well as more than one principal building on a lot. He outlined the proposed parking, which will require a Variance, as well as lighting, signage, and building setbacks, which may require minor variances. Mr. Scott shared that the Architectural Appearance Commission reviewed the proposal; they gave a very favorable review for all phases of the project.

<u>Commissioner Questions</u>

Commissioners offered questions to the Village Staff, including:

- Chairperson Loftus asked about the access point off of Newton Avenue. Mr. Scott replied that there have been no conversations about changes to usage on that street.

Petitioner Presentation:

The following individuals gave the Petitioner presentation: Rob Wilkinson, CEO at B.R. Ryall YMCA; Matthew Duggan, Vice President at Wight & Company; Ania Szulc, Associate Principal at Wight & Company.

Mr. Wilkinson provided a brief overview of the request. He recognized the YMCA Board members in attendance at the meeting and described the facility's history, noting that the B.R. Ryall YMCA is one of the oldest nonprofits in Glen Ellyn. He discussed the organization's experience during the COVID pandemic, and the challenges of meeting community needs in an aging building with limited accessible multipurpose space. Mr. Wilkinson described emerging community needs, including teen mental health and senior programming. He discussed the benefits of the Newton Ave. building.

Chairperson Loftus and Commissioner Cooper discussed the history of the Newton Ave. building. Mr. Wilkinson shared that it was remodeled by the prior owner, offering a brand-new, open facility with restrooms, a small office, and mechanical space.

Ms. Szulc reviewed the proposed project, as detailed in the Petitioner's Application for Approval of Final Planned Unit Development Plan and associated attachments included in the agenda packet. She reviewed floor plans of the main facility, noting that after multiple prior additions the facility isn't cohesive, and the goal is to unify the facility. Mr. Wilkinson described the benefits of repurposing the existing facility to create additional space and ADA accessibility for improved programming, especially for teens and seniors; he noted the cost savings of repurposing the existing building.

Ms. Szulc reviewed the floor plans of the Newton Ave. building. Mr. Wilkinson noted that a number of programs could take place in this building while the main facility is under construction, and that the building could be adapted easily for long-term use. Chairperson Loftus asked about plans to sub-divide the Newton Ave. facility to accommodate multiple programs. Mr. Wilkinson replied that the plan was to maintain it as one large functional space.

Commissioner Saeed asked about plans to demolish any buildings. Mr. Wilkinson replied that all buildings would remain in place. Commissioner Arango asked if the Newton Ave. building will remain separate, without connecting to the existing main facility. Mr. Wilkinson replied that it would remain separate.

Mr. Duggan continued to review the proposed project, as detailed in the Petitioner's Application for Approval of Final Planned Unit Development Plan and associated attachments included in the agenda packet, noting that the Newton Ave. building was brand-new and would remain mostly as-is aside from changes to the facade to incorporate it with the main facility. With regard to the current facility, he noted that the majority of the project would be to reimagine the interior on its existing footprint. He reviewed the overall site plan, noting a Variance request: Proposed parking would not meet zoning requirements. He said the Petitioners would request to leave the parking lot as it is today, as it was recently re-done and is underutilized.

Commissioner Thakkar asked about setback requirements for the Newton Ave. building. Mr. Duggan described the existing setbacks and how the proposed facade treatments would affect setbacks. Chairperson Loftus confirmed that there would be no additions to the existing Newton Ave. building. He asked about proposed signage for the building and whether that would necessitate additional Variances, given that there would be two buildings with signs on one lot. Mr. Scott replied that according to the staff review so far, it would be in compliance. Chairperson Loftus and Mr. Duggan discussed the access point off of Newton Ave.

