

MINUTES
REGULAR PLAN COMMISSION MEETING
MARCH 28, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Mohammed Saeed were present. Plan Commissioners Angela Fanella and Jamie Vondruska were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Attorney Julie Tappendorf, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Planning Intern Evan Clements, Planning Intern Laura Kenney, Trustee Liaison Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

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

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to approve the minutes of the March 14, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch stated the public hearing for the Walgreen's sign variation that was on tonight's agenda will be rescheduled to another date.

Public Meeting – 400 & 418-424 N. Main Street

On the agenda was a public hearing regarding to consider the approval of the Final Planned Unit Development (PUD) for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Chairperson Loch explained the Plan Commission's role and the process for tonight's public meeting. Chairperson Loch stated the Plan Commission is to access the conformity of the Apex 400 project to what the Village Board approved in January.

Attorney Tappendorf explained the difference of a public meeting versus public hearing and the role of the Plan Commission in a Final PUD process. Attorney Tappendorf stated a public

hearing was held regarding this project in January 2019, and tonight, the Plan Commission will review the final plans that were prepared based on the conditions the Village Board put in the ordinance to ensure the plans are consistent with what was approved by the Village Board in January. Attorney Tappendorf stated per the Open Meetings Act, there will be a Public Comment portion during this public meeting.

PUBLIC MEETING – 400 & 418-424 N. MAIN STREET – APEX 400 – FINAL PLANNED UNIT DEVELOPMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT FOR THE APEX 400 PROJECT TO BE LOCATED AT 400 & 418-424 N. MAIN STREET.

Staff Introduction

Village Planner Purvis stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe property at 400 N. Main Street. Village Planner Purvis stated GSP Development is requesting Final Planned Unit Development approval for the Village-owned Main Street parking lot (418 - 424 N. Main Street) and the former Giesche Shoe property (400 N. Main Street) with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed, the petitioners will need approval of a Final Planned Unit Development plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.

Village Planner Purvis showed an overview map of the subject properties and stated a review of a Final PUD plan typically include consideration of the following:

1. Any aspects of the project that have changed since preliminary approval was granted;
2. Whether the Final PUD plan substantially conforms to the preliminary PUD approval;
3. Compliance with the conditions set forth in the Ordinance granting Preliminary PUD approval.

Village Planner Purvis stated there have been 4 previous meetings regarding this proposed development including the May 10, 2018, pre-application meeting at the Plan Commission, the January 7, 2019, public hearing at the Plan Commission, the January 22, 2019, Village Board

Workshop where the conditions of approval, financial incentives and the Redevelopment Agreement were discussed and the January 28, 2019, Village Board Meeting where the Village Board considered the Preliminary PUD plans, Exterior Appearance and the Redevelopment Agreement for the proposed development. Village Planner Purvis stated at the January 28th meeting, the Village Board adopted Ordinance No. 6671 to approve the Redevelopment Agreement between the Village and GSP Development by a vote of 5 “yes” and 2 “no” votes. Village Planner Purvis stated the Village Board also approved Ordinance No. 6672 granting approval of the zoning entitlements for the project, including the Preliminary Planned Unit Development with Zoning Deviations and the Exterior Appearance by a vote of 4 “yes” to 2 “no” with 1 “abstention.”

Village Planner Purvis stated that the Preliminary PUD Plans have been revised to reflect the changes requested by both the Plan Commission and the Village Board. Village Planner stated that the Plan Commissioners received the Final PUD Plans as part of the Plan Commission packet prior to the meeting. Village Planner Purvis showed a rendering of the proposed building and reviewed the changes to the plans since the public hearing at the January 7, 2019, Plan Commission Meeting. Village Planner Purvis stated the northeast and southeast corners on the top of the building were removed to change the perceived height of the structure. Village Planner Purvis stated with the removal of these corners, the northeast corner is 54 feet from the pavement, and the southeast corner is 47 feet from the pavement. Village Planner Purvis stated that the tallest part of the building was reduced to 61 feet from the previously requested height of 65 feet with the majority of the building still at 58 feet. Planner Purvis stated that while the unit mix has changed and the total leasable square footage has been reduced, the number of units proposed is still 107.

Village Planner Purvis stated the Village Board’s approval of the zoning entitlements for the project was made subject to various conditions and that all conditions that could be satisfied at this point have been.

Village Planner Purvis put up a rendering of the revised landscape plan submitted as part of the Final PUD Plans and stated that the landscape plan has been revised to show all trees with a minimum diameter of four inches.

Village Planner Purvis displayed the development site plan and stated that the bike racks between the two garage entrances on Hillside Avenue have been removed from the site plan. She stated, the location and style of bike rack will be selected along with other streetscape elements for the project to match the Village’s plans for the downtown streetscape project.

Village Planner Purvis showed the second floor plan and stated that the second floor plan has been revised to show all parking spaces numbered and assigned by unit.

Village Planner Purvis showed the west elevation of the building and stated that the elevations for the west side of the building have been revised to show precast concrete panels with integrated thin brick.

Village Planner Purvis stated that all elevations, renderings and floor plans for the project have been revised to reflect the changes discussed at the Village Board meeting on January 28, 2019. She showed images of the elevations, renderings and floor plans and stated that the following changes have been made: removal of one apartment unit on both the northeast and southeast corners of the building, the awning at the corner of Hillside Avenue and Main Street has been further extended north, the limestone treatment on the front of the building has been carried from the first to the second floor, face brick color 1 has been added around the residence parking garage entrance on Hillside Avenue, and thin brick has been added to the precast on the west elevation.

Planner Purvis stated that any remaining conditions of the Preliminary PUD approval that have not yet been satisfied will be incorporated into the Final PUD Ordinance.

Village Planner Purvis stated that the Final PUD Plans have been modified in accordance with the conditions of approval and as requested by the Plan Commission and Village Board. She stated that the only additional change to the plans was a note on the Site Plan indicating that the driveway apron from the Glenwood portion of the parking garage would be widened to allow adequate space for trucks to complete turning movements from the garage.

Village Planner Purvis stated the Plan Commission should review the plans and application submitted for the Final Planned Unit Development of the site and determine whether the plans are in substantial conformance with those that were approved by the Village Board as part of the Preliminary PUD application. Village Planner Purvis stated if the plans are in substantial conformance, it would be appropriate for the Plan Commission to recommend that the Village Board approve the Final PUD.

Questions from the Plan Commission

None

Petitioner's Presentation

Mr. Debb stated Village Planner Purvis did a great job presenting the final plans, and they have nothing more to add to this.

Persons in Favor of or in Opposition to the Request

Mary Beth Nelms, who resides at 1N144 Stacy Court, thanked the Plan Commission for the recommended denial of a gas station at Five Corners. Ms. Nelms stated she has a lot of concerns about the project, including the Village being allowed to grant a variance as the Village owns the parking lot. Ms. Nelms stated the parking stalls will not be wide enough. Ms. Nelms stated this project is way too big on Main Start at the beginning of a historic village. Ms. Nelms asked how the grade differential for the egress onto Glenwood Avenue would be remediated. Ms. Nelms stated she thinks all this construction at once will be convoluted. Ms. Nelms stated there will be no parking due to the staging for construction. Ms. Nelms stated the Streetscape Project sounds great, but she is concerned this could be in the way too. Ms. Nelms stated the Plan Commission should postpone this vote to think on this.

Claudia Schaefer, who resides at 410 Melrose Avenue, #302, stated she has been at all four meetings regarding this project, and at least 100 citizens with cogent reasons for not building this have been at these meetings. Ms. Schaefer stated the majority seem against this project, and even two Trustees have spoken on behalf of the people. Ms. Schaefer stated you can tweak a sow's ear into a silk purse, but no tweaking is going to fix this. Ms. Schaefer stated a Trustee even spoke against this housing being needed. Ms. Schaefer stated there was no referendum on this, and a clear majority of residents are against this project. Ms. Schaefer stated the residents want the Zoning Code enforced. Ms. Schaefer asked when the voice of the people who live in the town will matter more than the developer who will build and move on and when the Village will stand with the people.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated the retail space and parking do influence the height of the building. Mr. Kloss stated he suggests doing a land transfer with St. Petronille's as there would then be 65 feet available. Mr. Kloss stated the design of the parking should be separate from the design of the apartments. Mr. Kloss stated 4-foot wide corridors and one elevator is not considered luxury.

Ray Campbell, who resides at 460 Raintree Court, #3K, thanked the Village Board and Plan Commission for their service to the community. Mr. Campbell stated people are speaking out, and the people do not want Glen Ellyn to be like downtown Naperville. Mr. Campbell stated a tall building will dwarf everything in the downtown, and the other tall buildings are north of the railroad tracks. Mr. Campbell stated this building is not appropriate, and he suggests the Plan Commission table the vote so the newly-seated Village Board can work on this. Mr. Campbell stated this is not right for downtown Glen Ellyn. Mr. Campbell stated he is all for responsible development, but they need to stop this now.

Karyn Campbell, who resides at 460 Raintree Court, #3K, stated she respects those who make the decisions for Glen Ellyn, but this project is not right for this property. Ms. Campbell stated this building will be over 10 feet higher than the tallest building now, and this is not a good thing. Ms. Campbell stated young people will not be able to afford these apartments. Ms. Campbell stated this vote should be tabled, and the new Village Board should make the decision on this as the new Board is the one who will have to implement it.

Karyn Phillipson, who resides at 717 Hill Avenue, stated she likes Glen Ellyn for its historic character and the look of the town. Ms. Phillipson stated this building is too tall and too modern-looking for Glen Ellyn. Ms. Phillipson stated this building on the edge of town might be appropriate, but people are unhappy about this. Ms. Phillipson stated this building will change the way Glen Ellyn looks and feels.

Julie Spiller, who owns Gather and Collect at 473 N. Main Street, stated her main concern is around parking. Ms. Spiller stated the parking in St. Petronille's lot will be lost along with additional parking spots lost due to the streetscape plan. Ms. Spiller stated nobody seems to be talking about the parking that will be lost or the potential parking garage behind the Civic Center. Ms. Spiller stated new businesses are coming, but she does not know where they will park. Ms. Spiller stated they need to listen to the shop owners as many are afraid to speak.

Eleanor Saliamonas, who resides at 626 Newton, showed an overview rendering of what Apex 400 might look like in the downtown and stated the picture says it all.

Billy Joe Mills, who resides at 611 Maiden Lane, stated they moved here a few months ago because it is a beautiful town. Mr. Mills stated he thinks Glen Ellyn can do better than this and can come up ideas better than this. Mr. Mills stated he proposed a park being built there instead which can be used as a gathering place or to have events at. Mr. Mills asked why the chorus of voices does not mean something. Mr. Mills stated the tallest building in a town represents the town, but he does not think this is what Glen Ellyn treasures. Mr. Mills stated Save Main could be organized enough to do a lawsuit.

John Wolaver, who resides at 716 Forest Avenue, stated he grew up in a nice home town, but that home town has totally changed with many tall buildings that are not right. Mr. Wolaver asked the Village to not do this.

Kathy Cornell, who resides at 678 Forest Avenue, thanked the Plan Commission for their service. Ms. Cornell stated approximately 150 people will reside in this building, but she does not see that much additional traffic for the restaurants and retail shops. Ms. Cornell stated she does not like the size of the building, but she might like it if it was not in this particular spot. Ms. Cornell stated she is not sure what can be done at this point, but she would like the Plan

Commission to reconsider the footprint and height of the building. Ms. Cornell stated she appreciates that the developer has made concessions, but the Plan Commission should hold.

Andrea Nierhoff, who resides at 568 Crescent, stated she has owned Sheer Pandemonium Salon in Glen Ellyn for 18 years. Ms. Nierhoff stated she is with building a bigger and better Glen Ellyn, but the parking is a huge problem. Ms. Nierhoff stated she is super concerned about how they will do all this development. Ms. Nierhoff stated she is north of the railroad tracks so she is not directly affected by this, but she is nervous for her business friends. Ms. Nierhoff asked where they would put temporary parking. Ms. Nierhoff asked what the businesses will be in the retail spaces.

Declan McCarthy, who resides in Glen Ellyn, stated he is a resident, business owner and property owner in Glen Ellyn. Mr. McCarthy stated he has no personal issues, but he has seen inconsistencies with this. Mr. McCarthy stated Glen Ellyn has a convenience parking problem, but not a number of spaces problem. Mr. McCarthy stated there is no requirements for parking in C5A, but feels this should be looked at as C5B has minimum requirements for parking. Mr. McCarthy asked about the Special Use Permit.

Kelli Christiansen, who resides at 445 Turner Avenue, read a page from the Plan Commission brochure found on the Plan Commission page on the Village's website. Ms. Christiansen stated nowhere in the Code does it say that the Plan Commission can recommend based on economic decisions and referenced the January 7, 2019, Plan Commission meeting minutes where a Plan Commissioner referenced something financial which should be out of their purview.

Comments from the Plan Commission

Commissioner Rodemann stated he understands the role of the Plan Commission tonight is to access what has been presented. Commissioner Rodemann stated the developer has taken positive movement on the exterior of the building, and the building has less impact due to the reduced corners and other subtle changes. Commissioner Rodemann stated he is not seeing anything going in the opposite direction, and the project has been improved. Commissioner Rodemann stated he wants to see a quality building for the Village, and he does support this.

Commissioner Mulherin stated the plans as reviewed do comply with the conditions set forth in the ordinance, and he does support this.

Commissioner Heming-Littwin stated she does agree with the other Plan Commissioners and does support this.

Commissioner Hartweg stated he agrees with the other Plan Commissioners' comments. Commissioner Hartweg stated he appreciates the public speaking tonight as they Plan Commission and the developer heard things. Commissioner Hartweg stated the Village needs to plan to get used to the building. Commissioner Hartweg stated he does support this.

Commissioner Saeed stated the Plan Commission did make suggestions the first time they saw this plan, and the developer listened to this. Commissioner Saeed stated this is a good fit in Glen Ellyn and will be a good addition. Commissioner Saeed stated he does support this.

Chairperson Loch thanked the public who spoke about this project as the comments are heard. Chairperson Loch stated the staff will continue to communicate with the public regarding what the constructions plans are, how the parking will work and the Civic Center parking garage construction. Chairperson Loch stated the Plan Commission's job this evening is to assess the plans to ensure they conform to the preliminary plans. Chairperson Loch stated there are improvements in the plans to the northeast and southeast towers and the cornices as well as brick added to the west and south sides of the building. Chairperson Loch stated she does support this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend approval of a Final Planned Unit Development for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Having considered the application of GSP Development for approval of a Final Planned Unit Development for the Apex 400 project proposed on the property located at 400 & 418-424 N. Main Street, the Plan Commission hereby finds that:

1. The findings of fact for granting the approval of the Preliminary Planned Unit Development adopted by Ordinance 6672 have not changed; and
2. The proposed plans are in substantial conformance with the plans approved by Ordinance 6672; and
3. The conditions in Ordinance 6672, which were to be resolved prior to action on the final plans, have been addressed;

The Plan Commission therefore makes a recommendation to the Village Board that the Final Planned Unit Development plans for the Apex 400 project be approved.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Mulherin, Rodemann and Saeed and Chairperson Loch voted "yes."

Chairperson Loch stated the Plan Commission is a recommending body so this will go before the Village Board for approval at the April 8th Village Board Meeting.

Trustee's Report

Trustee Pryde stated the Village Board has been doing meetings and workshops on the Civic Center parking garage, looking at the planned development and elevations so the Village Board can establish a Guaranteed Maximum Price (GMP). Chairperson Loch asked about the timeframe on the parking garage. Trustee Pryde stated they will coordinate the timing of the construction projects as the Village Board is cognizant of the Apex 400 construction and the Streetscape Project. Trustee Pryde stated the Village will not do all the projects at once, and the Village Board and staff will come up with a timeline to ensure the parking situation is figured out as well.

Commissioner Berry asked about the construction timing for the parking garage. Trustee Pryde stated it should be approximately 8 to 10 months. Trustee Pryde stated the Village is still in negotiations with the Methodist Church as well which can be planned in. Commissioner Mulherin stated his office is in Wheaton, and Wheaton's streetscape project was not good. Commissioner Mulherin stated his concern is over good communication as it was very unfair to the merchants in Wheaton. Trustee Pryde stated the Village Board and staff and cognizant of this and will do all the projects in phases.

Chairperson's Report

Chairperson Loch thanked Assistant Village Manager Holmer, Police Chief North and Attorney Tappendorf for being at tonight's meeting.

Staff Report

Village Planner Purvis thanked the Plan Commission for being flexible and agreeing to a meeting on Thursday, April 18th. Village Planner Purvis stated there are three projects possibly on this agenda. Village Planner Purvis stated the sign variation request for Walgreen's will be moved to a meeting in May. Village Planner Purvis welcomed Planning Intern Laura Kenney. Village Planner Purvis stated Planning Intern Clements will be leaving at the end of April once he finishes his degree to move back out east, where he is from.

Commissioner Mulherin asked about the possible jurisdiction issues which were brought up during public comment. Attorney Tappendorf stated this is based on the LaSalle Factors. Attorney Tappendorf stated it is not inappropriate for a Plan Commission to look at the financial aspect of a development to consider zoning as a Plan Commission needs to ensure a benefit to the Village with a proposed development.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 8:17 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis