

REGULAR PLAN COMMISSION MEETING
JUNE 14, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Phillip Hartweg, Tracy Heming-Littwin, David Rodemann, Bob Vavra and Jamie Vondruska were present. Plan Commissioners John Mulherin, Angela Fanella, and Mohammed Saeed were excused. Also present were Village Planner John Sterrett, Planning Intern Evan Clements, Recording Secretary Debbie Solomon and Village Trustee Craig Pryde.

Chairperson Loch welcomed new Commissioner Bob Vavra to the Plan Commission.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 10, 2018 Plan Commission Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the May 10, 2018 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 375-395 Roosevelt Road and 681 Taft Avenue – LM Commercial Development Variations from Subdivision Regulations Code and Zoning Code and PUD Amendment

On the agenda was a public hearing regarding petitioner LM Commercial Development's request for approval of variations from the Subdivision Regulations Code and Zoning Code and PUD Amendment.

PUBLIC HEARING – 375-395 ROOSEVELT ROAD AND 681 TAFT AVENUE – LM COMMERCIAL DEVELOPMENT VARIATIONS FROM SUBDIVISION REGULATIONS CODE AND ZONING CODE AND PUD AMENDMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS FROM THE SUBDIVISION REGULATIONS CODE AND ZONING CODE AND PUD AMENDMENT TO ALLOW EXISTING OVERHEAD COMED UTILITY LINES

TO REMAIN ABOVE GROUND ON THE SUBJECT PROPERTY AND IN THE ADJACENT PUBLIC RIGHT-OF-WAY IN LIEU OF BURYING ALL UTILITY LINES.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and showed a site plan overview of 375-395 Roosevelt Road and 681 Taft Avenue. Village Planner Sterrett stated the petitioner is LM Commercial Development, owner of these properties. Village Planner Sterrett stated the petitioner is requesting a public hearing regarding to allow existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines. Village Planner Sterrett stated the petitioner is requesting approval of the following:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.

C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

Village Planner Sterrett stated the subject property is made up on 4.11 acres and currently being used for Leslie Car Wash on the western portion of the property (Lot 4). Village Planner Sterrett stated the remainder of the site was previously used for Enterprise Rent-a-Car rental service which recently relocated to the property at 404 Roosevelt Road. Village Planner Sterrett stated the building on the property previously occupied by Enterprise is now vacant and will be demolished for future development. Village Planner Sterrett stated the portion of the property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and a portion of the property at 681 Taft Avenue is in the C4 Office District.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)
South: CR Conservation District – Village Links Golf Course
East: C3 Service Commercial District – Commercial (Alfie's Inn)
West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the petitioner received several approvals from the Village Board on November 13, 2017 to redevelop the property for three drive-thru restaurants and a future undetermined use on the Taft Avenue parcel. Village Planner Sterrett stated these approvals included a Major Subdivision to divide the property into five lots, a Preliminary Planned Unit

Development (PUD) for the entire site, a Final PUD for Lot 1, and a Special Use Permit for Lot 1 to develop an Andy's Frozen Custard with a drive-thru. Village Planner Sterrett stated a future Buona Beef with a drive-thru is proposed for Lot 3, and no tenant has been secured for Lots 2 or 5 of the development. Village Planner Sterrett stated Leslie Car Wash will remain on Lot 4 and may undergo some site improvements.

Village Planner Sterrett stated as a PUD, the property is required to place all existing and proposed utility lines underground within the boundaries of the PUD, per Section 10-7-5(B) of the Zoning Code. Village Planner Sterrett stated as a Subdivision, the property is required to place all existing and proposed utilities in the adjacent rights-of-way underground, per Section 11-4-8 of the Subdivision Regulations Code, and this includes the existing overhead utilities located in the Taft Avenue right-of-way. Village Planner Sterrett stated at the time of Preliminary PUD approval, the petitioner proposed burying all existing and proposed utilities both within the boundaries of the PUD and in the adjacent Taft Avenue right-of-way. Village Planner Sterrett stated as part of the review process for the site development permit for the property, the petitioner has been working with the appropriate utility companies to relocate all existing above ground utilities underground, both on the property and the in the right-of-way. Village Planner Sterrett stated the petitioner is proposing to place all existing above ground utilities in the Taft Avenue right-of-way underground with the exception of a portion of the ComEd lines. Village Planner Sterrett stated the petitioner is now requesting that 215 linear feet of the existing overhead ComEd lines on the north side of Taft Avenue running east-west remain above ground as well as 58 linear feet of the existing overhead ComEd lines traveling north-south perpendicular to the Taft Avenue right-of-way be allowed to remain in the Taft Avenue right-of-way. Village Planner Sterrett stated the remaining 120 linear feet of the existing overhead ComEd lines in the Taft Avenue right-of-way are proposed to be buried.

Village Planner Sterrett stated the petitioner is proposing that all existing and proposed utilities on the property will be placed underground with the exception of the existing overhead ComEd lines located on Lot 4 and Lot 5 – 545 total linear feet. Village Planner Sterrett stated the petitioner is now requesting that these existing lines remain above ground and referred the Commissioners to the illustration in the packet which identifies the existing ComEd lines proposed to be buried and the lines requested to remain above ground.

Village Planner Sterrett stated over the last several months, the petitioner has discussed burying all existing overhead ComEd lines with ComEd. Village Planner Sterrett stated the petitioner has indicated to staff that burying all existing overhead ComEd lines would be cost prohibitive and would make the project financially unfeasible so the petitioner is then seeking a variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow the existing ComEd lines on Lot 4 and Lot 5 to remain above ground and a variation from Section 11-4-8 of the Glen Ellyn

Subdivision Regulations Code to allow a portion of the existing overhead ComEd lines in the adjacent Taft Avenue right-of-way to remain above ground.

Village Planner Sterrett stated since the proposed project did involve multiple approvals, Village Planner Sterrett wanted the Plan Commission to see what type of utility requirements would kick in based on the type of project. Village Planner Sterrett stated if the proposed project did not involve a PUD or a Subdivision, and was just a project done on one lot with one building on it, the petitioner would not be required to go through the PUD process and would only have to bury just one line. Village Planner Sterrett stated the reason for this is that these are not primary utility lines and are secondary lines. Village Planner Sterrett stated if this did not involve a PUD or a Subdivision, the only thing required to be buried would be anything considered as secondary lines. Village Planner Sterrett stated per the Zoning Code for new construction on a property that does not involve a PUD or a Subdivision, only requires secondary lines to be buried.

Commissioner Heming-Littwin asked if the building that was Grandma Sally's to the west and was rebuilt, these lines were not required to go underground because it was just building on the property. Village Planner Sterrett stated this is correct, and they did not have to bury were not as extensive as this projected project.

Commissioner Rodemann asked about the transformers if all the lines are to be buried. Village Planner Sterrett stated ComEd would have to engineer this in such a way that the transformers would still be required. Commissioner Rodemann stated there are quite a number of pole-mounted transformers and asked if those were remaining. Village Planner Sterrett stated he will defer to the petitioner on this as the petitioner has been have discussion with Com Ed, who has proposed a plan for this.

Commissioner Vondruska asked if the Leslie Car Wash was redeveloped, would this trigger something for the lines then to go underground. Village Planner Sterrett stated the lines coming to the site are servicing the building now, and any new construction does need to bury the lines.

Petitioner's Presentation

Ken Adams, Director of Retail Development at LM Commercial Development located at 115 W. 55th Street in Clarendon Hills, Illinois, was sworn in. Mr. Adams stated an additional pole is being added, and this will be the down-feed pole. Mr. Adams stated electricity will be sent to the down-feed pole which will then go underground to service each building. Mr. Adams stated they were hoping to bury all the lines, but the cost differential has made this infeasible.

Mr. Adams stated ComEd's alternative is to bury the electrical lines on the Roosevelt side which would go underground to Taft. Mr. Adams stated there would be a new pole added to bring up the electrical lines so three poles would go away and one would be added.

Mr. Adams stated they did not solve the notion of all the lines being buried as this would cost approximately \$300,000. Mr. Adams stated they could not fully accomplish what the ordinance calls for so they called ComEd to see what the cost would be if all the lines on Roosevelt would be buried, which would be approximately another \$150,000 for engineering and contingency.

Mr. Adams stated they believe they have met the criteria for no reasonable return, and this is not generally applicable to other non-PUD properties. Mr. Adams stated the variations give them the minimal use then, and the variations are due to an extraordinary hardship.

Questions from the Plan Commission

Commissioner Vondruska asked if it would be prohibitively expensive to relocate the transformers. Mr. Adams stated he is not sure on this, but from his understanding, the transformers will come off the poles and onto the ground.

