

MINUTES
Glen Ellyn Plan Commission
Thursday, August 22, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

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

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Laura Brown, Peter Cooper, Ian Dawson and Adam Kreuzer

ABSENT: Commissioners Sumita Mukherjee, Parag Thakkar and Robert Wyant.

Also in attendance: Trustee Steve Thompson (7:38); Daniel Harper, Planning Manager and Julie Settles, Recording Secretary.

Chairperson Loftus informed Ms. Settles that Parag Thakkar's term expired and is no longer on the Commission.

B. Public Comment (non-agenda items)

Rick Scheck, President of the Civic Betterment Committee, stated that this group, which is formerly known as Civic Betterment Party, is a non-partisan group what has been around for one hundred years. The Committee is looking for great people who want to be engaged in public office. They provide a non-partisan nominating process that promotes quality municipal government for Glen Ellyn. They have launched a new website which is www.civicbetterment.com. He stated they are trying to reach out to various groups to inform them of the following open positions: Village President, Village Clerk, three Trustees and four Library Trustees. He stated he has a flyer that he'd like to hand out. He stated that if anyone was interested or new someone who was, to please let them know. He stated that applications are available on the website.

Chairperson Loftus asked what the requirements are. Mr. Scheck answered that you had to be a Glen Ellyn resident. Commissioner Dawson asked if Mr. Scheck said they take a non-partisan stance. Mr. Scheck answered yes. Mr. Dawson asked that in the 100 years what is the election record of committee for endorsed candidates. Mr. Scheck answered that he couldn't speak on the percentage but seems like it's a strong record.

C. Approval of Minutes

Chairperson Loftus informed Ms. Settles that in the minutes he would like to see the names of the Commissioners who voted aye or nay or the number count of ayes and nays. He stated both motions from the July 25, 2024 should include this.

Commissioner Kreuzer moved to approve the amended draft minutes of July 25, 2024 Plan Commission meeting; seconded by Commissioner Cooper, the motion passed by voice vote all ayes.

D. New Business

1. Public Hearing – 599 Roosevelt Road Jewel Special Use Permit

Chairperson Loftus stated that this is a continuation from last month's application for a Special Use Permit. He stated the public hearing was closed so if the Commission wants Mr. Harper to present again and have representatives from Jewel speak, the public hearing needs to be opened again.

Commissioner Cooper moved to open the Public Hearing. Commissioner Dawson seconded the motion and the motion passed by an all ayes voice vote.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: 599 Roosevelt Road Jewel Special Use Permit. He stated he'd provide a brief overview and then the representatives from Jewel can speak. He stated that this is a continuation from last month that was tabled at the July 25th meeting. He stated this is a modification to the special use permit granted for outdoor storage, displays and merchandising to include three display racks in front of the store. Due to outdoor merchandising locations being in noncompliance with the currently approved ordinance, processing of the special use permit application in question was delayed until these deficiencies were corrected. Mr. Harper showed the site plane and stated display areas B, G, C and F have been enclosed since the special use permit was granted and used as cart storage. New areas are A and B. One through seven are in the front of the store and four of the seven are currently approved from the existing permit. The three in the middle in the front of the store are new. Eight and nine are for propane tank storage and area B ten and eleven are used for outdoor display and cart storage. Ten and eleven are also the grocery pickup area.

Commissioner Cooper asked if the new A section is an expansion of Section H. Mr. Harper answered yes. Commissioner Cooper asked if the dimensions were 29" of depth and 3' of height. Mr. Harper answered yes. Commissioner Cooper asked if the 3' of height was because the Police had a concern. Mr. Harper answered yes there was a concern about visibility from the windows. Commissioner Cooper asked if the Police were consulted for this special use. Mr. Harper stated the Police Department didn't give a comment, but the Commission could make that a condition in the process. Commissioner Cooper asked if Jewel is currently in compliance. Mr. Harper answered he was there on Tuesday and the firewood display was over the height requirement. He also stated in July Jewel violated the ADA clearance, but that has been rectified.

Sworn in, Johanna Chacon, Licensing Manager of Jewel, and Silvia Castillo, Store Director of Jewel. Ms. Chacon stated they were both present at the meeting to answer any questions the Commission might have.

Chairperson Loftus asked where the propane tank storage is now. He stated it used to be against the wall. Ms. Chacon stated that it still is and the distance between the propane cage and the door is the same.

Commissioner Arango stated that typically the customer would park their car, go in and buy the propane tank, get the tank and then take it to their car. She asked if there is a concern that a customer would just pull up and get the tank. Ms. Castillo answered if a customer buys a tank, only a management member can unlock the cage and give the tank to the customer. She stated she's been there two years and there hasn't been a safety concern there. Commissioner Arango stated that in the past Christmas wreaths were put on an A frame display. She asked if those are complying. Ms. Castillo answered that the A frame is no longer needed and the new way they will be displayed doesn't take up much room.

Chairperson Loftus asked what the size of this store is compared to others. Ms. Castillo stated they base the stores by a number based on square feet, but this Jewel is a little over medium sized compared to others.

Commissioner Arango asked if there was any thought given to expand the sidewalk area. She stated that there is a parcel pickup area, striped fire lane area and once you put displays there, people won't be able to walk through and may have to step off the curb to get around. She stated that's a safety issue for pedestrians. She stated that maybe Jewel can combine the lane that has the stop signs and no parking sign and the sidewalk. Ms. Chacon answered at this time they have not investigated expanding the sidewalk. She stated that Jewel can investigate that.

Chairperson Loftus asked Mr. Harper if he knew any code requirements for the fire zone. Mr. Harper answered he didn't know. Ms. Chacon stated Jewel's understanding was 36" of sidewalk so they accommodated for that.

Commissioner Arango stated that would merit some thought because the sidewalk does not accommodate what Jewel wants.

Commissioner Kreuzer stated he shops at the Jewel in Wheaton on Schmale because it's closer to his house and that Jewel doesn't have a curb so that allows people to step off without an elevation change.

Commissioner Cooper asked if Jewel was aware that the current use is not in compliance. Ms. Chacon answered that she wasn't aware. Commissioner Cooper stated that if Area A is granted with displays by the windows, that will increase traffic. He stated that an issue isn't there now but could now with more displays. Ms. Chacon said Jewel lost space due to enclosing a portion of the areas for indoor cart storage so now we're looking to see where we can make up the lost space.

Commissioner Arango stated she was at the Jewel today and people who get rides are stopping right in front of the store. Ms. Castillo stated it was busy there today. She said Jewel needs to patrol the area for the safety of employees and customers and we do need a bigger sidewalk.

Chairperson Loftus asked what type of employee training there was regarding setting up the displays, so they are complying. Ms. Castillo said it is her responsibility and that there is no training. She stated she will make sure that everything is complying. Ms. Chacon stated they could mark where the displays should be placed so employees have a reference when setting up the displays.

Commissioner Kreuzer asked if Jewel has written policies for important things. Ms. Chacon answered yes. Commissioner Kreuzer asked if Jewel has any written policies for outdoor displays. Ms. Chacon answered no. Commissioner Kreuzer stated his concern is the compliance, so the Village does not have to come out from time to time to make sure everything is correct. Ms. Chacon said they could make signs to show the requirements for outdoor displays.

Commissioner Brown stated that she doesn't have a problem with anything Jewel is asking for on the application and she thanked Jewel for coming in. She stated another grocery store in town did whatever they wanted without a permit.

A motion was made by Commissioner Dawson to close the Public Hearing; Commissioner Brown seconded the motion; which passed by an all ayes voice vote.

Commissioner Deliberation and Recommendation

Commissioner Kreuzer stated that the Commission was troubled by the petitioner not being at the last meeting and now they are here and answered all the Commission's questions and say they intend to stay in compliance so he's comfortable with moving ahead.

Chairperson Loftus stated that he can live with the depth by the windows if Jewel meets the 36" requirement. He stated he doesn't agree with the 5' or 6' by the windows due to today's world with shoplifting and police visibility is important. Commissioner Kreuzer stated he shops at the Jewel in Wheaton and the pumpkins don't block the windows. Chairperson Loftus stated he'd like to see a condition of 36" from curb and 3' height by the windows.

Commissioner Kreuzer he'd like a condition to have the Police Department look at the plan. Commissioner Brown stated that if anyone should be concerned, it should be Jewel so she's going to trust them. Commissioner Cooper stated the issue is not shoplifting, it's more about grocery store shootings. He stated to bring the application to the Police Department and see if they have any concerns. He stated he's concerned the new displays are going to bring in more traffic in front of the store and with the curb there, he thinks it's dangerous.

Commissioner Dawson stated he likes the idea of having the Police Department review the application. He stated his concern is the ADA aspect and that the curb can be an issue for someone in a wheelchair. He recommends widening of the sidewalk and removing the curb.

Commissioner Brown stated that the curb protects pedestrians because cars can't get there. She also wants the Police Department to review.

Commissioner Kreuzer made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Jewel Food Stores, for approval of a special use permit at 599 Roosevelt Road, the Plan Commission public hearing on August 22, 2024, 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 follow conditions:

1. The proposed height of the displays located in front of the front window of store to be reviewed by the Glen Ellyn Police Department.

Commissioner Brown seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote, 4-2, with four ayes and commissioners Arrango and Cooper voting no.

E. Trustee Liaison's Report

Trustee Thompson thanked the Commission for their service. He stated at the upcoming Board meeting they are swearing in a new member for the Plan Commission. He stated that he had an update on the Glen Oak's County Club parking lot and he's looking for feedback from the Commission. He stated they didn't agree with any of the Plan Commission's conditions. Mr. Harper and the Village attorney met with them, and they agreed to a reduction in the lumens and kelvins in all of the parking lot. They also agreed to put only one light on a timer closest to the neighboring homes. They feel it's safer for employees who work until midnight and for employees who come at four-thirty in the morning.

Chairperson Loftus stated that lowering the color temperature is good and he hopes their landscaping plan will also block the lights for the houses.

Trustee Thompson stated that staff is very receptive and if neighbors have any concerns and calls the golf course, he believes they will work on fixing the issue. He asked if the Commission is ok with the golf course not turning off all the lights.

Commissioner Cooper stated it's unclear to him why the lights need to be on overnight. He stated that episodically they have late night functions, and he believes during non-golf times, the golf course is not in use. Commissioner Kreuzer also stated that if it's not open, why they need the lights on. Commissioner Brown answered that the golf course is still open on the weekends.

Commissioner Kreuzer asked what the kelvins are going to be. Mr. Harper stated were in the plans for 6,272 and reducing to 5,645. They are also changing the color to 3,000k.

Commissioner Brown stated that the golf course is closing on September 27th for at least a year, but there will still be regular events held there.

Chairperson Loftus stated that motion lighting would solve the problem. Trustee Thompson stated if the motions lights are going on and off, that would be annoying.

Commissioner Arango asked if the golf course employs any security. Trustee Thompson answered that he didn't know.

Chairperson Loftus asked what the Village can do if the golf course isn't in compliance. Mr. Harper stated the Village could issue a fine or if they are in construction, the Village can stop the work. Chairperson Loftus also stated that Commission members are all volunteers and when the Commission addresses a concern sometimes, they aren't followed through. Trustee Thompson answered for the Commission to give him a list of concerns and he'll address them.

Commissioner Dawson stated on the Village website the ZBA Commission is down to four members. He asked if the Village is looking for people. Mr. Thompson answered that people are being interviewed now. Mr. Harper stated a member is being appointed at the next Board meeting on Monday. Commissioner Dawson stated that in the past the Commission was promised there would be a children's play area at Frank Johnson Center and he drove by and there is no park. Commissioner Kreuzer stated they are starting the playground now.

Trustee Thompson stated that the City of Wheaton want to annex two properties around Anthony Street. Glen Ellyn is doing an Anthony Street stormwater and flooding study, so the boundary line agreement is on hold.

F. Chairman's Report

Chairperson Loftus stated that the fall agendas are looking to have lots of applications and asked that the Commission members arrange their schedules so they can attend the meetings.

Commissioner Brown asked if the Village would reconsider Zoom meeting. Trustee Thompson stated it's and Open Meeting Act issue that the State of Illinois does not allow Zoom for any public meeting.

F. Staff Report

Mr. Harper stated that Churchill School broke ground and the Village is still working to finalize all the things the Village has control over.

Chairperson Loftus asked if they got their traffic plans approved. Mr. Harper stated no that DuPage County hasn't approved everything.

Mr. Harper stated that next month the agenda will include Glenbard requesting a PUD amendment to allow for modifications to the parking area located north of the gymnasium. He stated he needs confirmation that the neighbors to the north have been notified. The Full Circle Project is currently under review by staff and is anticipated to come before the Plan Commission

in late fall or early winter. Mr. Harper stated he is anticipating the Downtown Event Park will be on the agenda in October. Mr. Harper stated that possible in October there will be a doggy day care special use permit application in the I1 district.

Commissioner Brown stated that District 87 purchased a home by Glenbard West and asked what they intend to do with it. Mr. Harper answered it's being used and an administration off and file storage for now.

G. Other Business

None.

H. Adjournment

Commissioner Kreuzer made a motion to adjourn the meeting: Commissioner Cooper seconded the motion and the motion passed by voice vote at 8:44 PM.