



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Tuesday, January 22, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Present	
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Kelly Purvis		Present	
John Sterrett	Village Planner	Present	
Rich Daubert	Senior Civil Engineer	Present	
Meredith Hannah	Economic Development Coordinator	Present	

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

D. Audience Participation

None

E. Apex 400 Development (Planning and Development Director Springer) (Discussion Only)

1. Planning and Development Director Springer will lead a discussion regarding the Apex 400 mixed use development, the Plan Commission public hearing on the proposal, recommended conditions of approval, financial incentives and the Redevelopment Agreement.

Planning and Development Director Springer presented background on the proposed Apex 400 mixed use development. Planning and Development Director Springer stated GSP Development is proposing a 5-story mixed use development at the northwest corner of Main Street and Hillside Avenue on the former Giesche shoe site and the Village owned parking lot at 418-424 N. Main Street. Planning and Development Director Springer stated GSP Development appeared before the

Plan Commission in May 2018 for a pre-application meeting, and the Plan Commission provided positive feedback regarding the proposal but suggested that the residential amenities proposed on the first floor be relocated to make additional space for first floor commercial uses along Main Street. Planning and Development Director Springer stated the developers did then increase the first floor commercial square footage to 8,844 square feet.

Planning and Development Director Springer stated the developers submitted their formal application for review on July 20, 2018, and staff did ask for supplemental information with this application, including a sun study, a market study justifying the unit mix for the development, height exhibits showing the height of the proposed building compared to other downtown Glen Ellyn buildings and photos of other buildings of a similar scale in other suburban communities and a survey of other suburban downtown transit-oriented-development parking ratios to justify the requested residential parking ratio.

Planning and Development Director Springer stated the staff requested many changes to the project including alterations to the parking garage, additional architectural detailing on the building and site modifications creating a more pedestrian friendly environment and safer traffic flow. Planning and Development Director Springer stated the comprehensive list of the 28 items are included in the Trustees' packets and reviewed a few of the items. Planning and Development Director Springer showed a rendering of the original proposed building elevation which had a lots of metal on it and was very contemporary looking. Planning and Development Director Springer showed a picture of the proposed building now.

Planning and Development Director Springer stated the Plan Commission held a public hearing on January 7, 2019, and 36 members of the public spoke with mixed support for the project. Planning and Development Director Springer stated the members of the public who supported the project stated the downtown needs revitalization, and there is a lot of options for this type of housing in Glen Ellyn. Planning and Development Director Springer stated those who were against the project had issues with the proposed height of the structure and that the character of the structure does not match other structures in the downtown.

Planning and Development Director Springer stated the Plan Commission did vote to recommend approval by a voice vote of 9 "yes" and 0 "no." Planning and Development Director Springer stated staff suggested and the Plan Commission recommended a number of conditions be placed upon the project if approved, including

- 1. That should the developer be able to acquire three feet of the alley located north of Lot 5, that Planned Unit Development (PUD) Alternate Plan B shall be substituted for the approved Plan A.*
- 2. That the developer install a sign at the access points from the development onto Hillside Avenue indicating "No Right Turn Monday through Thursday from 7:45 to 8:30 a.m. or Friday from 8:30 to 9:15 a.m." The location and exact wording of the signage will be subject to the approval of Village Staff.*
- 3. That the developer install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Thursday from 7:45 to 8:30 a.m. and Friday from 8:30 to 9:15 a.m." The location and exact wording of the signage will be subject to the approval of Village Staff.*

4. *That the developer convert the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue to two-way traffic including any necessary signage, pavement markings and geometric changes to the roadway as directed by the Village Engineer.*
5. *That the Village will pursue the installation of a stop sign for westbound traffic at the Hillside Avenue/Glenwood Avenue intersection, subject to conformance with engineering standards, manuals and traffic warrants as determined by the Village Engineer and Police Chief.*
6. *The final streetscape and public improvements for the project will match the streetscape design to be selected by the Village Board in 2019.*
7. *Prior to returning for final approval of the Planned Unit Development, the landscape plan shall be revised to show street trees with a minimum diameter of 4 - 6 inches.*
8. *Prior to returning for review of the Final Planned Unit Development, the site plan shall be revised to show the bike rack moved from Hillside Avenue to a more appropriate location that will not interfere with site ingress/egress.*
9. *Prior to returning for approval of the Final Planned Unit Development, the second floor plan shall be revised to show all parking stalls numbered and assigned by unit.*
10. *Prior to issuance of a building permit, the petitioners shall pay the Village \$169,219.00 to be dispersed to the Glen Ellyn Park District, School District 41, School District 87, Fire Company and the Glen Ellyn Library.*

Planning and Development Director Springer reviewed the TIF Incentive Request and stated the Tax Increment Financing (TIF) was adopted in 2012 for the downtown. Planning and Development Director Springer stated the development investment is estimated at \$39 million, and the development is expected to generate \$7.8 million through 2035 when the TIF is set to expire. Planning and Development Director Springer stated the developer is seeking \$800,000 total over five years in TIF incentives.

Planning and Development Director Springer stated the Village and the Developer have been negotiating a Redevelopment Agreement over the past few months, and this agreement outlines the responsibilities of the developer and provides protections for the Village. Planning and Development Director Springer stated reviewed the critical business terms of this redevelopment agreement. Planning and Development Director Springer stated if the project is approved, parking for public use at this development would be available by December 31st, 2019.

Planning and Development Director Springer review the next steps for this proposed project and stated the Preliminary Planned Unit Development Plan is scheduled for Village Board consideration at the January 28th Village Board meeting. Planning and Development Director Springer stated if approved, the developer would then need to submit Final PUD Plans for the Plan Commission and Village Board consideration. Planning and Development Director Springer stated the developer would be permitted to submit building permit plans concurrent with their Final PUD approval request.

Larry Debb, Developer with GSP Development, stated they look at three things when considering a possible project including if there is a market for what they think they want to build, if there is land available and if this is something a community wants. Mr. Debb stated this development has four pieces, including the public parking, parking for the tenants of the development, over 8,800 square feet of retail space and 107 high-end luxury apartments. Mr. Debb stated they have been working on this proposed project for over a year.

Mr. Debb stated there will be 137 parking spaces available for the public when this is completed, and the parking will have new concrete, new drainage, new lighting and three means of ingress/egress.

Mr. Debb stated when the development is completed, it will produce over \$400,000 to the taxing bodies as well as they will be donating \$188,000 to the library, school and Fire Department. Mr. Debb stated the Village will also receive \$500,000 for fees and permits.

Mr. Debb stated for the retail space, they do have several restaurants interested. Mr. Debb stated there will be secured parking for the tenants coming off of Hillside Avenue. Mr. Debb stated the units will be high-end with approximately 27% of the units being two bedrooms, approximately 60% being one-bedroom units and the remaining would be studio units. Mr. Debb stated they designed this in such a way that some of the one-bedroom units can be combined into three-bedroom units. Mr. Debb stated there is usually one child for every 30 units, and he feels this development will have a limited impact on the schools in Glen Ellyn.

Mr. Debb stated they did work with the Village staff, the local business, churches and other residents to get feedback on the look of the building. Mr. Debb stated they will be using quality materials with solid full bricks including a darker red, which will closely match the brick on St. Petronille's. Mr. Debb stated there will be limestone along the cornice and at the top and bottom of the windows.

Mr. Debb thanked St. Petronille's and the Diocese of Joliet for their feedback on this project. Mr. Debb stated there are safety concerns about the children getting to and from St. Petronille's School, and none of the resident traffic on Hillside Avenue will go toward the school. Mr. Debb stated during construction, all construction of the pre-cast will stop during drop-off and pick-up times at St. Petronille's, and the crane will be on the development property. Mr. Debb stated the children's safety is paramount.

Mr. Debb stated the majority of the downtown businesses signed a petition in favor of this project. Mr. Debb stated he understands concerns about the proposed height of the building, but the proposed building will not block any residents' views. Mr. Debb stated there will be limited shadowing from the sun. Mr. Debb stated there are 7-story buildings next to single-family homes.

Mr. Debb stated the public parking will only be down 4 to 6 months, and they have arranged with the Diocese of Joliet for their team to park on St. Petronille's property during construction.

Bob Rychlicki, President of Kane, McKenna and Associates, Inc. in Chicago, Illinois, stated their firm was tasked with reviewing the proposal, including the incentive request, the overall financial feasibility of the project and the TIF request. Mr. Rychlicki stated nothing in the proforma raises eyebrows, and the proforma seems reasonable. Mr. Rychlicki stated the cost and discounted returns are due to the project itself. Mr. Rychlicki stated the TIF projections are value-added for the Village, and there will be more net return to the Village if there are more students. Mr. Rychlicki stated there are projecting a modest growth of 2% per year.

Trustee Senak asked about the estimate on the revenue. Mr. Rychlicki stated the 2% per year is based on valuation. Trustee Senak asked about the estimate on the value of the land being contributed. Village Manager Franz stated this is based on an appraisal the Village did on this property five years ago.

Trustee Enright asked how much of the tax revenue coming in would go toward the schools. Mr. Rychlicki stated approximately 65%.

Trustee Kenwood asked about the vetting of construction costs. Mr. Rychlicki stated they used two sources for this. Trustee Kenwood asked if the internal construction was looked at as well as external construction to which Mr. Rychlicki stated it was.

Trustee Ladesic stated Mr. Debb said the initial donation to the taxing bodies would be \$188,000, but the amount in the Trustees' packet was \$169,000. Planning and Development Director Springer stated \$169,000 is the actual number which was recommended by the Village Staff and the Plan Commission.

Trustee Enright thanked the Village staff for their work on this. Trustee Enright stated the proposed cornice on the building was suggested by staff and asked how tall the building would be with no cornice.

Planning and Development Director Springer stated one of the Historic Preservation Commissioners asked for the cornice so the staff asked for this to be added. Planning and Development Director Springer stated there is a cornice as well on the building at the intersection of Main Street and Crescent Boulevard. Planning and Development Director Springer stated if there is a minimal cornice, the height of the building would be 58 ½ feet. Planning and Development Director Springer stated the majority of the building along Main Street would be 58 feet high. Mike Breclaw, Architect with Fitzgerald Architects in Chicago, Illinois, stated both front corners of the building have cornices that are accentuated higher. Planning and Development Director Springer stated the popped-up corners are 65 feet in height. Mr. Debb showed an updated rendering of the building and stated they did add brick to the southern elevation.

Trustee Enright asked about the height of the tallest building across the street. Mr. Debb showed the picture in the Trustees' packet and stated the tallest building is 42 feet high. Mr. Debb stated they looked at doing a level underground, but the cost was exorbitant.

Trustee Senak stated he is not in favor of five stories, and he feels they do not need public parking in this development. Trustee Senak asked if they could go to four levels if the public parking was removed from this development. Mr. Debb stated this is a possibility and could be feasible, but the per unit cost goes up. Mr. Debb stated their financing did expire last month, but they have an extension on this.

Trustee Fasules stated if they eliminated the public parking and went down to four stories, the proposed pool could be moved of the front of the building so they could lose some bulk in the front of the building. Trustee Pryde stated they would lose the sun if the pool moved to the front of the building.

Trustee Senak asked what it would take to redesign the building to four stories. Trustee Kenwood asked if a proforma was done on a 4-story building. Mr. Debb stated there is an approximate \$3 million delta as the unit cost goes up significantly. Mr. Debb stated the managers and maintenance costs are still fixed. Trustee Kenwood stated there would be a savings on materials with no fifth story. Mr. Debb stated if they take the building to four stories, they would need additional help from the Village. Mr. Rychlicki stated they have not looked at a proforma for a 4-story building.

Trustee Enright asked how many units would be lost if they went to four stories. Mr. Debb stated they would lose 11 units, and the rents are at the top now.

President McGinley stated there is a financial impact to the Village as the cost for the Civic Center parking garage goes up as parking spots are being moved from the Apex 400 development to the proposed Civic Center garage. President McGinley stated the Civic Center parking garage would then need to be a basement and five stories above ground. President McGinley stated if the spaces are moved, the net total of new spaces would be 82.

Trustee Kenwood asked if the \$500,000 going to the Village is a net cost. Planning and Development Director Springer stated this is all the building permit fees which the Village will collect and keep. Planning and Development Director Springer stated there will be a deposit above and beyond this \$500,000.

Trustee Kenwood asked about the quality of the materials. Mr. Debb stated the Village staff was impressed with the sample materials. Trustee Kenwood asked how the Village is ensuring that high-end pieces are going in the interior of the building. Village Manager Franz stated there is an open-book piece in the Redevelopment Agreement where the developer needs to show its costs to the Village.

Trustee Kenwood stated this will be a gateway building to the Village and asked if the corner of the building could be softened. Mr. Debb stated the 1st-floor retail is already small, and if they did soften the corner, they would lose square footage in the units as well. Trustee Kenwood stated the cornice adds to the architecture of the building. Trustee Ladesic asked if Trustee Kenwood supported bumping up the corner to break up the corner. Trustee Kenwood stated the architecture fits better, and this could work.

Trustee Kenwood asked if the parking deck would be ready in six months. Mr. Debb stated the public parking deck would be ready in six months or less. Village Manager Franz stated this is in the Redevelopment Agreement.

Trustee Fasules asked if the developer knew the height restriction in the Zoning Code. Mr. Debb stated they knew this, and the Glen Ellyn Comprehensive Plan calls for mixed use developments. Mr. Debb stated they knew the number of units that would make this development financially capable. Village Manager Franz stated the parking drives the height of this building. Trustee Fasules asked if the Village's requirements are driving the height of this building to which Village Manager Franz stated it is.

Mr. Debb stated they could eliminate the public parking and go to four stories, but they would need more help from the Village. Trustee Senak stated there would be some savings with losing a floor. Mr. Debb stated there would be some savings, but also additional expenses.

Trustee Kenwood stated they need to have someone look at an updated proforma with four stories.

Trustee Ladesic stated across the country, apartment buildings are being converted into condos. Mr. Debb stated they would not do this as they have never converted an apartment building of theirs into condos. Mr. Debb stated this is why they will separately meter everything.

Trustee Kenwood asked if the developer has done similar projects to this. Mr. Debb stated they just completed a project like this in Lombard.

Trustee Senak asked if a Special Use Permit is needed as this development is not one of the uses allowed in the C5A zoning district. Planning and Development Director Springer stated all new developments in C5A and C5B zoning districts are required to be processed as Planned Unit Developments, and the mechanism to grant a Planned Unit Development is through a Special Use. Trustee Senak asked if this is one of the special uses permitted in C5A. Planning and Development Director Springer stated a Planned Unit Development is a special use. Trustee Senak asked if this is one of the special uses. Planning and Development Director Springer read from the Village Code Section 10-4-17-1, and retail on the first floor and residential above are permitted. Village Manager Franz stated this is permitted as a Planned Unit Development in C5A or C5B.

Dawn Smith, Executive Director of the Glen Ellyn Chamber of Commerce, stated they did a survey last week and reviewed the results from this survey. Ms. Smith stated 56 members of the Chamber responded to this survey which is about 1/6 of the Chamber's membership. Ms. Smith reviewed the results from this survey and stated 64% of the respondents support the Apex 400 development. Ms. Smith stated 60% of those that were against the development were due to height and size concern. Trustee Fasules asked if a similar survey was planned for the entire community. Economic Development Coordinator Hannah stated it is not.

Lisa Mojica, who resides at 598 Hill Avenue, stated she is a parishioner at St. Petronille's and the President of the Parish Council. Ms. Mojica stated the major issue is the safety of the children and elderly parishioners. Mr. Mojica stated they appreciate the work the staff and Mr. Debb are doing on the safety concerns; however, there are still some unresolved issues. Ms. Mojica stated they are looking to get a professional consultant to help with traffic flow and a new traffic plan as well as St. Petronille's would like three swing gates put in. Trustee Pryde asked if the Village has ever asked for traffic studies for any of the other churches or places that have recurring programs that generate traffic issues in the downtown area to see what the impact is. Planning and Development Director Springer stated not unless the place was proposing some sort of addition on their own or undertook this as a part of their own review of their own issues.

