Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, November 9, 2023
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. Public Comment

C. Approval of Minutes

1) Approval of August 24, 2023, Plan Commission Minutes

D. Plan Commission Training provided by Julie Tappendorf, Ancel Glink P.C.

E. Trustee Liaison's Report

F. Chairman's Report

G. Staff Report

H. Other Business

I. Adjourn

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, August 24, 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 7:02 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, Cooper, Dawson, Kreuzer, Saeed, Thakkar, and Wyant; Student Commissioner Smith.

ABSENT: Commissioner Arango.

Also in attendance: Emily Rodman, Assistant Village Manager/Community Development Director; Audrey Savikas, Recording Secretary; Trustee Liaison Steve Thompson; and Scott Viger, Planning Consultant.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Saeed made a motion to approve the July 27, 2023 minutes. Commissioner Cooper seconded the motion. The motion passed by voice vote.

D. New Business

1.) Public Hearing — 750 Roosevelt Road: Popeyes Louisiana Kitchen

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

Staff Introduction

Sworn in, Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the project: Application for approval of a Zoning Map Amendment, Special Use Permit, and Zoning Variations to construct a Popeyes Louisiana Kitchen restaurant with a drive-through at 750 Roosevelt Road.

Mr. Viger presented information as detailed in the Staff Report dated August 18, 2023, included in the agenda packet. Mr. Viger noted that the Plan Commission initially reviewed the request in a pre-application meeting held on December 8, 2022. He reported that the Architectural Appearance Commission reviewed the request and voted to recommend approval.

Mr. Viger reviewed the project zoning, noting that while it is currently zoned C4 Office, the Village's Draft 2023 Comprehensive Plan would change the future land use designation of the site to "Corridor Commercial" and that similar uses are present along the corridor, including Raising Cane's, Starbucks, and Panera Bread. Mr. Viger's presentation included review of current site conditions, noting that the property in question is currently occupied by the Danby Station Cafe, which the Draft 2023 Comprehensive Plan identifies as being in fair to poor condition and could benefit from façade and site improvements. Mr. Viger's presentation also included a review of the proposed site plan, including two existing points of access as well as a new proposed access point from Taylor Avenue; proposed variations; the landscape plan, approved by Village staff; and the utility plan, including the Petitioner's agreement to bury existing above-ground utility lines. Mr. Viger presented the proposed elevations; wall and monument signage; lighting; and amendments to the Nicoll Way Easement Agreement. Mr. Viger noted that the Village Staff recommends approval with conditions.

Mr. Viger responded to Commissioner questions. He indicated that the Architectural Appearance Commission did not question the lighting plan, with regard to dark-sky lighting. He clarified the the rezoning and special use permit requests: The current zoning of C4 Office does not permit nor allow a restaurant; rezoning the site to C3 Service Commercial District would permit the restaurant by right, and the Special Use Permit would allow the drive-through. Mr. Viger responded to questions about traffic safety, referring to the third-party traffic study and modifications to the original proposal to mitigate traffic concerns.

Sworn in, Emily Rodman, Assistant Village Manager/Community Development Director, joined Mr. Viger in responding to Commissioner questions. She responded to concerns about unclear easements, describing the Village Engineering staff's role in reviewing easements. Ms. Rodman described the Village Code with regard to lighting, noting that the proposed lighting complies with current requirements. Ms. Rodman responded to concerns about traffic safety, discussing the roles of the Village and the Illinois Department of Transportation (IDOT) with regard to traffic reviews, signage and street lights. Ms. Rodman responded to questions regarding how the proposal would benefit the Village of Glen Ellyn, referring to the proposal's alignment with the Draft 2023 Comprehensive Plan calling for a more broad commercial district that accommodates auto-oriented businesses. Mr. Viger responded to a question regarding impervious surfaces and

stormwater management, noting that there is an approved engineering plan regarding stormwater. Ms. Rodman responded to questions about changes to the proposal following the December 2022 meeting, noting that site conditions, including floodplain and drainage issues, led to revisions. Ms. Rodman responded to questions about the proposal with respect to cohesiveness with neighboring businesses and trends for future development.

Petitioner Testimony:

The following individuals were sworn in to respond to Commissioner questions on behalf of the Petitioner: Jacob Cooke, Civil Engineer Phase Manager at Woolpert; Chris Ludwig, Architect/Project Manager at Woolpert, Mohamed Ould Sidi Mohamed, Aby Groups President.

Mr. Cooke shared additional information in response to prior Commissioner questions, including revisions to the site plan following the December 2022 pre-application meeting; proposed access points and ongoing IDOT review; and third-party traffic study findings.

Mr. Mohamed responded to questions about the business model, noting that as much as 75% of business is anticipated to occur via the drive-through, and that the restaurant would close before midnight.

Mr. Cooke responded to numerous concerns from Commissioners about specific traffic safety considerations, including traffic volume, challenges due to visibility and speed limit changes, potential unsafe left turns, cut-throughs, traffic lights, signage, and emergency vehicle maneuverability. He referred to the third-party traffic study. Ms. Rodman joined Mr. Cooke in responding to traffic safety questions, describing the Village's review process and noting that staff have approved the proposal. Ms. Rodman also shared data from the traffic study report including current counts and projected counts to 2029.

Mr. Mohamed responded to questions about opportunities to develop the property without the need for multiple variances. He described his role as a franchisee and typical prototypes for Popeyes restaurants; he said multiple changes were made to the proposal to come closer to meeting Village requirements and reduce needed variances.

Mr. Ludwig responded to concerns about the lighting plan, including the absence of dark sky compliant lighting, lack of clarity about fixtures for shielding, and excessive lumens. Mr. Ludwig noted that the lighting plan complied with current Village requirements; he also agreed to re-assess lighting selections with the Petitioner.

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:

- Jennifer Murdock of 156 N. Milton Avenue expressed opposition to the proposal, noting the lack of healthy restaurant options that families and individuals, including seniors, can access quickly and easily on Roosevelt Road. Ms. Murdock shared menus from other types of restaurants that offer healthier menu options. She said she is also concerned about lighting and traffic safety.

Chairperson Loftus invited a motion to close the public hearing.

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

Commissioner Deliberation & Recommendation

Commissioners shared their positions regarding the request. Areas of support included: significant improvements to the proposal following the December 2022 pre-application meeting; viable business opportunity and improved building for the site. Areas of concern included: traffic safety; lighting; transition from dine-in to drive-through activity; change in nature of use of the property; lack of hardship to support variance requests.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Mohamed Ould Sidi Mohamed, Aby Groups President, to rezone the property from C4 Office District to C3 Service Commercial District, to construct a new restaurant with drive through facility and variations and site development, located at 750 Roosevelt Road, the Plan Commission hereby recommends denial based on findings of fact, as discussed or amended at the Plan Commission public hearing on August 24, 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 denial.

Commissioner Thakkar seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. Seven Commissioner present voted "Yes": Commissioners Brown, Cooper, Dawson, Kreuzer, Saeed, Thakkar, and Wyant. One Commissioner present voted "No": Chairperson Loftus.

F. Trustee Liaison's Report

Village Trustee Steve Thompson provided updates on the following: support for businesses affected by the streetscape project; the water main issue affecting Hill Avenue; status of the Draft 2023 Comprehensive Plan. He also responded to Commissioner questions, including inquiries about Apex building occupancy; opportunities for commercial retail owners to provide rent relief for small businesses affected by the streetscape project; and the status of the commercial projects at the Apex building.

E. Staff Report

Ms. Rodman announced that she will serve as the Assistant Village Manager/Director of Community Development while the Department conducts recruitment and hiring for vacant positions in the Community Development Department. There are no plans to recruit a new Director of Community Development at this time.

G. Chair Report

None.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Loftus requested a motion to adjourn the meeting.

> **Commissioner Kreuzer made a motion to adjourn the meeting; Commissioner Thakkar seconded the motion, and the motion passed by voice vote at 9:41 PM.**

Respectfully submitted,

Audrey Savikas
Recording Secretary