Ms. Szulc continued to review the proposed project, as detailed in the Petitioner's Application for Approval of Final Planned Unit Development Plan and associated attachments included in the agenda packet. She presented photos of existing conditions, noting that the main building and the Newton Ave. building would share the same existing access point. She reviewed exterior elevations, entry views, and the materials board for the main building, noting that the work would be completed in two phases. Ms. Szulc reviewed the exterior plans for the Newton Ave. building, including a proposed canopy to unify the two buildings, and the materials board for the Newton Ave. building. Chairperson Loftus inquired about fencing, and Mr. Wilkinson replied, noting the fencing for childcare safety, with no plans for additional fencing. Ms. Szulc reviewed landscaping plans.

Commissioner Questions

Commissioners offered questions to the Petitioners, including:

- Commissioner Saeed asked about ownership of a neighboring parking lot and retention pond. Mr. Duggan replied that it was owned by Walgreens.
- Commissioner Cooper asked about the anticipated impact on traffic, given the goal of increasing facilities usage. Petitioners referred to the traffic study included in the agenda packet, noting that while a modest increase in traffic was anticipated, it wasn't found to be significant enough to warrant changes to the intersection.
- Commissioner Thakkar asked about any additional Variance requests that should be anticipated, other than setbacks, parking, and potentially signage. Mr. Scott responded that those were the only Variance requests identified so far.

Commissioner Discussion

Commissioners shared their positions regarding the request, all indicating support for the plan. Comments included:

- Chairperson Loftus discussed the positive aspects of the proposal, including that the plan re-uses the building instead of tearing it down; that it is a good use of the property; and that he doesn't anticipate traffic or parking problems. He said he did not have suggestions to add to the proposal.
- Commissioner Thakkar noted that lighting might be a question raised at a future hearing.
- Commissioner Dawson requested clarification about the consolidation of lots and whether the Commission would be reviewing a special case of two principal structures on one lot, or a main structure and an accessory structure. Mr. Scott confirmed that the plan is to consider the proposal as two principal structures. Commissioner Dawson said his concern would be about zoning and about taking a close look at requirements. He indicated support for the plan, noting that he hasn't observed traffic issues; he appreciates the organization's history; its alignment with the Comprehensive Plan; the proposal as an adaptive reuse; and the provision of sorely needed services.
- Chairperson Loftus concluded that it was a good plan to move forward with, noting a couple of questions about parking, signage, and possibly regarding the PUD. Commissioner Dawson reiterated the need for the right requests for Variances regarding zoning, specifically for the Newton Ave. building.
- Commissioner Arango complimented the Petitioners on the project and noted that it would be an asset to Glen Ellyn.

3.) Proposed Zoning Text Amendment Re: The Keeping of Hens

Chairperson Loftus introduced the agenda item. Mr. Scott reported that amended draft text incorporating Commissioner recommendations from the prior meeting is in progress, but not yet ready to present. Chairperson Loftus said the agenda item would be tabled at present.

E. Staff Report

Mr. Scott asked Commissioners about their availability for upcoming meetings, noting that the agenda for the next meeting scheduled for July 27 would likely include the B.R. Ryall project. He had no further items to report.

F. Trustee Liaison's Report

Village Trustee Steve Thompson shared updates, including the following:

- He provided a status update on the Village Comprehensive Plan, including an upcoming public hearing and thoughts about how often the plan would be updated going forward. He and Commissioner Dawson discussed document change management systems.
- He discussed upcoming Board meeting agendas, with items including water rates, consent agenda items, and an additional meeting with items including 5G and the Frank Johnson Center proposal.
- He said the streetscape project was going well, that it was on track and on schedule. He shared updates on meetings regarding the train station and the underpass.
- In response to a question from Commissioner Saeed, he said there is no update on the Route 53 and Butterfield project.
- He discussed the status of the former US Bank site and plans for public input, noting that it would likely be before the Plan Commission in the future.

G. Chair Report

Chairperson Loftus had no additional items to report.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Loftus requested a motion to adjourn the meeting.

> **Commissioner Cooper made a motion to adjourn the meeting; Commissioner Dawson seconded the motion, and the motion passed by voice vote at 9:07 PM.**

Respectfully submitted,

Audrey Savikas
Recording Secretary