

MINUTES
SPECIAL PLAN COMMISSION MEETING
JANUARY 7, 2019

Call to Order

The special meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Lloyd Barry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Village Director of Planning and Development Staci Springer, Village Planner John Sterrett, Village Planner Kelly Purvis, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Attorney Greg Jones, Professional Engineer Daubert, Economic Development Coordinator Hannah, Village Traffic Consultant Tom Adomshick, Village Trustee Craig Pryde, Village Clerk/Fire Administrator John Chereskin and Recording Secretary Debbie Solomon.

Public Comment

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

Approval of November 8, 2018 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to approve the minutes of the November 8, 2018 Plan Commission minutes. The motion carried unanimously by voice vote.

Chairperson Loch explained the procedures and role of the Plan Commission. Chairperson Loch presented opening remarks about the public hearing for 400 and 418-424 N. Main Street.

Public Hearing –

On the agenda was a public hearing regarding 400 and 418-424 N. Main Street, Apex 400, Planned Unit Development

PUBLIC HEARING – 400 & 418-424 N. MAIN STREET, APEX 400, PLANNED UNIT DEVELOPMENT
PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A PROPOSAL FOR A PLANNED UNIT DEVELOPMENT FEATURING 107 LUXURY APARTMENT UNITS WITH 8,844 SQUARE FEET OF FIRST FLOOR COMMERCIAL SPACE, TO BE CALLED APEX 400.

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to open the public hearing at 7:10 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in were Planning and Development Director Springer, Village Planner Purvis, Village Planner Sterrett, Professional Engineer Daubert and Village Traffic Consultant Tom Adomshick from Benes and Associates.

Village Planner Purvis showed an overview map of the property in question and stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe Property at 400 N. Main Street. Village Planner Purvis stated the subject properties are located at the northwest corner of Main Street and Hillside Avenue, and the total site is comprised of 1.55 acres and includes a lot extending to Glenwood Avenue. Village Planner Purvis stated a majority of the property is zoned C5A Central Business District, , and the parcel extending to Glenwood Avenue currently being used for permit parking is zoned C5B Central Business District. Village Planner Purvis stated the permit parking lot would continue to be used for parking as a two-story covered parking garage is proposed for this part of the site.

Village Planner Purvis stated GSP Development has submitted a formal application for the Planned Unit Development (PUD) of the Village-owned Main Street parking lot and the Giesche Shoe property with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Zoning Code:
 - a. Section 10-4-17-1(E) to permit a building height up to 65 feet at the top of the parapet in lieu of 45 feet; and
 - b. Section 10-5-8(I) to allow:
 - i. Parking spaces 18 feet in length in lieu of 19 feet; and
 - ii. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and

- iii. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
 - c. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
 - d. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
 - e. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and
 - f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
3. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
4. The consolidation of the lots (reviewed and approved by staff).

Village Planner Purvis stated discussions related to the sale or conveyance of the Village-owned parking lot will be considered by the Village Board.

Village Planner Purvis stated notice of the Public Hearing was published in the December 20, 2018 edition of the Daily Herald and mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

Village Planner Purvis showed the original rendering of the proposed building and stated Village staff has worked with the petitioners to remove some of the contemporary elements that were originally proposed for the building. Planner Purvis showed a photograph of a building on the northwest corner of Main Street and Crescent Boulevard that was recommended by the Historic Preservation Commission Chairmen as an example of appropriate architecture for the site and stated that many elements of the proposed building were inspired by this building, showing a current rendering of the proposed project. Village Planner Purvis stated the proposed building does meet the criteria for the Village's Exterior Appearance Review Guidelines.

Village Planner Purvis provided a general overview of the project and stated the proposed first floor commercial space does meet today's commercial expectations. Planner Purvis reviewed the proposed sidewalk bumpout for additional landscaping and lighting, the shared amenity areas, the bike racks and the proposed walkway on the first floor that would go through the

first floor of the parking garage and exit on to St. Petronille's parking lot, providing pedestrian connectivity in the downtown core.

Village Planner Purvis stated the Village staff has been working with the property owners at the north-westerly portion of the site to acquire 3 feet of the 16 foot alley abutting the Glenwood Lot. Village Planner Purvis stated since negotiations on this are not finalized, the developers have included two possible site plans – one including the 3 feet of alley (Option B) and one excluding the 3 feet of alley (Option A). Village Planner Purvis stated staff is suggesting as a condition of approval that Site Plan B be substituted without an amendment to the PUD should Village staff be able to formalize an agreement with adjoining property owners for the additional 3 feet of alley.

Village Planner Purvis stated since the residential and commercial parts of this project are located in the C5A Zoning District, it is not a requirement of the Zoning Code that parking be provided as part of the development; however, at the request of the Village, the developers are providing residential parking for the apartments and replacing the existing public parking stalls. Village Planner Purvis stated a two-story parking garage is proposed with 137 public spaces on the first floor and 139 private spaces on the second floor. Village Planner Purvis stated the Village's traffic engineer has indicated that the proposed parking for the development will meet the increased development site demand. Village Planner Purvis stated public parking would be accessible from Main Street, Hillside Avenue and Glenwood Avenue. The additional access (from Hillside Avenue) to the public parking garage will allow another option for entering and exiting the site, providing better overall traffic flow. Village Planner Purvis stated flashing warning beacons will be installed at each garage entrance to warn pedestrians of exiting vehicles. Village Planner Purvis stated there are currently 122 public parking spaces on the property including 80 in the Main Street parking lot and 42 in the Glenwood permit lot, and there are also 4 on-street public spaces on Main Street. Village Planner Purvis stated a total of 137 public parking spaces are proposed for a net gain of 11 public parking spaces on the site. Planner Purvis also noted that the Village does not anticipate relocating permit parking into this lot once it is completed, opening up an additional 57 spaces for public use.

Village Planner Purvis stated in order to provide the abovementioned parking spaces, the petitioners are requesting deviations from the Village's off-street parking regulations for smaller parking aisle widths, parking stall lengths and parking stall widths. Planner Purvis showed a highlighted site plan of the areas requiring deviations. Village Planner Purvis stated the Village's traffic consultant and engineers are comfortable with the proposed dimensions. Village Planner Purvis stated as part of the project, the Village's parking lot will be reconstructed at the developers' cost but will be owned by the Village upon completion of the project.

Village Planner Purvis stated a total of 139 residential parking stalls are proposed on the second floor of the structure resulting in a parking ratio of 1.29 spaces per unit. Village Planner Purvis stated residential parking would be accessible from Hillside Avenue only and would require key entry through a garage door. Village Planner Purvis stated a stacking space of 18 feet is proposed between the garage door and the public right-of-way to allow resident vehicles to wait for the garage door to lift without obstructing traffic on Hillside Avenue. Village Planner Purvis stated the second floor parking configuration does not provide space for cars to turn around if all stalls are occupied, and for this reason, staff would recommend that as a condition of approval, parking stalls in the residential part of the garage be numbered and assigned by unit.

Village Planner Purvis stated it is likely that one loading space will be required to serve the commercial establishments on the first floor. Village Planner Purvis stated the proposed loading space is 16 feet wide by 40 feet long and requires a deviation from the off-street loading requirements of 12 feet in width by at least 50 feet in length. Village Planner Purvis stated due to the location of the loading space, staff does not see this presenting an issue.

Village Planner Purvis stated staff has no concerns with 100% of the site being covered in lieu of the 65% allowed by code for a PUD and showed a map of the downtown where the majority of the buildings are constructed to the lot lines of each parcel.

Planner Purvis reviewed the deviations that would be needed for the illumination at the parking garage exits on Hillside Avenue and Main Street, noting that footcandles would not exceed 3 beyond any of the sidewalks surrounding the site.

Village Planner Purvis stated the project will require approval of a height deviation as part of the proposed Planned Unit Development. Village Planner Purvis stated a total building height of 45 feet and 4-stories is permitted on the properties. Village Planner Purvis stated the Zoning Code requires building height to be measured from the average existing grade. Village Planner Purvis stated the site slopes upward from north to south approximately 6-1/2 feet, and the proposed height for the majority of the building is approximately 58 feet measured from the average grade. Village Planner Purvis stated the corner tower element, on the high side of the site measures at approximately 65 feet. Village Planner Purvis stated since the Zoning Code requires height to be measured to the tallest point of the structure, the height deviation request would be for 20 feet from the average grade to the top of the parapet on the north side (high side) of the site.

Village Planner Purvis stated height exhibits have been included in the petitioners' packet which compare heights of additional adjacent buildings in the general location of the development.

Village Planner Purvis stated the developers have also provided an exhibit showing several apartment developments on the periphery of the downtown core that are 5-7 stories tall.

Village Planner Purvis stated the Comprehensive Plan suggests that the Village should consider a range of factors when determining the height of new downtown buildings including: the height of nearby existing buildings, the pedestrian scale and orientation of downtown, the proximity of new buildings to residential neighborhoods, topography, the economics of downtown development, and sight lines in relation to prominent visual landmarks and historic features.

Village Planner Purvis stated the Village Board has shown interest considering the increase of building heights allowed in the downtown so the Village Board has requested that the Village's consultant for the Comprehensive Plan evaluate this issue and make a recommendation on height limits in the downtown by early 2019.

Village Planner Purvis stated the traffic counts conducted by KLOA, Inc., on Wednesday, August 29, 2018 indicate that the peak hours for traffic in the general vicinity of the subject site occur between the hours of 7:15 am to 8:15 am and from 5:00 pm to 6:00 pm. Village Planner Purvis stated the weekday morning peak traffic coincides with the drop-off activity of St. Petronille School. Village Planner Purvis stated as indicated on the site plan, a portion of Hillside Avenue from Main Street to Glenwood Avenue is proposed to be converted to a two-way street, allowing residents of the building to exit the site easterly to Main Street to minimize the development's impact on school activities, especially during peak times. Village Planner Purvis stated the traffic study conducted by KLOA and the review of the project by the Village's traffic engineer both indicate that the traffic generated by the development will be low with 38 cars entering the site and 31 cars leaving the site as a result of the development during the busiest traffic hour from 5-6 pm.

Village Planner Purvis reviewed staff's suggested conditions to be considered by the Plan Commission including the petitioners paying all developer donations prior to the issuance of the building permit, the final streetscape and public improvements match the streetscape design selected by the Village Board in 2019, relocating the bike racks and numbering and assigning the 2nd floor parking stalls to each tenant unit.

Questions from the Plan Commission

Commissioner Heming-Littwin asked that the parking being installed for the residents is not a requirement of the zoning in C5A. Village Planner Purvis stated that is correct as in C5A, any new development does not need to provide parking for residential or commercial.

Commissioner Fanella asked if the Village will maintain the 1st floor parking garage. Village Planner Purvis stated the Village will own this 1st floor parking garage, but may not necessarily maintain it. Planner Purvis stated this is part of the negotiation in the redevelopment agreement. Commissioner Fanella asked about maintenance of the 2nd floor residential parking. Village Planner Purvis stated this would be maintained by the developer. Commissioner Fanella asked about the architectural details that bring the building to 65 feet. Village Planner Purvis stated that the Village requested the cornice as an architectural element.

Petitioner's Presentation

Sworn in were Larry Debb, Developer with GSP Development at 1111 Touhy Avenue in Des Plaines, Illinois, Mike Breclaw with Fitzgerald Architects at 912 W. Lake Street in Chicago, Illinois, Luay Aboona, Principal and Traffic Consultant with KLOA, Inc. at 9575 W. Higgins Road in Rosemont, Illinois and Mike McCallum, President of McCallum Associates at 1520 N. Milwaukee Avenue in Libertyville, Illinois.

Mr. Debb stated when they look at an area, they ask themselves if this area has a need for a development such as this and is it something the municipality wants. Mr. Debb stated they reviewed Glen Ellyn's Comprehensive Plan and Downtown Strategic Plan, and they hope they will be creating what the Village wants.

Mr. Debb stated the building will have public and private parking as well as luxury rental units and retail space. Mr. Debb stated the parking garages will create an additional 15 parking spaces in the Village which is a win for the community. Mr. Debb stated the taxing bodies in the Village will receive over \$400,000 with this development, and they are required to do developer donations as well. Mr. Debb stated with the project, they will be paying the Village approximately \$500,000 in building fees and permit costs.

Mr. Debb stated the retail spaces will have high ceilings as this is what retailers are asking for now. Mr. Debb stated the 107 apartment units will be mostly 1-bedroom, studios or convertibles as they can combine for a 3-bedroom apartment if the market is there for this. Mr. Debb stated the make-up of tenants is projected to be 50% of young singles, 25% of middle age and 25% young married couples. Mr. Debb stated with this development, there could be 1 school-aged child for every 30 units so the impact on the local schools would be not great.

Mr. Debb showed a rendering of the proposed building and thanked the Village staff, the Plan Commission, St. Petronille's Church and the retail neighbors for providing great ideas that were

incorporated into this project. Mr. Debb stated the cornice would be approximately 6 ½ feet and goes all the way around the building. Mr. Debb stated the building will have a Chicago look with full brick, and the brick colors are similar to the brick on St. Petronille. Mr. Debb stated there will be some texture on some brick for a varied look. Mr. Debb stated the light-colored stone would be used for the cornice, the medallions and the top and bottom of the window sills. Mr. Debb stated the windows will have black frames and clear glass. Mr. Debb stated they want the building to have a residential feel so you cannot tell there are parking garages in the middle of it. Mr. Debb stated they feel this building will be a great addition to downtown Glen Ellyn.

Mr. Debb stated for the traffic piece, 40% of the residents would be driving with 10% of the residents working from home and 30% of the residents taking the train. Mr. Debb stated the traffic impact on St. Petronille's School will be minimal.

Mr. Debb stated the building's height would not block any single-family residence. Mr. Debb stated there was a sun shadowing study done which showed there would be approximately 35 minutes more of shadowing than a 45-foot tall building. Mr. Debb stated there are only approximately 82 days a year where the sun would cast a shadow in this part of the Country. Mr. Debb stated there are very tall trees on Main Street that already create shadowing as well.

Mr. Debb stated the safety of the students at St. Petronille's School is a priority. Mr. Debb stated the construction time on this building will be approximately 18 months. Mr. Debb stated the parking structure will be pre-cast, and the construction will start on the west side of the property and move to the east. Mr. Debb stated the crane would not be used when children are going to or leaving from school. Mr. Debb stated all deliveries will come in off Main Street.

Questions from the Plan Commission

Commissioner Mulherin asked how the developer will handle the general disruption of the commercial district during construction. Mr. Debb stated there will be disruption of some sort, but all deliveries will be made off Main Street and all equipment kept directly on the site. Mr. Debb stated there will be a fence around the site during construction to keep everything on this site.

Commissioner Saeed asked if there would be affordable housing with this development. Mr. Debb stated they have not looked at affordable housing with this complex as it will be high-end housing.

Commissioner Rodemann asked how high the ceilings will be in the retail portion as he wants to ensure there is enough height for the retail environment. Mr. Breclaw stated the ceilings will be 14 feet of clear height from the underside of the structure. Mr. Breclaw stated as the site slopes up to the south, they have taken out the 2nd floor apartment on the south part of the building so these ceilings would be 18 feet. Mr. Debb stated the apartments will have 9 foot ceilings.

Commissioner Rodemann asked about the cornice. Mr. Breclaw stated this cornice is only for aesthetics and is not screening anything. Mr. Breclaw stated the Village staff and St. Petronille's suggested the band around the building. Mr. Debb stated there will be individual condensers that will be not be seen.

Commissioner Heming-Littwin asked about the wall next to the restaurant on the northwest corner of the building. Mr. Debb stated this will only be a wall to the 2nd level and not a full 5-storied wall.

Commissioner Hartweg stated he likes that the balconies and columns break up the mass of the building. Commissioner Hartweg asked about the common space being put in front of the building. Mr. Debb stated the common space is being placed on the 3rd floor in the back on the building to help insulate the sound.

Commissioner Fanella asked if any retailers have expressed interested in the commercial space. Mr. Debb stated they have had interest from restaurants and banks, and they are trying to find amenities that help their tenants and downtown Glen Ellyn.

Commissioner Barry asked if the 6-foot cornice was deemed best. Mr. Debb stated they looked at many different options for this cornice, and the 6 ½ foot version seems to work the best.

Persons in Favor of or in Opposition to the Request

Jim Murphy, who resides at 501 Forest Avenue, stated he is the President of the Glen Astor Condominium Association which is at the northeast corner of Forest Avenue and Pennsylvania Avenue. Mr. Murphy stated the parking for their condo building is at grade, below grade and behind the building. Mr. Murphy stated of the 39 condo owners, there are 69 deeded spaces which comes to approximately 1.75 spaces per unit. Mr. Murphy stated he feels the parking for the proposed building will be under-spaced. Mr. Murphy stated he would like to know what incentives are being given to the developers, and he feels their condos may become devalued due to this building.

Matthew Jones, who resides at 463 Ridgewood, asked if there is a plan to turn the rental units into condos at any point. Mr. Jones stated he is concerned with the traffic and the safety of the school children.

Jeff Blei, who resides at 242 Forest Avenue, stated they should take a different tact with this development as the current downtown character is quaint and simple. Mr. Blei stated this building could change the entire gateway to the town, and he feels they should use some elements already in the downtown, such as Tudor architecture.

Mary Beth Nelms, who resides at 1N144 Stacy Court, stated she does not support this project in any way. Ms. Nelms stated another project could be done, and it's the Village's responsibility to the Village itself. Ms. Nelms stated parking is a major concern, and she does think the Village is ready to take responsibility for a parking garage area. Ms. Nelms stated she is concerned about the retail space as she is concerned about the people in the building with retail units on the 1st floor. Ms. Nelms stated there will be settling with this building, and the 1st floor parking garage will be a lot of responsibility. Ms. Nelms stated this will take away parking in downtown Glen Ellyn for employees who work in the downtown. Ms. Nelms stated they should seriously reconsider this project.

Robert Dieter, who resides at 612 Turner Avenue, showed a presentation of potential myths about Glen Ellyn from facts taken off the Village's website. Mr. Dieter stated the downtown's vacancy rate is low, and the Village's sales tax revenue during the recession did well. Mr. Dieter stated research shows that most millennials want historic preservation, and this project should be about the Village.

Carol White, Executive Director of the Alliance of Downtown Glen Ellyn, presented information from an email survey that was done for the 71 Alliance members. Ms. White stated 27% of those surveyed did respond. Ms. White stated when the Alliance members were asked three questions about the development: 1. The development will have an overall positive effect on Downtown Glen Ellyn; 2. The additional parking is a positive result for Downtown Glen Ellyn; An additional 8,000 sf of newly built commercial space will bring more quality businesses to Downtown Glen Ellyn and therefore, make our business community stronger. The resultant outcome of the three questions was 16 out of 19 strongly agreed, agreed or had no opinion. 15 out of 18 strongly agreed, agreed or had no opinion that greater downtown residential density will have a positive impact on all downtown businesses. She noted that there were some additional comments from business owners, which had been included in the Plan Commission packet.

Merri Beth Kudrna, who resides at 807 Snowhill Court, stated she and her husband are ready to downsize, but they would like to stay in Glen Ellyn. Ms. Kudrna stated they are having to look at other communities as there are no luxury apartments with amenities in Glen Ellyn. Ms. Kudrna stated she supports the ideas of this building and appreciates the Plan Commission listening to public comments on this proposed building. Ms. Kudrna stated the monies going to the school district would be great, and she hopes the community can come together on this.

Donna Loftus, who resides at 296 Woodstock, stated she is Chicago born and bred and is familiar with Chicago architecture. Ms. Loftus stated this is a lovely building with a lot of amenities, but Glen Ellyn is not the proper place for this building. Ms. Loftus stated she is not sure what kind of people will be the residents of this building, and the competition downtown is already tight. Ms. Loftus stated this is a lovely building, but it is not for Glen Ellyn.

Planning and Development Director Springer stated audio was lost in the overflow rooms and asked if a break could be taken to fix this. Chairperson Loch called for a break at 8:36 p.m.

Chairperson Loch reconvened the meeting at 8:44 p.m.

Tom Manak, who resides at 586 Crescent Boulevard, stated he lives in the condos at Crescent Boulevard and Park Boulevard. Mr. Manak stated his condo building is a relatively modern building, and he supports this proposed building. Mr. Manak stated there will be a demand for amenities and businesses in the downtown with additional residents in this building. Mr. Manak stated it would be good to look at the safety of the school children, and he does support this concept.

Lisa Mojica, who resides at 598 Hill Avenue, stated she is the President of the St. Petronille's Council, and she is representing the Diocese of Joliet as well. Ms. Mojica stated there was a team of leaders from St. Petronille's Parish that studied this project, and they are concerned about the safety of the children and older parishioners as well. Ms. Mojica stated she appreciates the acknowledgement that St. Petronille's will lose an exit to Main Street so a new exit will be added on Hillside. Ms. Mojica stated she is grateful to Larry Debb and his pledge to safety, and they would like to see swing gates installed to help with the safety issue. Ms. Mojica stated St. Petronille's is committed to being a good neighbor and will support the project as long as the outstanding safety concerns are addressed. Ms. Mojica asked for a show of hands from St. Petronille that support this position, and over 20 people between all 3 rooms raised their hands.

Tim Loftus, who resides at 296 Woodstock, showed a picture of building heights in the downtown and stated he agrees there needs to be some type of development here, but this building would put too much mass on Main Street. Mr. Loftus stated there will be a big height difference between this buildings and other buildings on Main Street. Mr. Loftus referred to the 2001 Glen Ellyn Comprehensive Plan and read excerpts regarding heights in the downtown. Mr. Loftus stated the Village spends a lot for these studies so they should not turn around and then do something else.

Ian Dawson, who resides at 869 Hillside Avenue, stated this is a majestic building, but it will be hulking too. Mr. Dawson stated the aerial pictures of the building show the sheer size of the building. Mr. Dawson stated Glen Ellyn is different, and it has character, but if this building happens, it would be like any town in America.

Jason Fues, who resides at 620 Prairie Avenue, stated he is a parishioner at St. Petronille's, and his children go to school at St. Petronille's. Mr. Fues stated he is a concerned parent as this development would guarantee an increase in cars near the students and the parishioners. Mr. Fues stated no one can say what the traffic impact will be on the school from this proposed building. Mr. Fues stated everything possible needs to be done out of this development to ensure the safety of the kids. Mr. Fues stated a review of the development should be done to ensure they have reduced all risks possible.

Marc Giovingo, who resides at 655 Hillside Avenue, asked if the traffic studies were done while the Taylor Avenue Underpass was closed. Professional Engineer Daubert stated the underpass closed as of August 15th, and the traffic study was done on August 29th. Mr. Giovingo stated businesses come and go in the community, and they need to ensure there will be an immediate financial impact from the businesses which will be a positive impact for the community as well.

John Svalenka, who resides at 415 Kenilworth Avenue, stated he supports the project. Mr. Svalenka stated there are buildings in the downtown that are similar to this building with similar height as well. Mr. Svalenka stated this would be a chance to gain parking in the downtown, and restaurants could be accommodated even with narrower sidewalks.

Steve Horvath, who resides at 473 Sunset Court, stated 73% of his taxes go to the schools. Mr. Horvath stated Wheaton and Lombard have lots of retail, but Glen Ellyn does not have the same retail dollars. Mr. Horvath stated preservation needs to meet progress as neighboring towns have all had similar developments which have had positive impacts on the community. Mr. Horvath stated there has been a large development boom in the past 5 years, and this development is needed to provide a living sector that Glen Ellyn does not currently have.

Kelli Christiansen, who resides at 445 Turner Avenue, stated this will be a pivotal development in the Village, and this development will be adjacent to a National Historic District. Ms. Christiansen stated the 20-foot height variation would create a canyon at the gateway to the Village and would change the character of the Village. Ms. Christiansen stated there would be increased traffic which would be a safety concern. Ms. Christiansen stated the building says nothing about Glen Ellyn, and they would lose an opportunity for the development to say something about Glen Ellyn.

Kenneth Kloss, who resides at 350 Ridgewood Avenue, stated it sounds like the safety concerns will be addressed. Mr. Kloss stated the plan being offered here is common to other towns. Mr. Kloss stated Wheaton just won an award for a building that that is 3 stories tall. Mr. Kloss stated he passed out a map that proposes a land exchange with St. Petronille's. Mr. Kloss stated 4 foot wide corridors and a single bank of elevators is not a luxury building. Mr. Kloss stated this site is too small for the proposed development, and a 4-story solution would be better. Mr. Kloss asked if underground parking was looked into for this development.

Maureen Aspell, who resides at 10360 S. Central Avenue in Oak Lawn, stated she is the principal of St. Petronille's School. Ms. Aspell stated she is responsible for the safety and well-being of the students and families at St. Petronille's School, and they move 460 students a day. Ms. Aspell stated there will be many moving pieces in a short window of time. Ms. Aspell stated when the development is completed, St. Petronille's will lose an important egress. Ms. Aspell stated she is concerned about the safety of everyone, and she is looking to the Village and the developer to help St. Petronille's address any safety issues.

Sharon Wussow, who resides at 519 Western Avenue, stated she is a former Architectural Review Commissioner. Ms. Wussow stated she likes the quality materials that the developer is proposing to use as these materials will stand the test of time. Ms. Wussow stated the development's proposal fits the needs that the Village has suggested, and she does support this development somewhat. Ms. Wussow stated she would prefer a 4-story building as the proposed mass is too great. Mr. Wussow stated they do need to improve the south façade as it is devoid of any architectural elements.

Amy Murphy, who resides at 180 N. Park Boulevard, stated she has 2 children at St. Petronille's School. Ms. Murphy stated she is concerned with the exit/entrance to the building to the parking garage. Ms. Murphy stated there needs to be solid gates installed that the parish cannot afford to install. Ms. Murphy stated she is pro-development, but this building will be too big and too massive in this location. Ms. Murphy stated they need to find a different location

for this building. Mrs. Murphy read an excerpt from the 2001 Glen Ellyn Comprehensive Plan about buildings being a minimum of 2 stories tall and a maximum of 3 stories tall. Ms. Murphy asked for a show of hands for anyone that is concerned about the building height, and over 30 hands were raised between the 3 rooms.

Bernie Botheroyd, who resides at 20 Walnut Road, stated kids leave Glen Ellyn and then they come back, and this feels like it is higher in Glen Ellyn than in other communities. Mr. Botheroyd stated people his age do not want to leave Glen Ellyn, but want housing that is on one floor and is in town which is very limited as of now. Mr. Botheroyd stated condos or apartments that are self-sufficient are a need in the Village.

James McDonnell, who resides at 871 Crescent Boulevard, stated his wife teaches at St. Petronille's, and his children attend school there as well. Mr. McDonnell stated he has built four home in Glen Ellyn, and each of these homes had to be built according to code in order to preserve the historic look of the community. Mr. McDonnell stated the zoning and height variances being requested for this building are incongruent with the Village as the taxpayers and residents have to play by the rules so the developers should too. Mr. McDonnell stated this building will be much higher than the buildings close to it, and this building will be too big and too tall. Mr. McDonnell stated the Plan Commissioners are good stewards of the Village and need to protect the integrity of the Village. Mr. McDonnell stated the development should be appropriately scaled.

Tim O'Shea, who resides at 655 Pleasant Avenue, stated he is a former Village Trustee and is for economic development. Mr. O'Shea stated this is the second time this property has come before the Plan Commission, and this building might not be perfect, but it is good. Mr. O'Shea stated the developer has put forth a good plan. Mr. O'Shea stated he loves the charm of Glen Ellyn, but the Village does need to accept. Mr. O'Shea stated the Village is losing development to other communities. Mr. O'Shea stated the Village will gain parking with this development, and he supports this development.

Eleanor Saliamonas, who resides at 626 Newton Avenue, stated she objects to the development. Ms. Saliamonas stated she agrees with the 2001 Comprehensive Plan, and a 3-story building would be attractive and inviting. Ms. Saliamonas stated she would like to see a 3-dimensional version of this development to help understand the scale. Ms. Saliamonas stated she is concerned about no affordable housing in Glen Ellyn. Ms. Saliamonas stated she is against the height variances, but does like the high-grade windows. Ms. Saliamonas asked if solar panels were considered for the building. Ms. Saliamonas stated a little more care and planning needs to go into this development as the building should be no more than 4 stories maximum.

Charlie McCluskey, who resides at 16 Newton Avenue, stated his parents are looking to downsize, and this type of housing is lacking. Mr. McCluskey stated young educators could be looking to reside in the community in this building. Mr. McCluskey stated this is a chance to revitalize the community, and a space for parents and senior citizens to stay in Glen Ellyn would be good.

James Gizzo, who resides at 521 Bryant Avenue, stated this building would serve a necessary function and be a solution. Mr. Gizzo stated he has friends and colleagues who want to live in Glen Ellyn, and a place like this would be good. Mr. Gizzo stated he supports this project.

James Steinke, who resides at 558 Revere Road, stated Glen Ellyn has charm with its narrow streets and a feeling of community. Mr. Steinke stated this building is out of scale to the downtown and Glen Ellyn in general. Mr. Steinke stated the building should only be 3 to 4 stories. Mr. Steinke stated the exterior is better, but this could be a building in any town. Mr. Steinke stated the building should mirror more of the architecture already used in Glen Ellyn.

Yavor Goranov, who resides at 730 Euclid Avenue, stated this development is totally wrong for the community as the building is generic and out of scale and character. Mr. Goranov stated this building would be like a Trojan horse with other buildings then asking for bigger and bigger variations. Mr. Goranov stated the Village should not rush this development, and it should be done right. Mr. Goranov stated they should reject this project and go back to the drawing board. Mr. Goranov stated there is a unique opportunity on this site to create a public space or square.

Mark Senak, who resides at 306 Taylor Avenue, stated he is a current Village Trustee. Attorney Jones asked if Mr. Senak was speaking as a resident or as a Trustee. Mr. Senak stated he is speaking as a resident. Commissioner Mulherin stated he thought the Trustees would not be speaking. Commissioner Heming-Littwin stated she was in a meeting with Village President McGinley where President McGinley stated the Plan Commission can decide on this topic.

Mr. Senak stated he is not at the meeting as a Trustee and apologizes if he offends anyone. Chairperson Loch asked if Mr. Senak had participated in meetings with the developer. Mr. Senak stated he has had meetings with the developer and with residents to get information on this proposed project. Mr. Senak stated projects are vetted under the Village Code and must be compliant to the Village Code. Mr. Senak stated if the developer can comply then the Special Use permit should be granted; however, if the developer cannot satisfy the requirements then the application should be denied. Mr. Senak stated he urged the Plan Commission to find the

appropriate Findings of Fact if the Village Code is satisfied and entitles the developer to variances.

Julie Mackey, who resides at 1812 Wakeman Court in Wheaton, stated she is in favor of the project as presented. Ms. Mackey stated this will be a modern, progressive downtown development which will help different population densities. Ms. Mackey stated this project would also help all the businesses thrive and help with taxes. Ms. Mackey stated people are afraid of change, but she thinks it will benefit the Village.

Kathy Cornell, who resides at 678 Forest Avenue, stated she likes positive change, but she does not see this development as positive change. Ms. Cornell stated this building will be too massive, too huge and too tall at the top of the hill. Ms. Cornell stated the variances are too big. Ms. Cornell stated she sees the quality in the building, and a 2 or 3 story development would be appropriate. Ms. Cornell stated this project in this location is not appropriate.

Marc Cella, who resides at 546 N. Grant Street in Hinsdale, stated he is a commercial developer and has known Larry Debb for 45 years. Mr. Cella stated he knows Mr. Debb builds great projects and the Village is lucky to have this development come forward.

Chris Wilson, who resides at 537 Phillips Avenue, stated she is active in historic preservation around the Village, and she feels this building will be too large and too high. Ms. Wilson stated millennials are attracted to the historic downtown, and they do not want to see a generic building, but want character. Ms. Wilson stated she supports the idea of a 3-dimensional model. Ms. Wilson stated the Village should not put something up that they will be sorry for in years to come.

Scott Shoub, who resides at 711 Duane Street, stated he is a business owner at 498 Hillside Avenue, and he has concerns for the safety of the children at St. Petronille's. Mr. Shoub stated he is also concerned about the traffic patterns in town, and he is not sure if the Village's infrastructure is equipped for an additional 107 units. Mr. Shoub stated he is in support of development and progress, but it needs to be the right development.

Renie Atchison, who resides at 66 Forest Avenue, stated they do not have enough variety in housing in Glen Ellyn. Ms. Atchison stated she is a realtor, and her clients need a place to go. Ms. Atchison stated her mom needs a place in town that is 1 level. Ms. Atchison stated her clients need and want condos. Ms. Atchison stated she wants development to happen, but the scale for this proposed building is too much. Ms. Atchison asked why exceptions are being given

to commercial developments when single family homes are not getting these. Ms. Atchison stated she would prefer a 3 story development.

Chairperson Loch thanked everyone for being at the meeting and participating.

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 10:09 p.m. The motion carried unanimously by voice vote.

Mr. Debb asked to address a few items that came up. Mr. Debb stated he understands the height is an issue, but this is due to the parking. Mr. Debb stated the parking lot will only be unavialble for 4 months. Mr. Debb stated he thinks this building will be a plus for the existing restaurants and businesses in town. Mr. Debb stated the variances being requested were brought up by the staff. Mr. Debb stated they are not required to have the parking, but they are doing this for the benefit of the community. Mr. Debb stated safety and the children are very important to them.

Chairperson Loch stated deviations for a PUDs are very different from residential variances and it is not uncommon for commercial developments to have this number of requests.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the developer for wanting to be a part of Glen Ellyn and for the public for coming out tonight. Commissioner Heming-Littwin stated she reviewed the entire project proposal. Commissioner Heming-Littwin stated she has seen development in town that people have been against. Commissioner Heming-Littwin stated the Village is about people and not a building. Commissioner Heming-Littwin stated this property has been looked at by multiple developers. Commissioner Heming-Littwin stated Plan Commission has to weigh if a development would be good for the Village overall.

Commissioner Heming-Littwin stated she is in favor of this as it is in line with the Comprehensive Plan and the 2009 Strategic Downtown Plan. Commissioner Heming-Littwin stated the developer does not have to provide parking, but is doing this anyways. Commissioner Heming-Littwin stated the shadowing effect will be minimal. Commissioner Heming-Littwin stated this development will increase sales tax revenue. Commissioner Heming-Littwin stated she knows change is difficult, and the downtown needs to grow and change so it can continue to be a vibrant place. Commissioner Heming-Littwin stated if they do not move forward with this development, there may not have a developer interested in this property ever again. Commissioner Heming-Littwin stated she knows that the Village staff and developer will ensure the children at St. Petronille's will remain safe.

Commissioner Hartweg stated he supports this plan and would like to see the timing and how the businesses and restaurants could be affected. Commissioner Hartweg stated the developer has done a good job on this. Commissioner Hartweg stated they will need to coordinate the timing of this construction with the Civic Center parking garage construction.

Commissioner Mulherin stated he totally supports the plan. Commissioner Mulherin stated this project will accommodate the needs of the public. Commissioner Mulherin stated people do want to see 4 stories. Commissioner Mulherin stated this property has been vacant for a long time, and the area needs revitalization. Commissioner Mulherin stated McChesney closed in 2013. Commissioner Mulherin stated this property is in the Downtown TIF District, and this project will help to spread out the tax responsibility. Commissioner Mulherin stated he would like to see more 2 bedroom units.

Commissioner Vondruska stated the big variance is the height. Commissioner Vondruska stated retail is suffering, and towns around Glen Ellyn are adapting to changes. Commissioner Vondruska stated he wants to see the charm and history preserved, but also attract people to town. Commissioner Vondruska stated the Village is more than the architecture in this town. Commissioner Vondruska stated Glen Ellyn has gotten the reputation of not being development-friendly. Commissioner Vondruska stated the height in that specific area is tough. Commissioner Vondruska stated he supports the overall project.

Commissioner Barry asked if there was an analysis done for the cost of underground parking. Mr. Debb stated there was. Village Planner Purvis stated this was looked at, and underground parking would have added approximately \$3,000,000 to the project. Village Planner Purvis stated underground parking would also have less parking spaces than are proposed currently due the ramping required to underground. Commissioner Barry stated he concurs with Commissioner Vondruska as Commissioner Barry does have some concern with the 65 feet height. Commissioner Barry stated he supports this project.

Commissioner Saeed thanked the petitioners for coming to Glen Ellyn to develop as residential such as this is a need in Glen Ellyn. Commissioner Saeed stated this building will be a wonderful and great asset. Commissioner Saeed stated he does fully support the project, but he is concerned about the height as well.

Commissioner Fanella thanked the petitioners for working with the Village and then staff for vetting this project and answering all of her questions. Commissioner Fanella stated she is in favor of this project as it will be a good fit for the Village. Commissioner Fanella stated she

concurs with Mr. O'Shea's statement that we cannot let perfect get in the way of the good. Commissioner Fanella stated she would like to see Plan B substituted for Plan A and agrees with the suggestion that the parking stalls for the residents be numbered. Commissioner Fanella stated she agrees with the suggestion that the developer donations be paid at the time of permitting and that the developer will need to work closely with the Village on streetscape elements.

Commissioner Rodemann stated this project has come a long way as his concerns over coming north on Main Street have been improved. Commissioner Rodemann stated it would be good for the developer to continue to work with staff to mitigate the mass of this project. Commissioner Rodemann stated the challenge is to make this a great, big building.

Chairperson Loch stated she supports this project as it will revitalize the downtown. Chairperson Loch thanked the developer and the Village staff for working closely with St. Petronille's. Chairperson Loch stated she agrees with Ms. Wussow's suggestion of some uplift on the south side elevation.

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

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Zoning Code:
 - a. Section 10-4-17-1(E) to permit a building height up to 65 feet at the top of the parapet in lieu of 45 feet; and
 - b. Section 10-5-8(I) to allow:
 - i. Parking spaces 18 feet in length in lieu of 19 feet; and
 - ii. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and
 - iii. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
 - c. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
 - d. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
 - e. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at

the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and

- f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

After conducting a public hearing and deliberating on the request of John Kosich and Larry Debb, owners of the property located at 400 N. Main Street, for approval of a Special Use Permit for a Preliminary Planned Unit Development for a mixed use development including 107 apartments, 8,844 square feet of first floor commercial space and a two-story parking garage to be located at 400 & 418-424 N. Main Street on the northwest corner of Main Street and Hillside Avenue, the Plan Commission makes the following findings of fact in regard to the request:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development will develop a key site listed in the Comprehensive Plan, which currently consists of a vacant storefront and a surface parking lot with a mixed use development providing first floor commercial uses, ground level, structured public parking and residential units which are all appropriate uses for the downtown. The Comprehensive Plan suggests this block would be an ideal location for a new mixed-use retail, residential and/or parking project to anchor the south end of the downtown.
2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the development will be constructed of high quality materials consisting mostly of brick and stone, as called for in both the Comprehensive Plan and the Village's Design Guidelines, and the proposed use of the building, including first floor commercial and residential on the upper floors, is fitting for Main Street and the general area of the site. The property is currently under-utilized, and the development will be an improvement.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed use being retail and residential is appropriate for the site and the downtown area. None of the anticipated tenants will use hazardous materials or be a nuisance to the surrounding neighborhood.
4. The proposed use will be served adequately by existing public facilities and services such as highways, street, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the site is already adequately serviced by existing utilities and local services.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the development includes the construction of a public garage that the Village will own at the completion of the project which will be more valuable than the existing asphalt surface parking lot because the lot will be constructed with concrete and will be covered. The project will be beneficial to the Village's economic welfare by providing an increase in sales tax and property tax revenues, and the additional residents will patronize downtown businesses and restaurants.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development traffic volume can be accommodated by the existing road network and will not produce excessive noise, smoke, fumes, glare or odors. The uses proposed on the site are compatible with existing uses in the zoning district.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the approaches will allow additional opportunities for ingress and egress on Hillside Avenue and Glenwood Avenue which can better distribute traffic to the surrounding public streets. Additionally, a stacking space of 18 feet has been provided at the entrance to the residential garage to keep traffic from queueing onto Hillside Avenue while waiting for the garage door to open. Furthermore, pedestrian warning beacons are proposed at each garage entrance to warn pedestrians of vehicles exiting from the site.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief since no additional impervious surface will be added to the site, and the project will be engineered to provide adequate storm water drainage from the site.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community since the site includes a vacant storefront and a surface parking lot, and there are not scenic or historic features of importance on the subject property.

This recommendation is subject to the following conditions:

1. Elements of the streetscape design shall match the streetscape design selected by the Village Board in 2019.
2. Trees shall be a minimum of 4 to 6 in diameter.
3. Site Plan B shall automatically be submitted if the 3 feet of alley is acquired without amendment to the PUD.
4. The bike racks on Hillside Avenue shall be moved to a new location that the Village deems to be most appropriate.
5. The 2nd floor residential parking stalls shall be numbered and assigned by unit.
6. Developer donations for taxing bodies in the amount of approximately \$169,219.00 shall be paid prior to issuance of a building permit.
7. The Village shall analyze what traffic calming devices might be most appropriate on Hillside Avenue near the Glenwood Avenue intersection.
8. Hillside Avenue shall be converted to 2-way traffic on Hillside Avenue between Main Street and Glenwood Avenue.
9. The developer shall install signage limiting turning movements from Hillside Avenue and Glenwood Avenue parking garage exits Monday through Friday from 7:45 a.m. to 8:30 a.m.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska and Chairperson Loch voted "yes."

Trustee's Report

Trustee Pryde stated many of the Village's Public Works' projects have finished well. Trustee Pryde stated there was a ribbon-cutting today for the Taylor Street Underpass. Trustee Pryde stated there will be an upcoming meetings on the updates to the Comprehensive Plan and a possible new train station. Trustee Pryde stated in February, the Village Board will be looking at early information on a possible parking lot design for the proposed Civic Center garage.

Chairperson's Report

Chairperson Loch did not present a report.

Staff Report

Village Planner Sterrett stated there will be a Plan Commission Meeting on Thursday, January 10th.

Other Business

None

Adjournment

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to adjourn the meeting at 10:50 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by
Planner Kelly Purvis