Commissioner Heming-Littwin asked about the property on the south side of Taft Avenue. Mr. Adams stated nothing is happening with this property yet. Commissioner Heming-Littwin asked if the lines would be buried when something is done with this property. Mr. Adams stated the lines would stay above ground as the trees do hide the lines, and these lines do service other properties as well. Commissioner Heming-Littwin asked if the lines were buried, would the lines need to come back up to service the properties to the east to which Mr. Adams stated yes.

Commissioner Hartweg stated he has an office on Taft, and there are electrical service issues at times. Commissioner Hartweg stated he is suspicious of why ComEd cannot do this proposed work more economically due to the electrical service issues. Commissioner Hartweg stated he just wanted to warn the petitioner about this as they could lose time in the future.

Commissioner Rodemann asked what would tie the east and the west. Mr. Adams stated AT&T has done the engineering on this, but Mr. Adams has not seen this yet. Mr. Adams stated they will be providing underground sleeves for all the utilities on the properties. Commissioner Rodemann stated the ultimate goal should be to get all the above ground lines underground.

Commissioner Heming –Littwin stated the thought process seems to be that if the Leslie Car Wash site was redeveloped, the lines would go underground. Mr. Adams stated the middle lines where AT&T is would go underground.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 7:28 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Vondruska stated he does not want to put the project in jeopardy just to ensure all the lines are underground. Commissioner Vondruska stated he understands the spirit of what the Village is trying to do by putting the lines underground to help with aesthetics and possible issues during storms and other things. Commissioner Vondruska stated he can support this project even though it is not ideal to him, but he does not want to hold up the project.

Commissioner Heming-Littwin stated she agrees with Commissioner Vondruska. Commissioner Heming-Littwin stated across the county, there has still been issues with buried lines even with storms and such. Commissioner Heming-Littwin stated the poles will be on Taft and not Roosevelt which is good so she is fine with this. Commissioner Heming-Littwin stated going forward, a pole or something may need to go back up on Taft.

Commissioner Rodemann stated he would like a condition added to the recommendation for this project that an effort is made to bury the lines when the Leslie Car Wash site is redeveloped. Commissioner Rodemann stated he is fine with this project.

Commissioner Hartweg stated he agrees with the Taft piece as no one knows the lines are there. Commissioner Hartweg stated the petitioner has done its due diligence and a good effort on trying to solve this problem.

Commissioner Vavra stated he is fine with this project. Commissioner Vavra stated this project should be a start at this point, and the lines running through the property should ideally be underground.

Chairperson Loch stated she is fine with this project. Chairperson Loch stated she does like the idea of adding a condition to the recommendation that when the Leslie Car Wash site is

redeveloped, the lines need to go underground. Village Planner Sterrett stated they will need to clarify which segment of lines for the condition.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend the following:

Having considered the application from LM Commercial Development for the approval of variations from Subdivision Regulations Code and Zoning Code to amend the PUD development of 375-395 Roosevelt Road and 681 Taft Avenue development to allow certain existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines, located at 375-395 Roosevelt Road and 681 Taft Avenue in the C3 Service Commercial District and the C4 Office District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation requests:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
 3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
 4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.
- C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

This recommendation is subject to the following condition: if or when the Leslie Car Wash does come down, the associated east-west utility lines in the middle of the lot will be buried.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Rodemann, Vavra and Vondruska and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Public Hearing – 395 Roosevelt Road – Buona Beef – Final Planned Unit Development (PUD),
Special Use Permit and Sign Variations

On the agenda was a public hearing regarding a public hearing with discussion, consideration, and recommendation regarding a request for approval of the application of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development. The property is located at 395 Roosevelt Road, within the C3 Service Commercial district.

PUBLIC HEARING –395 ROOSEVELT ROAD – BUONA BEEF – FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT AND SIGN VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING AN APPLICATION FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT, AND SIGN VARIATIONS TO CONSTRUCT A BUONA BEEF RESTAURANT WITH A DRIVE-THRU ON LOT 3 OF THE 375-395 ROOSEVELT ROAD DEVELOPMENT.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing regarding at 7:35 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and stated petitioner Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development.

Village Planner Sterrett stated that in order to construct the Buona Beef as proposed, the petitioner is specifically requesting approval of the following:

- A. A Final PUD Plan for Lot 3, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 3 in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 - 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow LED lighting to outline under the coping of the north elevation of the building which is otherwise prohibited.

Village Planner Sterrett showed an overview map of the property and stated the subject lot is part of the 5-lot commercial development at 375-395 Roosevelt Road. Village Planner Sterrett stated the entire development received Planned Unit Development (PUD) approval for the redevelopment of the site for three restaurant establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. Village Planner Sterrett stated

the petitioner is proposing the construction of a Buona Beef Restaurant which will contain a drive-thru as well as an outdoor eating area.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)

South: CR Conservation District – Village Links Golf Course

East: C3 Service Commercial District – Commercial (Alfie's Inn)

West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the restaurant will have 41 parking stalls, and the proposed restaurant is consistent with the preliminary PUD approved for the site. Village Planner Sterrett stated the drive-thru will be double-stacked and can hold up to 12 vehicles. Village Planner Sterrett stated staff has no concerns about the vehicles stacking up onto Roosevelt Road. Village Planner Sterrett stated as a part of the development of the entire site, two full access driveways off of Roosevelt Road will be installed on Lots 1 and 3, and this was approved by IDOT.

Village Planner Sterrett stated the staff does have some concern over the proposed 3 perpendicular stalls that will be to the north of the building and to be used as a pick-up area. Village Planner Sterrett stated staff is concerned with this configuration because vehicles entering and exiting these stalls may be inclined to drive on the wrong side of the drive aisle, and staff is also concerned as this pick-up area is also proposed to be in close proximity to the Roosevelt Road access.

Village Planner Sterrett showed a picture of the proposed building and stated the petitioner is also seeking variations from the Sign Code as they are requesting 4 signs in lieu of the maximum of 1 sign that is allowed. Village Planner Sterrett stated a marquee sign is not prohibited in the Sign Code, but also not listed as permitted. Village Planner Sterrett stated the petitioner is also proposing LED strip lighting.

Village Planner Sterrett stated the Plan Commission may want to consider the following conditions as a part of their recommendation:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Landscaping, as approved by staff, shall be installed along the western lot line of Lot 3 within six months of the date of the issuance of a temporary certificate of

occupancy unless a Final PUD application for the redevelopment of Lot 4 is submitted within this same time period.

3. Remove or relocate the proposed stalls to be used for a pick-up area for drive-thru vehicles.
4. Any other conditions recommended by the Plan Commission.

Commissioner Hartweg stated the it would be logical and practical to remove the leg on the west side of the pick-up area. Commissioner Vondruska stated that is proposed to be striping and not concrete.

Commissioner Rodemann asked if a landscaping plan will be submitted for the 6-month suggestion for any landscaping. Village Planner Sterrett stated the staff will review this. Commissioner Heming-Littwin stated this part could be a condition, but the petitioner would still need to come to the staff for Landscaping Approval. Village Planner Sterrett stated there are general landscaping options which the petitioner can choose from. Commissioner Heming-Littwin stated there would be a requirement to put landscaping in if the Leslie Car Wash is redeveloped.

Petitioner's Presentation

Sworn in for the petitioner were Tim Hague, President of Keystone Ventures, LLC, in River Forest, Illinois, John Hague, Architect with Hague Architecture in River Forest, Illinois and Ken Adams, Director of Retail Development at LM Commercial Development in Clarendon Hills, Illinois.

Mr. Tim Hague stated they are proposing to put a Buona Beef restaurant at 395 Roosevelt Road, and the Buona Beef restaurants are owned by the Buonavolanto Family. Mr. Tim Hague stated the Buona Beef restaurants started in Berwyn in the 1980's, and now there are 24 locations. Mr. Tim Hague stated the Buona Beef restaurants are brightly colored with a warm feel, and the kitchens are open so the patrons can see in. Mr. Tim Hague stated the drive-thru sales and carry-out sales do usually account for approximately 50% of the sales. Mr. Tim Hague stated the Buona Beef restaurants are committed to the communities they go into.

Mr. Tim Hague stated during a normal lunch hour, the drive-thru can usually have up to 50 vehicles an hour go through so they do use the 3 parking stalls if the cars become queued up. Mr. Tim Hague stated the proposed signage is used in several Buona Beef locations, and the 4 requested signs do communicate the Buona Beef brand.

Mr. John Hague stated they put the design of the building together with the proposed sign package to be seen from different orientations of the building. Mr. John Hague stated the tower on the building will have the Buona Beef logo and be visible to catch the traffic on Roosevelt Road, and the drive-thru sign will help to catch the Roosevelt Road traffic too.

Mr. Adams stated the area between the proposed Buona Beef restaurant and the Leslie Car Wash is a north/south area that is paved. Mr. Adams stated the lease with the Leslie Car Wash does have another 3 years on it so this site will not be redeveloped in the 6 months that was suggested by staff. Mr. Adams stated it might be good to leave this area paved as any landscaping that would be put in would be wasted if the site is redeveloped at some point.

Questions from the Plan Commission

There were no questions from the Plan Commissioners.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the petitioner for choosing Glen Ellyn. Commissioner Heming-Littwin stated she is fine with the proposed pick-up area parking stalls as she has seen this work well. Commissioner Heming-Littwin stated she is fine with the signage as it adds to what the building looks like and is tasteful, and the signage can be seen from the Roosevelt Road corridor. Commissioner Heming-Littwin stated she also has no problem with the proposed LED lighting. Commissioner Heming-Littwin stated she is fine with the condition about any outstanding conditions placed on Ordinance No. 6546 being addressed. Commissioner Heming-Littwin stated there is pavement now where the landscaping is proposed, and it would be crazy to ask for the petitioner to put landscaping in which will probably be disturbed; however, she would like a condition added to this ordinance that this will be addressed when the Leslie Car Wash site is redeveloped.

Commissioner Vondruska stated he agreed with Commissioner Heming-Littwin. Commissioner Vondruska stated he is fine with the proposed signage and the drive-thru. Commissioner Vondruska stated he is fine with the discussed area remaining paved, and he wants to ensure this area looks finished.

Commissioner Rodemann stated he thinks the proposed signage was done well, and the overall project is nice. Commissioner Rodemann stated he wants to ensure the paved area is maintained.

Commissioner Hartweg stated he is looking forward to this project, and he likes the design.

Commissioner Vavra stated this will be an attractive building, and he does want this business to be successful.

Chairperson Loch thanked the petitioner for coming to Glen Ellyn. Chairperson Loch stated she wants to ensure the discussed area looks nice and finished, and she thinks paving can age and take away from the aesthetics of the look.

Commissioner Vavra moved, seconded by Commissioner Hartweg, to close the public hearing at 8:05 p.m. The motion carried unanimously by voice vote.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Vavra to recommend the following:

Having considered the application from Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), a Special Use Permit for a drive -thru, and Variations from the Sign Code to allow the construction of a proposed Buona Beef restaurant at 395 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation conditions:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Prior to Lot 4 being redeveloped, the area along the Buona Beef western boundary should be maintained in a proper manner, either as sodded or paved, and kept clean and should look finished.
3. Any other conditions recommended by the Plan Commission.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Vavra, Hartweg, Rodemann and Vondruska and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Trustee’s Report

Village Trustee Pryde stated the Village Board did pass the Zoning Text Amendments that the Plan Commission had worked on. Trustee Pryde stated the Village Board has been talking about a possible parking garage being built behind the Civic Center, and the Village Board is moving toward a consensus on how to pay for this proposed parking garage. Trustee Pryde stated he has no new news on developments.

Village Planner Sterrett stated they will be working to update the Village’s Comprehensive Plan, and the Plan Commission will be involved in-depth with this.

Chairperson Loch asked about progress on the proposed True North gas station. Trustee Pryde stated there has not, but they are in Discovery at this point. Commissioner Heming-Littwin stated the Protect Glen Ellyn website has posted on its site all the motions that are a part of this.

Trustee Pryde stated they are moving forward with the first-floor renovation of the Civic Center, and additional renovations for the Civic Center’s HVAC system and infrastructure items have been added, which may cost an additional \$500,000 to \$1,000,000.

Chairperson’s Report

Chairperson Loch stated she did attend a TIF meeting in the past few days, and she is happy to see the monies going into the TIF are being used.

Staff Report

Village Planner Sterrett stated the Plan Commission will be working on a Sign Code update this summer. Village Planner Sterrett stated the staff has made a list of possible Sign Code changes as variations have come up.

Village Planner Sterrett introduced Planning Intern Evan Clements who has been with the Village for six months. Planning Intern Clements stated he is working on a variation for 560 Crescent.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to adjourn the meeting at 8:20 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary