



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, January 28, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

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	Excused	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Senior Civil Engineer	Present	
John Sterrett	Village Planner	Present	
Gregory Jones	Attorney	Present	

D. Village Recognition: (Village Clerk)

1. The Village would like to thank Ed Crawford for his service to the Environmental Commission.

E. Audience Participation

President McGinley read a statement on the process of this meeting and public comment.

Trustee Fasules asked for a Point of Order if a resident makes a comment and a Trustee has a follow-up question. President McGinley stated for the Apex 400 Development, we will hear from the Village staff and then the developer. President McGinley stated it will then be open to the Village Board for questions and then it will be open to public comment. President McGinley stated after public comment, the Village Board will start their deliberations, and public comment will be closed. President McGinley stated each resident will be allowed three minutes to speak and then the Village Board can follow-up or ask questions if needed.

- F. Consent Agenda** - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

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

Motion to approve the following items including Payroll and Vouchers totaling \$2,223,940.45 (Trustee Kenwood):

1. Total Expenditures (Payroll and Vouchers) - \$2,223,940.45. The vouchers have been reviewed by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. Glen Ellyn Village Board - Regular Meeting - Jan 14, 2019 7:00 PM
3. Glen Ellyn Village Board - Special Workshop Meeting - Jan 14, 2019 7:30 PM
4. Approve a Change Order of the Snow Hauling Contract, Awarded to Marcott Enterprises, Inc., of Villa Park, Illinois, in an Amount of \$20,000, to be Expensed to the General Fund (Public Works Director Hansen)
5. Resolution No. 19-01, A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with Swallow Construction Corporation is required for the Roosevelt Road Water Main Improvements Project, for a revised and final contract cost of \$554,839.23, to be expensed to the Water & Sewer Fund (Public Works Director Hansen)
6. Ordinance NO. 6668 -VC, An Ordinance to Amend Section 9-2-12 (Municipal Permit Only Parking Lots) and Section 9-5-8 (Schedule H; Parking Limits) of the Glen Ellyn Village Code (Police Chief Norton)
7. Ordinance No. 6669 - VC, An Ordinance Approving a Text Amendment to the Glen Ellyn Zoning Code (Planning and Development Director Springer)
8. Resolution No. 19- 02, A Resolution Accepting Public Sidewalk Improvements, a Sidewalk Easement, a Watermain Easement, Bill of Sale Associated with the Roosevelt Glen Corporate Center 739-799 Redevelopment Roosevelt Road, and to Reimburse the Developer for Sidewalk Improvements in the amount of \$54,167.00 to be Expensed to the Roosevelt Road TIF Fund (Planning & Development Director Springer)
- G. Hillcrest Avenue Right-of-Way (Presented by Planning and Development Director Springer) (Trustee Kenwood)**
 1. Ordinance No. 6670, An Ordinance Vacating a Portion of the Hillcrest Avenue Right-of-Way to the Glen Ellyn Park District and the B.R. Ryall YMCA of Northwestern DuPage County.

Planning and Development Director Springer presented background on this proposed vacation and stated the Glen Ellyn Park District and the B.R. Ryall YMCA of Northwestern DuPage County

(YMCA) have requested that the Village vacate the entire 60-foot wide Hillcrest Avenue public right-of-way between Illinois Street and the YMCA property -approximately 400 feet in length. Planning and Development Director Springer showed an overview map of the area and stated the Park District and the YMCA have negotiated and arranged for the Park District to purchase four of the five YMCA lots and incorporate these lots into Manor Park. Planning and Development Director Springer stated this vacation will create additional open space for Manor Park and will further expand it to connect to the small portion of the park currently on the west side of the right-of-way.

Planning and Development Director Springer stated the Village staff has reviewed the request and does not believe there is any public need or purposed to retain this portion of the Hillcrest Avenue right-of-way. Planning and Development Director Springer stated since the vacation will result in additional open space for a public park and will be a public benefit, no cost for the vacated right-of-way should be incurred by either party.

Trustee Pryde asked if there would be an access easement in the right-of-way to get to the water tower. Planning and Development Director Springer stated there is access to the Newton Avenue water tower from Newton Avenue. Planning and Development Director Springer stated the Village will be retaining a utility and drainage easement over the whole right-of-way.

Trustee Kenwood asked about the piece that is still Village property to which Planning and Development Director Springer stated this will probably be addressed at some point in the future.

RESULT:	APPROVED [6 TO 0]
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SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

H. Apex 400 (Presented by Planning and Development Director Springer) (Trustee Pryde)

President McGinley reviewed the process of the order of speakers and when public comment would be done. President McGinley stated the Village Board has read all the spoken and written public comments on this proposed development up to this point.

Planning and Development Director Springer provided background on the Apex 400 development and stated petitioners Larry Debb and John Kosich of GSP Development and 400 Main LLC, are requesting approval of a Special Use Permit for a Preliminary Planned Unit Development with deviations and the Exterior Appearance of a proposed mixed-used development. Planning and Development Director Springer showed an overview map of the current site and stated the subject site is located on the northwest corner of Hillside Avenue and Main Street and is comprised of 1.55 acres. Planning and Development Director Springer stated the property is commonly known as 400 N. Main Street and 418-424 N. Main Street and includes the former Giesche Shoe property and Village-owned Main Street parking lot.

Planning and Development Director Springer stated in May 2018, there was a pre-application meeting for this proposed development at a Plan Commission meeting. Planning and Development Director Springer showed a rendering of the original proposed elevation and stated the Village staff worked with the developer to remove the contemporary elements on this proposed building. Planning

and Development Director Springer stated a member of the Historic Preservation Commission suggested the developer should draw on elements of architecture that are already used in the downtown. Planning and Development Director Springer stated after these suggestions, the developer submitted a revised elevation with brick and stone materials, a cornice and cloth awnings, among other updated.

Planning and Development Director Springer stated 70% of the units will be one bedroom or smaller, but the developer can convert some units to two bedroom units if this is wanted. Planning and Development Director Springer stated the rents of these units would be approximately \$1,700 per month to \$3,300 per month.

Planning and Development Director Springer reviewed some of the alterations that have been done with the plans over the past several months. Planning and Development Director Springer stated the developer will need to match the Village's Streetscape Plan which will be decided later in 2019.

Planning and Development Director Springer stated there will be first floor public parking with 137 parking spaces proposed. Planning and Development Director Springer stated parking for the tenants would be on the second floor and only accessible from Hillside.

Planning and Development Director Springer stated at last week's Village Board Workshop, there was much discussion regarding the height and mass of the proposed building. Planning and Development Director Springer showed an updated elevation and stated after this discussion, the developer did revise the plans to eliminate approximately 1,000 square feet of rentable space on the southeast corner of the building. Planning and Development Director Springer stated the building would still have 107 units, and the building would be 43 feet high from the sidewalk. Planning and Development Director Springer stated the developer also added brick by the parking garage entrance on Hillside Avenue as well as trees to soften the appearance of the building on Hillside. Planning and Development Director Springer stated the maximum height on the newly proposed building would be 58.5 feet from average grade, and the requested height has been reduced to 61 feet as the cornice height was reduced.

Planning and Development Director Springer showed the Main Street elevation and stated staff had asked the developer to add a stone band around the building to separate the retail section from the residential section so the developer did add limestone to the second story for this. Planning and Development Director Springer stated staff had requested that brick be added to the whole rear of the building instead of the smooth pre-cast finish.

Planning and Development Director Springer showed pictures of 5- and 6-story buildings around town that are next to 1-story buildings.

Planning and Development Director Springer reviewed the TIF incentive and stated the developer is seeking a revised incentive of \$1,200,000 over five years due to the updated plans for the northeast corner of the building. Planning and Development Director Springer stated Kane McKenna has reviewed the original proforma and was comfortable with this as was the Village staff. Planning and Development Director Springer stated there will be a projected \$7,800,000 to the Village in the TIF fund through 2035.

Planning and Development Director Springer reviewed the Redevelopment Agreement and stated this agreement is to protect the Village and outline exactly what is expected of the developer. Planning and Development Director Springer reviewed the main bullet points and stated there is an

open book approach where the developer has to allow the Village access to the financials at any point during the project. Planning and Development Director Springer stated the goal is for construction to commence by November 30, 2019, and the public parking portion available by February 29, 2020.

Trustee Kenwood asked about the TIF process. Village Manager Franz stated it is performance-based, and since the taxes are in arrears so this will be taxed fully the year after the project is completed. Village Manager Franz stated from the increment, the Village will then reimburse the developer annually based on the Redevelopment Agreement.

Trustee Senak asked the Village's total cost. Planning and Development Director Springer stated this is the \$1,200,000 to the developer through the TIF. Trustee Senak asked about the other payments provided and if these payments required by code. Planning and Development Director Springer stated there is a requirement in the subdivision ordinance that is called the Land and School Donation Requirement. Planning and Development Director Springer stated this is commonly called the Developer Donations, and this is at the discretion of the Village. Planning and Development Director Springer stated this is based on formulas that have been tested in court, and this is an estimate of what the donation should be. Planning and Development Director Springer stated then both parties agree on it. Planning and Development Director Springer stated the Village's discretionary amount is \$169,000, and this will be paid at the time the developer picks up the permit.

Trustee Kenwood asked if there is a net add of trees what is currently there. Village Planner Purvis stated Public Works requested that the plants be 40 foot on center and that the trees be larger diameter trees. Village Planner Purvis stated the development will match whatever Streetscape Plan is decided on by the Village Board later in 2019.

Trustee Fasules asked if the Village could do the streetscape piece with the developer contributing the dollars to this so it would be the same throughout the Village. Planning and Development Director Springer stated this could be a possibility. Trustee Fasules asked if the downtown infrastructure can handle this development. Professional Engineer Daubert stated the Village retained RJN Group to review the infrastructure, and they feel the current water system is adequate to serve the system. Professional Engineer Daubert stated as a part of the Streetscape Project, they will be looking at all sanitary sewers, especially inflow and infiltration of stormwater. Professional Engineer Daubert stated from an infrastructure standpoint, they are confident the system can handle this development. Professional Engineer Daubert stated there is still quite a bit of capacity in the system of the Glenbard Wastewater Authority, and there is still plenty of room for growth.

Larry Debb, with GSP Development, stated they have made some major and minor changes to the plans after hearing all the comments, including lowering the southeast corner of the building. Mr. Debb stated anyone they have talked to is not against the concept of the project being a mixed use development. Mr. Debb stated this development will bring economic benefits to the Village. Mr. Debb passed around samples of the materials they are using, including the dark red and natural bricks and the stone being used for the cornice and medallions.

Trustee Enright asked about the 1,000 square foot reduction. Mr. Debb stated they were able to make some two bedroom apartments into one bedroom apartments.

Trustee Kenwood stated the developer was not asking for any funds from the Village with the original design of the building. Trustee Kenwood stated the Village has now asked the developer to

take out approximately 1,000 square feet of rentable space and add brick to the south and west sides of the building. Mr. Debb stated about 40% of the additional funds being requested from the Village are due to the loss of roughly over 1,000 square feet, and 30% is for the additional brick and the other 30% is for the full height stone on the building.

Trustee Kenwood asked about the building's architecture. Mr. Debb stated they walked up and down Main Street and took many different architectural elements from what they saw. Trustee Kenwood asked about the windows. Roimon Hepburn, Associate Architect at FitzGerald Associates Architects in Chicago, Illinois, stated the windows have to be operable as the building code requires a certain amount of ventilation, and the windows will have the hand crank. Mr. Debb stated there will be mullions in the windows.

Trustee Senak stated he favors a mixed use development, but he opposes the five stories. Trustee Senak stated he has not talked to anyone who disfavors four stories, and he made a personal request to Mr. Debb to take the building down to four stories. Mr. Debb stated going down to four stories would take the entire top floor off and lose 30 units. Mr. Debb stated if they took away the public parking floor, this would add another \$2,000,000 to the TIF incentive request. Trustee Senak stated then the TIF incentive would go from a requested \$1,200,000 to \$3,200,000. Mr. Debb stated it would be approximately \$3,000,000. Village Manager Franz stated the overall proforma and TIF increment would change with this. Mr. Debb stated the public would lose 130 spaces. President McGinley stated at last week's Village Workshop, the majority of Trustees favored keeping public parking in this development.

Trustee Fasules asked if the design is to the Village's standards for parking. Mr. Debb stated it will be a slight reduction from standard. Mr. Debb stated their building in Lombard is 90% occupied with only 30% vacant parking. Mr. Debb stated it does not work if they cut down the number of spaces and add units.

Trustee Kenwood asked about possible remediation on the site. Mr. Debb stated they will go 9 to 11 feet down to the clay barrier as the pollution is sitting on top of this clay barrier. Mr. Debb stated anything left will be enclosed in concrete. Trustee Fasules asked about underground parking if that much dirt is being taken out of the site. Mr. Debb stated they looked at possible underground parking, but it would cost millions of dollars, and the maintenance for underground parking costs more.

Trustee Enright asked about the north end of the building by Santa Fe Restaurant. Mr. Debb stated the two-story parking deck would be by Santa Fe. Trustee Enright asked about the space between the parking garage wall and Santa Fe. Mr. Hepburn stated it is approximately four to five feet.

Trustee Senak asked about adding units on an extension by Glenwood Avenue. Mr. Debb stated St. Petronille's was opposed to this, but in theory, it could be feasible. President McGinley stated at the beginning of the project, the Village Board agreed that they would stay with only the property the developer currently had in order for the project to move forward.

Trustee Kenwood asked why the Diocese of Joliet would have any say on where the units are if the developers are building on their own property. Trustee Senak stated the church may have issues with that, but he does not think they have any standing legally to enforce or resist this.

Trustee Ladesic asked about the start and completion dates. Mr. Debb stated they will go in first

for the permit for the parking structure in the next three months or so. Mr. Debb stated the whole project should take approximately 18 months, and he hopes to have the public parking done four months after the start of the project.

Jim Murphy, who resides at 501 Forest Avenue, Unit #404, stated he represents the Glen Aster Condominiums where they have 1.75 spaces per unit. Mr. Murphy stated the owners in his building are always looking for more spaces. Mr. Murphy stated the Apex 400 residents will be looking for more spaces too. Mr. Murphy stated the parking spaces are a smaller width than is required by code. Mr. Murphy stated the traffic study was done in August when it is the low traffic point of the year. Mr. Murphy stated there is a similar project on the edge of Yorktown Mall. Mr. Murphy stated he believes GSP will have a hard time renting these apartments at the price point. Mr. Murphy stated the developer has listened to comments, but there are more residents against five floors then they should do four floors.

Maureen Harton, Attorney for the Diocese of Joliet, stated she is representing St. Petronille's and the Diocese of Joliet. Ms. Harton stated Father Doherty, Principal Aspell and others at St. Petronille's support this project, and the Village would look a lot better if this property was developed. Ms. Harton stated developing this project could possibly benefit St. Petronille's as well. Ms. Harton thanked the Village staff, the Village's Planning and Development Department, Village Manager Franz, Attorney Mathews and Police Chief Norton for helping to address any issues. Ms. Harton stated their agenda is to ensure the safety of the 460 students at the school as well as their parishioners during and post-construction. Ms. Harton stated the Village is going to finance the swing gates they requested, and they are grateful for this. Ms. Harton stated they are putting no opinion forth on the other issues associated with this proposed development.

Trustee Senak asked if the church and Diocese are willing to discuss an exchange of property. Ms. Harton stated they are conceptually open to this if it benefits the parish, but they will not sell any property. Ms. Harton stated there was a similar property swap a year ago in the village of Villa Park. Ms. Harton stated they do not need approval from the Vatican if it is just a property swap. Trustee Fasules asked how long it would take to put together a property swap to which Ms. Harton stated it could be put together in two to three weeks.

Mr. Debb stated plans were laid out 8 months ago, but every proposed plan would also have to include the office building as well. Village Manager Franz stated the Village has had a work group working on this for the past five to six months, and all these issues came up, but nothing was workable. Trustee Ladesic stated there were these same issues with the OPUS development.

Claudia Schafer, who resides at 410 Melrose, Unit #302, stated there are three whys for this project: the need for parking, the need for the developer's profit margin and the need for luxury rentals. Ms. Schafer asked what data there is to support this type of rental for empty-nesters and millennials. Ms. Schafer stated Glen Ellyn need luxury with affordability. Ms. Schafer stated Trustee Senak had a list of statistics showing that there is plenty of parking in the Village and asked who is driving the claim that there is not enough parking. Ms. Schafer stated this is not the first project where the Zoning Code has needed to be thrown out. Ms. Schafer stated this should be put on the April ballot as a referendum.

Brian Kennedy, who resides at 501 Forest Avenue, Unit #606, stated in the last week and a half, there has been a petition online called Stop Apex 400 Development, and this petition has over 400 signatures on it. Mr. Kennedy stated they need to learn from the Recession of 2008. Mr. Kennedy asked why corners are being cut on the specs. Mr. Kennedy stated this is a big project that is

undiversified.

Barb Lemme, who resides at 688 N. Park Boulevard, stated the online petition has over 664 supporters who are strongly opposed to this development. Ms. Lemme stated this online petition is the only means of assessing public sentiment. Ms. Lemme stated if you estimate each of the 664 supporters as residing a minimum of 12 years in Glen Ellyn, this equals 7,728 years of involvement in and devotion to the Village. Ms. Lemme stated Mr. Debb's loyalty is to the development and his investors. Ms. Lemme stated they should be giving more weight to the residents on this, and the Trustees need to listen to them.

Mike Formento, who resides at 23W029 Harkberry Drive, stated this development will leave an indelible mark on the community. Mr. Formento stated the Trustees' vote should go toward the charm and character of the Village. Mr. Formento stated this development ignores the Zoning Code, the Village's Comprehensive Plan and the Village's Downtown Strategic Plan. Mr. Formento stated this type of housing would ruin the character of the community as well as the historic image of the downtown. Mr. Formento stated if the Trustees have said no to any of this, they should vote no as well. Mr. Formento stated the Trustees' should choose wisely on what their legacy will be.

John Van Tassel, who resides at 571 Anthony Street, stated he supports this development, and the rental properties will be beneficial. Mr. Van Tassel stated this development will help with the taxes going down, and it will be good for the downtown area.

James Vercillo, who resides at 594 Park Plaza, stated he supports this project. Mr. Vercillo stated he and his wife attend St. Petronille's, and they would like to downsize so this development would be great.

Charles McCluskey, who resides at 116 Newton Avenue, stated he has taught at Hadley Junior High for the past 13 years. Mr. McCluskey stated he would love to see this approved as his parents will be looking for a place like this, and this development would benefit them. Mr. McCluskey stated this development could also benefit many of his friends' parents as well. Mr. McCluskey stated this development would continue to support Glen Ellyn and the local businesses.

Trustee Senak asked if Mr. McCluskey is opposed to four stories. Mr. McCluskey stated he is fine with four or five stories.

Christine Collins, who resides at 614 Lenox Avenue, stated she is representing herself and her husband. Ms. Collins stated they would like to see development come to the Village, but this building is too tall. Ms. Collins stated they have not seen drawings that show what this development will do to Blackberry Market and other businesses on Main Street. Ms. Collins stated they should not rush this decision, and she thinks there are some costs and trade-offs that need to be evaluated. Ms. Collins stated during the August 29th traffic study, the majority of students were riding their bikes. Ms. Collins stated they need the right proposal for this location, and she hopes the Village Board does not vote on this tonight. Ms. Collins read the end of a letter that her husband wrote.

Patrick Finn, who resides at 363 N. Main Street, stated there is a 40% increase in traffic according to the traffic studies done in 2010 and 2018. Mr. Finn asked why they are rushing to do this as the Village is sitting on an asset that they own.

Jon Brazier, who resides at 547 Hillside Avenue, stated Glen Ellyn is natural, organic and authentic. Mr. Brazier stated he works in the development field and has worked with great architects and engineers. Mr. Brazier read a report from a friend who works in development and

reviewed this project. Mr. Brazier stated the friend says the building is too tall compared to other buildings among other items. Mr. Brazier stated he urges the Village to take more time on this, and they need bring new talent to work with the developer and members of the community to create opportunities through designs that seek to combine the site's highest value best use, compatible and with clear respect for the Village's historic fabric and charm to give this approach a chance and give the Village Board more time.

Kim Eichenauer, who resides at 599 Hillside Avenue, stated she is reading a letter from resident Brian Collie. Mr. Collie thanked the Village Board for their service. Mr. Collie said Glen Ellyn's brand is distinctive and strong, and the Village has small-town charm. Mr. Collie said they are at risk to destroy the driver of the Village's success with this development, and they will be forced to live with this. Mr. Collie said there are still many concerns that need to be addressed. Ms. Eichenauer stated this development could negatively impact the Village. Ms. Eichenauer stated millennials think historic charm and preservation is important. Ms. Eichenauer stated the sheer size and scale is contradictory to the Village's charm, and she implores the Village to take more time with this.

Eleanor Saliamonas, who resides at 626 Newton Avenue, stated the Village Board's predecessors made the Zoning Code to fit the historical character of the town. Ms. Saliamonas stated the height variance and the Lot Coverage Ratio variance will scar the Village. Ms. Saliamonas stated the developer seems reluctant to do a 3-dimensional mock-up of this building. Ms. Saliamonas asked why this building needs a swimming pool as there are pools close-by.

Anne Gould, who resides at 609 Newton Avenue, stated this building could work at other sites, including the McChesney site. Ms. Gould stated the tall buildings in the downtown are outside this Zoning District. Ms. Gould stated they need to look at the whole building and its elements in context. Ms. Gould stated she understand the Village Board will be talking in the future about evaluating building heights. Ms. Gould stated there are best practices for this core zone. Ms. Gould stated she is not against development, but this development should be on another site. Ms. Gould stated there will be parking lost on Main Street and Hillside Avenue. Ms. Gould stated the Village Board should take more time for on this.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated he had the idea of a land transfer so the development would not go three feet into the alley. Mr. Kloss showed a proposed rendering he did and stated his drawing gives the appearance of a smaller building. Mr. Kloss stated part of the Glen Ellyn Streetscape Planning is to have a place for people to meet. Mr. Kloss stated OPUS had a proposed promenade which was good.

Kelli Christiansen, who resides at 445 Turner Avenue, stated she is not opposed to development on this site and thanked the developer for the updates. Ms. Christiansen stated this property is a part of the south Main Street Downtown Historic Register District. Ms. Christiansen stated the proposed building is in violation of the Zoning Code because of the height and bulk. Ms. Christiansen stated according to the 2009 Downtown Strategic Plan, the process is the preserve and maintain the historic buildings, and the buildings should be 2-, 3- or 4-stories. Ms. Christiansen stated the developers should be advised to keep new construction compatible with existing structures.

Bernie Botheroyd, who resides at 20 Walnut Road, states he taught at Glenbard West High School. Mr. Botheroyd stated he had seen many kids return to Glen Ellyn who are looking for places to live as well as friends looking to down-size. Mr. Botheroyd stated since Glen Ellyn is short on this type of housing option, his friends have moved to Downers Grove or Lombard.

Dan Lyne, who resides at 361 N. Main Street, stated he runs one of the most successful transaction advisory teams in the country. Mr. Lyne stated he know lots of developers and people in real estate, and GSP Development is a start-up company. Mr. Lyne stated there is a conflict with the data about a mixed use development. Mr. Lyne stated empty-nesters do not want small short-term rentals. Mr. Lyne stated they do need to develop the Giesche site.

Tim Loftus, who resides at 296 Woodstock, showed a picture from the 2009 Downtown Strategic Plan of what Main Street should look like. Mr. Loftus stated there should be no 5-story buildings in C5A. Mr. Loftus stated this building would set a precedent, and this development will be the beginning of a downhill slope for the community. Mr. Loftus stated they do not need this project in its current form. Mr. Loftus asked the Village Board what side of history they want to be on.

Marc Giovingo, who resides at 655 Hillside Avenue, stated this development would provide an opportunity for young professionals to move into the community, and he supports this project.

Steve Horvath, who resides at 473 Sunset Lane, thanked the Village Board Trustees for their service. Mr. Horvath stated he is concerned about public safety with this project, and he is happy that the Village and developer have agreed to a safety plan with St. Petronille's. Mr. Horvath stated someone gives design input, 300 people will not like it, and if another person gives design input, another 300 people might not like this as well. Mr. Horvath stated this development will be an economic benefit to the Village, and he supports this project.

Scott Shoub, who resides at 711 Duane Street, stated he is the owner of the office building near this proposed development, and he is probably the one person most affected by this project. Mr. Shoub showed an overview picture of where his building is in reference to the proposed development and stated he supports development and progress in town. Mr. Shoub stated he thinks this proposed building is neat, but will be too big. Mr. Shoub stated St. Petronille's is a block away from this proposed development, and the church was sought out for their opinion; however, no one came to see him at all.

Trustee Senak asked if Mr. Shoub would be interested in a discussion on this to which Mr. Shoub stated he would be. Trustee Kenwood stated the land swap would about Mr. Shoub's building.

Julie Mackey, who resides at 1812 Wakeman Court, stated she is in favor of the project as proposed. Ms. Mackey stated they need to look at the project that is coming to them. Ms. Mackey stated the proposal is well-thought out and well-designed. Ms. Mackey stated this is the modern progressive development that the downtown needs, and this project would help the downtown businesses thrive. Ms. Mackey stated Glen Ellyn needs to get progressive and get with the times. Ms. Mackey stated she considers this project great with older people downsizing and young professionals moving to the Village. Ms. Mackey stated this project would benefit the community.

Margaret Sahyer, who resides at 780 N. Main Street, stated she has a small business in town, and she supports the project. Ms. Sahyer stated this gives people the option of renting a small apartment home. Ms. Sahyer stated her sister tried to move to Glen Ellyn two years ago, but her sister could not find anything like this development. Ms. Sahyer stated the aesthetics of the project will be subjective, and she thinks the project is great. Ms. Sahyer stated there needs to be an openness to change and flexibility. Ms. Sahyer thanked the Village Board to collaborating with the community.

Kathy Cornell, who resides at 678 Forest Ave, stated the 5- and 6-story buildings in town do not sit on the top of a hill at the entrance to the town. Ms. Cornell asked who benefits from the luxury

amenities, and she feels people could live without the amenities so the building can be restructures to a smaller size. Ms. Cornell stated she is concerned about remediation. Ms. Cornell stated she is not afraid of change but is afraid of spoiling the downtown with an unsuitable project.

Robert Mitchell, who resides at 210 Regent Street, stated other projects have been done in town that are a benefit to the community, and not a detraction. Mr. Mitchell stated more parking is needed, and the developer has done a decent job to address concerns of many residents. Mr. Mitchell stated this is the best project the Village has seen for this site, and it seems economically viable. Mr. Mitchell stated they need more tax revenue, and he supports this project.

James McDonnell, who resides at 871 Crescent Boulevard, stated his wife teaches at St. Petronille's School, and his kids attend school at St. Petronille's as well. Mr. McDonnell stated he is against the scale of this building and the number of variances for zoning and height. Mr. McDonnell stated the proposed building is modestly attractive, but it is too tall. Mr. McDonnell stated a smaller scale building would bring smaller scale profits. Mr. McDonnell stated Glen Ellyn has historic character, and he has not met anyone who is opposed to a 3- or 4-story development on this site. Mr. McDonnell stated this proposed building does not fit in Glen Ellyn, and he thinks the project should go up for a referendum.

Elicia Viola, who resides at 646 Forest Avenue, stated the rents do not fit with the needs of her husband and her wanting to downsize, or their kids coming back to Glen Ellyn. Ms. Viola stated the developer and staff got a lot done in the past six days so imagine what else could be done in two months. Ms. Viola stated she does not want this to be a rushed building as they are making a decision on a building that will be in the Village for 200 years. Ms. Viola stated there has not been a 3-dimensional model of the building, and they need to get this right.

Trustee Kenwood asked about a scale model versus a 3-dimensional model. Planning and Development Director Springer stated a 3-dimensional view was provided in the packet, and the 3-dimensional model is a variety of new technology. Ms. Viola stated something like this would be good. Trustee Fasules stated some of the Trustees have requested this.

Jamie Simoneit, who resides at 864 Woodland, stated he has a building near this and was approached by the OPUS developer to sell his building which he would still do for the same price. Mr. Simoneit stated the Glen Ellyn Bible Church gave the Village an offer on this property several years ago. Mr. Simoneit stated he would be happy to help consult on this, and the project meets the client's needs, but not the community's needs. Mr. Simoneit stated he has been forced to come in for variations on very minor things. Mr. Simoneit stated sunny streets are streets that thrive. Mr. Simoneit stated other tall buildings are not on Main Street. Mr. Simoneit stated he is pro-development and pro-mixed use.

President McGinley called for a break at 10:08 p.m.

President McGinley called the meeting back to order at 10:14 p.m. President McGinley read a news brief that said extreme cold is coming in the next few days, and the Glen Ellyn Police Station and the Glen Ellyn Public Library are being used as warming centers.

Mr. Debb stated they analyzed, designed and drawn plans for this project for over a year. Mr. Debb stated he is not inexperienced in construction as he has done well over \$1 billion in construction and 6,000,000 square feet of space in the Chicago market alone. Mr. Debb stated they have a 200-unit building in Lombard with these rents that have former Glen Ellyn residents living in them. Mr.

Debb stated there are currently trees that shadow Main Street now. Mr. Debb stated he feels they brought an amazing project to the table which will be a benefit to the community. Mr. Debb stated they did everything that was asked of them as well.

Trustee Kenwood asked if the Diocese was open to the land-swap proposal. Mr. Debb stated the Diocese would be swapping more land the Village would be so there would be some selling involved as it is not an equal swap. Mr. Debb stated this would then take the proposed development right up against Mr. Shoub's building. Mr. Debb stated it would take at least six months to draw up new designs.

Trustee Kenwood asked if Mr. Debb would be open to a little more time and possibly get some other talent in on this proposed project. Mr. Debb stated FitzGerald has done a great job on this building. Mr. Debb stated the big issue is the height on the building, and they have investigated all angles on this. Trustee Kenwood asked if getting rid of the pool would solve the problem to which Mr. Debb stated it would not.

Trustee Ladesic stated they are not losing the downtown, but building for the future to keep Glen Ellyn on the map. Trustee Ladesic stated the Village needs a development like this, and this development fills a number of needs, including parking, residential and retail. Trustee Ladesic stated he did an Internet search, and Glen Ellyn is really not on the map. Trustee Ladesic stated this is not an ideal development, and he felt OPUS was ideal, but it was not right for everyone. Trustee Ladesic stated there are talented designers in town. Trustee Ladesic stated if you ask 10 different people about architectural style, you would get 10 different answers. Trustee Ladesic stated there are other 5-, 6- and 7-story buildings that have melded into the Village's streetscape. Trustee Ladesic stated when you come into town from the north, west and east, there are five-story or higher buildings. Trustee Ladesic stated there is not enough convenient parking. Trustee Ladesic stated this is the 5th time there has been interest in this property. Trustee Ladesic stated any development needs to be viable, and there are always risks involved. Trustee Ladesic stated it is not true that they would lose the Historic District designation if this development is built. Trustee Ladesic stated this development is not different from any other, and people will be against things whether it affects them or not. Trustee Ladesic stated this development meets the needs and maximizes the return to the Village. Trustee Ladesic stated he is open to the bumped-in corner as presented on tonight's plans.

Trustee Fasules stated progress is a part of Glen Ellyn, but Glen Ellyn is tradition too. Trustee Fasules stated there will be a development on this site, and this development will be mixed use. Trustee Fasules stated they need to balance tradition with progress and take four to six more months on this project. Trustee Fasules stated they owe it to the community to make the plan better.

Trustee Pryde stated he thinks the process has worked well this time, and a mixed use development should be at this property. Trustee Pryde stated this development will be serving a great need that is going on throughout the country for this type of housing. Trustee Pryde stated renters are renting much longer than they did 20 years ago, and today's renters become tomorrow's buyers. Trustee Pryde stated the amount of retail and residential is appropriate, and he fully believes they need to retain public parking on this site. Trustee Pryde stated he has been involved in some way with the three most-recent residential buildings in the Village, and the traffic counts are similar to this. Trustee Pryde stated he appreciates the effort taken in working with St. Petronille's. Trustee Pryde stated he is in favor of reducing the height of the building at Main Street and Hillside with the bumped-in corner. Trustee Pryde stated he is generally in favor of the building architecture, and he is in favor of the project overall.

Trustee Senak stated he knows that a concept of a mixed use development on this site is supported by the community. Trustee Senak stated he knows a 5-story building does not conform to the Zoning Code, the Comprehensive Plan or the Downtown Strategic Plan. Trustee Senak stated many residents are against a 5-story building on this site, and his solution is to limit the height of the building to four stories by removing the public parking floor. Trustee Senak stated the 2001 Comprehensive Plan states parking is not well-distributed in the downtown, and it is his belief that the Village needs more parking in the downtown. Trustee Senak stated they should not be doing a \$3,000,000 building that goes against the Zoning Code, the Comprehensive Plan and the Downtown Strategic Plan as well as is opposed by many residents. Trustee Senak stated they should work with Mr. Debb to go down to four stories, and they need to be given more time to make this a first-class development.

Trustee Enright stated they need a mixed use development with retail and residential. Trustee Enright stated he has heard the concerns from the public on the size of the building so he suggested they move the fifth floor back so the building was not so imposing at Main Street and Hillside Avenue. Trustee Enright stated he is concerned as he is just seeing the updated plans and wonders if some residents will change their minds with this update. Trustee Enright stated the Village Board also just heard about the TIF incentive update. Trustee Enright stated the Plan Commission did approve this proposed project unanimously, and this should be taken into consideration. Trustee Enright stated it would be good to have one to two weeks to look at the updated design and updated TIF incentive request so they can hear the residents' feedback on the updates.

Trustee Kenwood stated the parking metrics do indicate they need parking as there are over 900 people on the parking permit wait list. Trustee Kenwood stated there are handicapped parking gaps as well. Trustee Kenwood stated this is a tough decision. Trustee Kenwood stated they have made progress in terms of the design of the building, but he does have concerns with the mass of the building. Trustee Kenwood stated he appreciates the southeast corner of the building coming down as shown in the updated plans. Trustee Kenwood stated they should reduce the northeast corner of the building in a similar way. Trustee Kenwood stated as the Village Board just received the updated plans and TIF incentive request, he would like to digest this. Trustee Kenwood stated he likes the balconies, but wants to ensure the balconies are kept respectable. Trustee Kenwood asked about the noise factor on the deck. President McGinley stated they will have to follow the current noise ordinances.

President McGinley asked if the developer was willing to make further changes. Mr. Debb stated they had looked at the south corner of the building and felt this was more important. Mr. Debb stated they could do the same plan on the northeast corner of the building that was suggested for the southeast corner of the building. Mr. Debb stated the deal will be done if it is not voted on tonight.

Trustee Ladesic asked what is being looked at to satisfy. Trustee Ladesic stated lopping off the north corner of the building has no benefit to the developer. Mr. Debb stated these will not be party decks, but it will be accessible roof space.

Trustee Fasules asked about the tax stream over the next 100 years. Trustee Ladesic asked at what cost are they willing to spend taxpayers' dollars. Trustee Senak stated for the right modifications, the Village is actually willing to contribute more money to make the project economically viable.

President McGinley stated she supports this development as they are putting Glen Ellyn first. President McGinley stated this development will be for the good of the Village. President McGinley

stated they continued to improve the project, and the Village staff does not allow any project to come before the Village Board that is not the best for Glen Ellyn and could be upheld in a court of law. President McGinley stated they are being disingenuous to the developer, and the developer has met the suggestions that were given last week. President McGinley stated the Village needs additional foot traffic in the downtown, and many suggestions have been vetted.

Trustee Senak stated the discussion should be extended because the Village Board need to know what it would take from a cost standpoint from the Village to take this building to four stories. Mr. Debb stated it would be approximately \$4,500,000 to take the top floor off. President McGinley stated the developer has a right to due process.

Trustee Kenwood stated they should do the bump-in on the north corner of the building as well as there would be less impact coming over the tracks. Mr. Debb stated he cannot do four stories, and he cannot lose the amenities.

Village Manager Franz stated there were conversations about eliminating the fifth floor, but this proved a non-starter as it would not be a viable revenue stream moving forward.

Trustee Senak asked about having conversations about additional land. Mr. Debb stated they made plans for this possibility, but St. Petronille's was not fine with this.

Trustee Enright asked if the Village Board could have one more week on this. Mr. Debb stated his financing expired at the end of 2018, but was extended to this night.

A motion was made by Trustee Fasules to do a Two-Part Reading.

Attorney Jones stated there will be a vote on the design improvements, a vote on the Redevelopment Agreement

Attorney Jones stated there is a redevelopment ordinance and a zoning ordinance, but because the redevelopment ordinance is changing based on tonight's discussion, they will do a motion on this piece separately.

Trustee Fasules stated he is asking for a Two-Part Reading which is an informal vote now with an official vote at the next Village Board Meeting. Attorney Jones stated there is no First Reading Ordinance in Glen Ellyn's Code. Attorney Jones stated the ordinances as presented tonight can be voted on tonight. There was discussion regarding the different votes and what was included in each vote.

Motion to Table Vote to Approve Redevelopment Agreement between the Village of Glen Ellyn and GSP Development LLC

A motion was made by Trustee Senak and seconded by Trustee Fasules to table the vote on this proposed development until a time when the Trustees' concerns on the project are addressed.

Trustees Enright, Fasules and Senak voted "aye." President McGinley and Trustees Kenwood, Ladesic and Pryde voted "nay." The motion failed to carry.

RESULT:	DENIED [3 TO 4]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Senak
NAYS:	McGinley, Kenwood, Ladesic, Pryde

Motion to Table Vote for One Week to Approve Redevelopment Agreement between the Village of Glen Ellyn and GSP Development LLC

A motion was made by Trustee Senak and seconded by Trustee Fasules to table the vote on this proposed development for seven (7) days.

Trustees Enright, Fasules and Senak voted "aye." President McGinley and Trustees Kenwood, Ladesic and Pryde voted "nay." The motion failed to carry.

RESULT:	DENIED [3 TO 4]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Senak
NAYS:	McGinley, Kenwood, Ladesic, Pryde

1. Ordinance No. 6671, An Ordinance Approving a Redevelopment Agreement Between the Village of Glen Ellyn and GSP Development, LLC Concerning 400 & 418-424 N. Main Street.

A motion was made by Trustee Pryde and seconded by Trustee Ladesic to approve Ordinance No. 6671, an Ordinance Approving a Redevelopment Agreement Between the Village of Glen Ellyn and GSP Development, LLC Concerning 400 & 418-424 N. Main Street, modifying the agreement to allow the lowering the northeast tower to match the southeast corner of the design presented in the plans presented tonight and increase the TIF Incentive from \$1,200,000 to \$1,360,000, subject to attorney review.

President McGinley and Trustees Enright, Kenwood, Ladesic and Pryde voted "aye." Trustees Fasules and Senak voted "nay." Motion carried.

RESULT:	APPROVED AS AMENDED [5 TO 2]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	McGinley, Enright, Kenwood, Ladesic, Pryde
NAYS:	Fasules, Senak

2. Ordinance No. 6672, An Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development and the Exterior Appearance of a Mixed Use Development to be Known as Apex 400 and Proposed at the Northwest Corner of Main Street and Hillside Avenue and Commonly Known as 400 & 418-424 N. Main Street

A motion was made by Trustee Pryde and seconded by Trustee Ladesic to approve Ordinance No. 6672, an Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit

Development and the Exterior Appearance of a Mixed Use Development to be Known as Apex 400 and Proposed at the Northwest Corner of Main Street and Hillside Avenue and Commonly Known as 400 & 418-424 N. Main Street, with the recommendations as put forth by the staff.

Trustee Kenwood stated they are asking for a week, but Mr. Debb has said his financing will fall through after tonight. Mr. Debb stated PNC Bank gave him a proposal for 60% which ended on December 31, 2018. Mr. Debb stated the other 40% will come from himself and Mr. Kosich. Mr. Debb stated PNC Bank agreed to hold the financing until this meeting to keep the interest rate down. Mr. Debb stated he is respectfully asking for a vote tonight.

During the vote, Trustee Senak stated he is profoundly disappointed and discussed his feelings on this. President McGinley stated the Trustees are done with deliberation. Trustee Senak stated he is resigning from his remaining term as Trustee and left the meeting at 11:35 p.m.

Attorney Jones stated in order for a Trustee to resign, this has to be submitted in writing and notarized.

President McGinley and Trustees Kenwood, Ladesic and Pryde voted "aye." Trustees Enright and Fasules voted "nay." Trustee Senak was an official abstention vote per Attorney Jones. Motion carried.

RESULT:	APPROVED AS AMENDED [4 TO 2]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	McGinley, Kenwood, Ladesic, Pryde
NAYS:	Enright, Fasules
ABSTAIN:	Senak

I. Reminders

1. A Village Board Meeting is scheduled for Monday, February 11, 2019 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Workshop is scheduled for Tuesday, February 19, 2019 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

J. Other Business

Trustee Fasules asked Mr. Formento if a Two-Part reading was ever dismissed. Mr. Formento stated it never was to his knowledge.

K. Adjournment

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde
ABSENT:	Senak
PRESENT:	McGinley

Reviewed and approved John A. Chereskin, Village Clerk