Maureen Harton, attorney with the Diocese of Joliet, stated the Diocese is in full support of St. Petronille's Parish and School. Ms. Harton stated it has been great to work with the Village staff, Planning and Development Director Hulseberg and Village Manager Franz on this project. Ms. Harton thanked Mr. Debb as the developer is going to pave and stripe the lot at the developer's expense. Ms. Harton stated they are not expressing anything on the height, façade or interior as they feel Mr. Debb has done a nice job. Ms. Harton stated they are concerned over getting the requested swing gates installed at the Village's expense. Ms. Harton stated St. Petronille's is uniquely situated as contiguous to this development, and it will be affected by this.

Trustee Enright asked how much the swing gates are. Ms. Harton stated the gates are approximately \$2,500 to \$4,000 a piece plus the installation cost. President McGinley stated a safety plan for students is required before the Village will issue a permit.

Karen Quam, who resides at 245 N. Main Street, stated her father was an architect, and she is delivering her father's comments on the project. Ms. Quam stated her father feels the project is out of scale with the Central Business District (CBD), and the project does not go with the existing architecture in the downtown. Ms. Quam asked about the Architectural Review Commission (ARC) to which President McGinley stated this commission was removed at the request of the ARC chairman and others. President McGinley stated the responsibilities that the ARC had did

not go away, but were moved around. Ms. Quam stated the ARC is very important for a community like this. Ms. Quam stated when you look at location and the existing building on the property, the proposed building seems mammoth and out of place.

Dan Marks, who resides at 376 Turner Avenue, stated he feels the Village is rushing into something that the residents do not want. Mr. Marks stated they should think of historic towns, and these towns do not have a 5-story building in their downtowns. Mr. Marks stated he feels the proposed building is too big, and they are not doing enough work to make the building fit with the downtown look. Mr. Marks showed a picture of a newly-constructed building in Steamboat Springs which has incorporated the living spaces into the streetscape. Mr. Marks stated if you go stand by a building north of Yorktown which is like the proposed building, you will see what the height looks like. Mr. Marks stated the downtown is on the National Register, and if you put a building in the downtown that does not fit the integrity of the town, Glen Ellyn could lose its National Historic Register designation.

Anne Gould, who resides at 609 Newton Avenue, stated in the Downtown Strategic Plan, this parking lot was identified as a possible place for a mixed use building for retail and 30 residential spaces. Ms. Gould stated a 100+ unit residential building does not fit on this site. Ms. Gould stated the sheer bulk of the building is huge, and this 5-story building will take up 75% of the block. Ms. Gould stated the Village Board needs to worry more about growing Glen Ellyn's reputation as a quaint Main-Street community.

Jason Fues, who resides at 620 Prairie Avenue, stated he is a concerned St. Petronille's parent. Mr. Fues stated he has spent a lot of time reviewing the traffic study, and he would like to see a during-construction and post-construction safety plan. Mr. Fues stated the traffic count that was done on August 29th, 2018 did not include all the people coming to the school, including the religious education class members who are there on Wednesday nights. Mr. Fues stated when you look at the last traffic study done in 2010 compared to the traffic study done in 2018, there is an 80% increase in traffic coming toward St. Petronille's.

Barb Lemme, who resides at 688 N. Park Boulevard, stated she is a business owner in the downtown. Ms. Lemme read a section of the Glen Ellyn Zoning Code aloud and stated the downtown is universally valued with historic, architectural importance. Ms. Lemme stated Glen Ellyn is special and unique, and the Village's qualities should be preserved. Ms. Lemme stated the bulk and the mass of the proposed building are prominent at a high point in the downtown. Ms. Lemme stated the Zoning Code guidelines are established through a process, and variances should only be granted in extraordinary circumstances. Ms. Lemme stated this development undermines the preservation of the Village and granting this variance will set a dangerous precedent.

Elenaor Saliamonas, who resides at 626 Newton, stated this could be a great development for the McChesney site, but not for the former Giesche site. Ms. Saliamonas referred to what downtown Naperville has done with its buildings. Ms. Saliamonas stated she would like the Village to maintain the integrity of this historic town. Ms. Saliamonas stated she would like to see a 3-dimensional mock-up of this proposed building. Ms. Saliamonas stated she understands change is inevitable.

Steve Horvath, who resides at 473 Sunset Circle, thanked the Village Board for public comment on this project. Mr. Horvath also thanked the Trustees for making tough decisions. Mr. Horvath stated he does not have a child in the Glen Ellyn School District. Mr. Horvath stated he feels this project is not just a decision for today, but for the future as well. Mr. Horvath stated he feels this project will bring a positive impact to Glen Ellyn.

Michelle Covington, who resides at 117 N. Park Boulevard, stated they need to relook at the space and consider what impact the proposed restaurants could have on deliveries downtown. Ms. Covington stated questions need to be asked regarding how to handle maximum foot traffic and parking.

Kelli Christiansen, who resides at 445 Turner, stated this corner does need to be developed as it has been empty for four years, but the benefits of this development must outweigh the costs. Ms. Christiansen stated this building will change the landscape of the Village. Ms. Christiansen stated Main Street will be in shade after 5:00 p.m. most days. Ms. Christiansen stated the parking spaces in the development will be shorter and not as wide. Ms. Christiansen stated the Village could lose 11 to 53 spaces along Main Street and Hillside Avenue. Ms. Christiansen stated they need less parking in this development with the proposed parking garage behind the Civic Center. Ms. Christiansen stated the former Giesche site had over 15,000 square feet of retail space, but this development will only have 8,000 square feet so the Village would lose over 7,000 square feet of retail space. President McGinley stated the requested parking variances are for the tenant parking spaces only.

Justin Casazza, who resides at 386 N. Main Street, stated he thinks they are the nearest home to the development. Mr. Casazza stated he feels taking this development down to four stories would make a huge impact.

Maureen Aspell, the Principal at St. Petronille's School, stated her number one concern is for the safety and well-being of the children and families. Ms. Aspell stated the school moves 460 students around on a daily basis, and over 90% of the students are dropped off and picked up by car. Ms. Aspell stated St. Petronille's will also lose a critical ingress/egress point. Ms. Aspell stated it is unrealistic that there would be no traffic impact, and they are looking to the Village and the developer to continue to address safety concerns. Ms. Aspell stated there needs to be safety plans for during construction and post-construction.

Kenneth Kloss, who resides at 350 Ridgewood Avenue, gave a picture to the Trustees to look at. Mr. Kloss stated has developed two plans: one plan is a proposed land exchange with St. Petronille's and the other plan is an additional five feet given along the commuter parking lot. Mr. Kloss stated he is proposing a plaza with is consistent with the Village's streetscape goals and would help to soften the corner too. Mr. Kloss stated he suggests the development should do more than be a luxury development. Trustee Kenwood asked how many units would be in this proposed plan. Mr. Kloss stated it is the same number of units as the proposed Apex 400 development with a penthouse added with an additional 10 units.

Barbara Munroe stated if the development is built, future generations will wonder why the developer built something of this size and character in the downtown. Ms. Munroe stated Glen Ellyn has a Historical Society for a reason, and they all feel strongly about historic preservation. Ms. Munroe stated a 5-story building would be an affront to the senses. Ms. Munroe stated there are several homes nearby with many children and 3 challenged adults.

Brian Collie, who resides at 614 Lenox, stated he is encouraged that a survey was shared from those in the CBD to those outside the CBD. Mr. Collie stated he appreciates the additional detail that has been shared. Mr. Collie stated the Village Board need to be good and trusted stewards to the community, and the Board has a responsibility to Glen Ellyn. Mr. Collie stated they need to figure out the pain point they are trying to solve with this development and why this development is being pushed forward. Mr. Collie stated Glen Ellyn is winning in the market because it is distinctive, and he feels the development will destroy economic development in Glen Ellyn. Mr. Collie stated they need a development that is smart and distinctive.

Elicia Viola, who resides at 646 Forest Avenue, stated she is a St. Petronille's parishioner, and she is not in favor of the development due to the scale and appearance. Ms. Viola stated if the Village needs growth, they need to take their time on this. Ms. Viola stated she feels this development will change the whole face of Main Street. Ms. Viola stated the Village Board needs to keep the big picture in mind, and this development needs to be something that fits with this 1920s community.

Jim Campbell, who resides at 494 Carleton Avenue, thanked the Village Board for their volunteerism and for building in Glen Ellyn. Mr. Campbell stated he lived in Santa Barbara for the past five years, but Glen Ellyn keeps pulling them back. Mr. Campbell stated branding is everything, and the brand essence of Glen Ellyn is worth a lot. Mr. Campbell stated he appreciates that the Village Board are custodians of the Village's brand. Mr. Campbell stated he does not think this is the death of Glen Ellyn, he thinks there are minor aesthetic changes that could be done.

Kathy Cornell, who resides at 678 Forest Avenue, thanked the Village Board for serving as volunteer Village Board Trustees. Ms. Cornell stated she estimates there might be 150 tenants in this development, and she does not see this number of people bringing vibrancy to the CBD. Ms. Cornell stated five stories is too much, and she would prefer only three stories. Ms. Cornell stated they could reduce the height of the building if they took away some of the luxury amenities. Ms. Cornell stated she understands development is business, but they need to consider the long-term well-being of the community. Ms. Cornell stated this could be an acceptable building in other suburbs, but she cannot see this building fitting in Glen Ellyn.

Tim Loftus, who resides at 296 Woodstock, read a portion of the Housing section from the Houseal Lavigne survey report. Mr. Loftus stated the Comprehensive Plan and the 2009 Downtown Strategic Plan both talk about 3-story mixed use buildings. Mr. Loftus stated the Village needs to stick with this plan. Mr. Loftus showed pictures of other buildings around Chicagoland and asked the Village to build something like these buildings.

Ted Mihalopoulos, who resides at 370 N. Main Street, stated this building is outside the character and the charm of Glen Ellyn. Mr. Mihalopoulos stated this development is important, but it need to be the right thing to fit Glen Ellyn. Mr. Mihalopoulos stated this building needs to go back to the drawing board.

Mike Wilson, who resides at 716 Crescent Boulevard, showed a picture of Main Street from the 1930s/1940s and stated the Village should go back to what it was with the historic character. Mr. Wilson stated he does not like to see things torn down and showed a rendering of the Giesche building being renovated with a proposed town square that everyone can use and space for retail and restaurants. Mr. Wilson stated there would be parking along the back.

Kim Eichenauer, who resides at 599 Hillside Avenue, stated she is a brand marketer by trade, and Glen Ellyn has charm and character. Ms. Eichenauer stated they need to think toward the future. Ms. Eichenauer stated she has nothing against development in the Village, but this building does not fit. Ms. Eichenauer asked how they could rethink the process and is not sure that tweaking the current plan will do what is needed.

Chris Wilson, who resides at 537 Phillips, stated she has been in preservation since 2002. Ms. Wilson stated she feels this building will destroy the character of the town. Ms. Wilson stated the Citizens for Glen Ellyn Preservation did an online petition five days ago for anyone against this development. Ms. Wilson stated 477 people responded since January 17th with 358 being Glen Ellyn residents and 119 who have previously lived in Glen Ellyn or frequent Glen Ellyn. Ms. Wilson stated 95% of the respondents have issues with the size of the building being too big, and the building would ruin the charm and the character of the Village. Ms. Wilson asked about the cost to the Village for any remediation that might be needed. Village Manager Franz stated any remediation that might need to be done at this point is unknown, but will be 100% the developer's expense. Village Manager Franz stated this is stated in the Redevelopment Agreement.

President McGinley stated the Village Board need to give direction on public parking and the cornice height.

Trustee Senak asked if the height variation is needed to maximize profitability. Mr. Debb stated they need the 5th floor to be financially profitable and to return 6%.

Trustee Ladesic stated he does not think the project is viable if you take away the public parking. Trustee Ladesic stated they need that parking for the vitality of Main Street. Trustee Ladesic stated there are 6- and 7-story buildings around town.

Trustee Fasules stated there has to be a valid reason to build a 5-story building. Trustee Fasules stated there needs to be a historic aesthetic to the community.

Trustee Senak stated he feels there is no metric that justifies public parking in this development.

President McGinley asked the Village Board's feedback on public parking in this development.

Trustees Enright, Kenwood, Ladesic and Pryde support public parking in this development. Trustee Ladesic stated public parking is an essential piece of this development. Trustee Kenwood stated there are over 900 on a waiting list to get parking so there is a metric to support parking in this development. Trustees Fasules and Senak do not support parking in this development.

President McGinley stated 312 employee parking spaces are needed for businesses along Main Street alone. President McGinley stated she supports public parking in this development. President McGinley stated public parking can remain in the presentation for the January 28th Village Board Meeting.

President McGinley asked the Village Board's feedback on the cornice. Trustee Kenwood stated they can keep the cornice as he does not view this as a height issue. Trustee Enright stated he has a problem with the height of the building altogether and would favor anything that keeps the height down. Trustee Senak stated it would be good to keep this lower, and if not, at least architecturally consistent with other buildings in the downtown. Trustee Pryde stated he is in favor of lowering the cornice, and Glen Ellyn is a patchwork of architecture.

Trustee Pryde stated the Village Code says one parking space for every three seats per restaurant. Trustee Kenwood stated there is not enough handicapped parking in the community.

Trustee Fasules stated the cornice is a moot point. Trustee Ladesic stated the corner could be massaged cost-effectively, and the cornice is not a “make-it or break-it” for him.

President McGinley stated the Village Board’s direction is a 3-foot cornice.

Trustee McGinley asked for the Village Board’s feedback on the architecture of the building.

Trustee Kenwood stated the corner should be something that goes architecturally with the Village. Trustee Kenwood suggested pushing back part of the 5th floor to ease the mass of the building in front. Mr. Debb stated they would lose nine units if they pushed this floor back. Mr. Debb stated they will bring back options for a rounded corner and possible 5th-floor building pushback at the January 28th Village Board Meeting.

Trustee Enright stated he thinks the building looks nice. Trustee Enright stated pushed 5th floor back some would appease some residents a bit and help the building look a bit different. Trustee Enright stated he would like to see something done in this building for low-income families.

Trustee Senak stated they need to go back to the architecture and see what is historically consistent. Trustee Senak gave examples of buildings around Chicagoland. Trustee Senak stated he does not necessarily have a problem with the current proposed design.

Trustee Pryde stated he has no tremendous problems with the architecture. Trustee Pryde stated he would not want to see a lot of units disappear out of this building. Trustee Pryde stated they can play around with the height and volume of the building. Trustee Pryde stated he feels as they cannot set back the 5th floor as they will lose unites.

Trustee Fasules stated more Trustees seem to be open to additional TIF funding for this project if the design can be changed. Trustee Fasules stated he thinks we can do better.

Trustee Ladesic stated they need to preserve history, but build for the future. Trustee Ladesic stated this is not an 1800s look, and it is the dawn of a new architecture style. Trustee Ladesic stated possible softening of the corner is not a deal-breaker for him.

President McGinley stated the Village Board has suggested softening the corners of the building, some reduction on the cornice and some possibly push back on the top floor.

President McGinley stated the Village Board is still in the question phase so they have not addressed every issue that came up tonight. President McGinley stated consultants over the years have recommended at least 400 new residential units in the downtown to stay viable. President McGinley stated businesses express interest and then leave because there is not parking and not enough foot traffic.

Planning and Development Director Springer reviewed the next steps again and stated this Preliminary Planned Unit Development will go before the Village Board for approval at the January 28th Village Board Meeting. Planning and Development Director Springer stated the Final PUD Approval will come to the Plan Commission and the Village Board.

Trustee Senak stated the Trustees benefited by seeing a 3-D model during the Civic Center parking garage discussion and asked if they could see this for the proposed building. Trustee Ladesic stated this would be nice, but it is not a requirement.

RESULT:	DISCUSSION ONLY
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F. Other Items

None

G. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk