



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, March 28, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of the March 14, 2019 Draft Plan Commission Minutes**
 - 1. March 14, 2019 Draft Plan Commission Meeting Minutes
- D. Public Hearing - 324 Roosevelt Road - Walgreens - Sign Variation Request**
 - 1. Public Hearing to Consider a Sign Variation Request for Walgreen Pharmacy Located at 324 Roosevelt Road
- E. Public Meeting - 400 & 418 - 424 N. Main Street - Apex 400 - Final Planned Unit Development**
 - 1. A Public Meeting to Discuss the Application for the Approval of a Final Planned Unit Development for the Apex 400 Project to be Located at 400 & 418-424 N. Main Street
- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**
- K. Agenda Items**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor

of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/28/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3899)

DOC ID: 3899

March 14, 2019 Draft Plan Commission Meeting Minutes

ATTACHMENTS:

- 3.14.19 Draft Minutes Plan Commission (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
MARCH 14, 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, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin and Jamie Vondruska were present. Plan Commissioners John Mulherin, David Rodemann and Mohammed Saeed were excused. Also present were Village Planner Kelly Purvis 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 Vondruska, to approve the minutes of the February 28, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 945 Bemis Road

On the agenda was a public hearing to consider the application for a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road.

PUBLIC HEARING – 945 BEMIS ROAD - TOWERCO – SPECIAL USE PERMIT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR THE EXTENSION OF AN EXISTING CELL TOWER LOCATED AT 945 BEMIS ROAD.

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

Staff Introduction

Village Planner Purvis was sworn in and stated the petitioner is TowerCo, represented by David Hockey, as licensee of a portion of the property located at 945 Bemis Road (the Glenbard Wastewater Treatment Plant). Village Planner Purvis stated TowerCo is requesting approval of a Special Use Permit in accordance with Section 10-4-14 of the Glen Ellyn Zoning Code to allow an existing cell tower to be increased in height from 100 feet to 120 feet and to add additional equipment on the ground at the base of the pole.

Village Planner Purvis stated notice of the public hearing was published in the February 27, 2019 edition of The Daily Herald advertising a public hearing to be held on Thursday, March 14, 2019. Notices were mailed to property owners within 250 feet of the subject property and a placard was also placed on the site.

Village Planner Purvis showed an overview picture of the Glenbard Wastewater property and stated the subject structure is located in the southeast corner of the Glenbard Wastewater treatment plant at the corner of Bemis Road and Sunnybrook Road in the R2B residential district. Village Planner Purvis stated the surrounding zoning and land uses are as follows:

Surrounding Land Uses: Surrounding Zoning:

North: Single Family Residential DuPage County R-3

South: Single Family Residential DuPage County R-4

East: Detention Pond Lombard CR

West: Single Family Residential R2B Residential

Village Planner Purvis stated the Village of Glen Ellyn entered into a license agreement with AT&T for the installation and operation of a wireless facility (monopole and equipment structure) in January, 2012 at the southeast corner of the Glenbard Wastewater Authority (GWA) site. Village Planner Purvis stated the Village of Glen Ellyn is the owner of the GWA property. Village Planner Purvis stated at the time of the agreement, the property was within the corporate limits of the Village of Lombard. Village Planner Purvis stated in February 2012, Lombard approved a Conditional Use Permit with variations to allow the construction of the cell tower, and AT&T agreed to construct a monopole that would allow for additional colocations for other service providers. Village Planner Purvis stated in 2015, TowerCo was assigned the License Agreement from AT&T and took ownership of the monopole. Village Planner Purvis stated at that time, it was discovered that the existing monopole was not adequate to allow colocation of additional service providers. Village Planner Purvis stated in October 2015, the Village of Glen Ellyn authorized an amendment to the 2012 License Agreement with Tower Co to replace the existing monopole with a new monopole that would

allow antenna colocations with other cellular companies, allow TowerCo to enter into a sublease with Verizon for a colocation on the new monopole, and to increase the licensed area to accommodate ground equipment associated with the Verizon colocation. Village Planner Purvis stated the 100 foot tall monopole (approved as part of the 2012 License Agreement) was authorized to be replaced with a new 100 foot tall monopole (expandable up to 120 feet) capable of handling 4 colocations. Village Planner Purvis stated TowerCo was issued a building permit by the Village of Lombard for this construction; however, since the reconstruction of the monopole, the GWA property has been disconnected from the Village of Lombard and annexed into Glen Ellyn.

Village Planner Purvis showed an overview picture of TowerCo's current monopole on the site and stated at this time, the petitioners are proposing to add another service provider to the monopole, and the colocation of T-Mobile on the monopole would include an additional 6 antennas on the tower and would require that the monopole be extended an additional 20 feet to a total height of 120 feet. Village Planner Purvis stated the pole can only be extended once, so 120 feet would be the maximum height of this monopole. Village Planner Purvis stated they are also proposing to add T-Mobile's equipment in a 16 foot by 20 foot licensed area at the base of the monopole, and the equipment will be completely enclosed within a fence. Village Planner Purvis stated this request would typically require an amendment to a Special Use Permit, but since the Conditional Use Permit was issued by the Village of Lombard, and the property is now within the corporate limits of the Village of Glen Ellyn, a new Special Use Permit should be issued for the request. Village Planner Purvis stated if not for the structural changes to the monopole, the use would remain legally non-conforming.

Village Planner Purvis stated the Plan Commission is asked to consider the petitioner's request for a Special Use Permit to allow the extension of an existing monopole of 20 feet, not to exceed 120 feet in total, and the addition of equipment at the base of the monopole in a licensed area of 400 square feet. Village Planner Purvis stated the Plan Commission may make a recommendation to the Village Board for approval, approval with conditions, or denial of the request.

Questions from the Plan Commission

None

Petitioner's Presentation

David Hockey, Director of Zoning with TowerCo located at 5000 Valleystone Drive in Cary, North Carolina, stated they are requesting an extension to the existing monopole as T-Mobile would like to expand coverage and service, and in order to do this, T-Mobile needs the additional height above what is currently there. Mr. Hockey stated since the monopole had been designed

PLAN COMMISSION

-4-

MARCH 14, 2019

and discussed with prior applications for up to 120 feet, TowerCo felt the extension to 120 feet would be suitable. Mr. Hockey stated this would allow T-Mobile to collocate as well as the expansion of one tenant in the future. Mr. Hockey stated they did address the Special Use criteria in the application, and he is happy to speak to any of this.

Questions from the Plan Commission

None

Persons in Favor of or in Opposition to the Request

Bill Bonifield, who resides at 846 Glencrest Drive, asked if this would be on the GWA property to which Chairperson Loch stated it would be. Mr. Bonifield asked if this would be the tallest structure on the GWA property. No one in the room knew the answer on this, and Chairperson Loch stated they were not sure. Mr. Bonifield stated the received a notice of the public hearing as he is supposedly affected, but he is not within 250 feet of this. Village Planner Purvis stated statute requires that notice of the public hearing is sent to anyone within 250 feet of the subject property, but the Village sends notice to anyone within 350 feet to be safe. Village Planner Purvis stated the GWA property is oddly shaped with a small strip on land to the west of the main property, so a large area received notice of the public hearing for this project. Commissioner Heming-Littwin stated there is a small piece of the GWA property that goes out to Route 53 so this might be why Mr. Bonifield received a notice. Mr. Bonifield stated he was concerned that the additional structure would be visible to him, but he does not think it will be.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin to close the public hearing at 7:15 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to recommend approval of a Special Use Permit for the Extension of an Existing Cell Tower Located at 945 Bemis Road.

After conducting a public hearing and deliberating on the request by TowerCo for approval of a Special Use Permit to allow an existing monopole to be extended 20 feet, to a total height of

120 feet and to allow additional equipment to be installed at the base of the monopole in the southeast corner of the Glenbard Wastewater Treatment Facility at 945 Bemis Road, the Plan Commission hereby makes the following findings of fact:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the cell tower is located on a site that is designated for utilities, which is compatible with the nature of the facility. The Comprehensive Plan also identifies the need to consider benefits of working with high speed internet service providers to assure that the Village is on the forefront of providing these capabilities to businesses and residences.
2. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the tower extension and T-Mobile's colocation will be consistent with the existing development at the site and therefore will remain harmonious and appropriate with the existing character of the vicinity. T-Mobile's antennas and ground equipment will be consistent with the tower's current use and design.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the height extension, along with T-Mobile's equipment will be similar to the carriers already operating at the site. The location of the existing tower also provides the adequate buffer from surrounding neighborhood uses and therefore poses no hazard or disturbance.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, because as constructed the existing tower is currently covered by local emergency services and does not require any sewer, water, refuse disposal or school services. The addition of T-Mobile's installation on the 20 foot extension will change neither the nature of this facility nor its public services requirements.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because as noted in the above response, this proposal will not significantly change the use and nature of the existing tower and therefore will not create excessive additional requirements at a public cost.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the facility will not generate any noise, smoke, fumes, glare, or odors. It involves uses and equipment that are licensed by the FCC and are viewed as important services to the community. It will generate nominal traffic for scheduled maintenance visits.
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because T-Mobile's installation will generate nominal traffic in the form of scheduled maintenance visits. Consequently, it will pose no interference with traffic on surrounding public streets or roads.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because T-Mobile's ground equipment provides a minimal footprint which poses no increase in potential for flood damage to adjacent property. Nor will it require additional public expenses for flood protection, rescue or relief.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the 20 foot tower extension with T-Mobile's equipment will not result in loss or damage of natural scenic or historic features of the community. It's location on the treatment plant property, combined with buffering on all sides, ensures that it will have no negative impact or destruction to features of importance to the community.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use Permit in accordance with Sections 10-4-9(B) and 10-10-14(E) of the Glen Ellyn Zoning Code to allow a monopole to be extended 20 feet and to allow additional equipment to be installed at the base of the pole for the colocation of T-Mobile subject to the following conditions: the project shall be in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.

The motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Vondruska, Berry, Fanella and Hartweg and Chairperson Loch voted "yes."

Trustee's Report

None

PLAN COMMISSION

-7-

MARCH 14, 2019

Chairperson's Report

Chairperson Loch stated she was polling the Commissioners before the meeting to see who would be at the March 28th meeting.

Staff Report

Village Planner Purvis stated there will be a meeting on March 28th with Walgreen's requesting a sign variation and the Final PUD for Apex 400 coming before the Plan Commission. Chairperson Loch stated there were some updates to the plans between the Plan Commission meeting and the Village Board meeting. Planner Purvis agreed.

Commissioner Berry asked how hiring is going. Village Planner Purvis stated they are currently doing background checks on a candidate for the Planner position. Village Planner Purvis stated the new Planning Intern is finishing the first week of training.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to adjourn the meeting at 7:25 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by: Planner Purvis



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/28/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3898)

DOC ID: 3898

Public Hearing to Consider a Sign Variation Request for Walgreen Pharmacy Located at 324 Roosevelt Road

PETITIONER: The petitioner is Philip Valenzo of Volkan Signs & Lighting, sign contractor for Walgreens Pharmacy, tenant of 324 Roosevelt Road, owned by Lambert Roosevelt, LLC.

REQUEST: Public Hearing regarding an application for approval of a Variation from the Sign Code, to accommodate the replacement of an electronic messaging sign board.

In order to accommodate the replacement, the petitioner is specifically requesting approval of a variation from Section 4-5-15(B) of the Sign Code to allow a 23 square foot area of electronic message board in lieu of the 18 square feet permitted.

**LOCATION/
ZONING:**

The subject property is located at the northeast corner of Roosevelt Road and Lambert Avenue in the C3 Service Commercial District. The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Commercial
South: Commercial
East: Commercial
West: Commercial

Surrounding Zoning

C3 Service Commercial
C3 Service Commercial
C3 Service Commercial
C3 Service Commercial

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the March 11, 2019 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the property.

**PROJECT
SUMMARY:**

The petitioner is proposing to replace the existing non-functional 23 square foot electronic message board with a new, functional 23 square foot electronic message board. The message board is embedded within a larger freestanding sign that is located on the southwest corner of the property near the intersection of Lambert Avenue and Roosevelt Road. The freestanding sign faces east/west.

At the time of construction, the freestanding sign and electronic message board were in compliance with the Village Sign Code. When the Sign Code was amended in 2014, the allowable area of an electronic message board was reduced from 23 square feet to 18 square feet. This rendered the message board legal non-conforming. Village Code requires legal non-conforming signs to be brought into compliance with the current Code or seek relief when structurally altered or replaced.

In order for the petitioner to comply with the current Village Sign Code, the entire existing freestanding sign, including the brick structure surrounding the message board, would have to be removed and replaced. This would come at a significant cost to the petitioner. The variation request of 5 square feet would allow for the existing freestanding sign to remain and for the broken electronic message board to be replaced.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing for the requested Variation from the Sign Code. In reviewing the application, the Commission should consider the criteria from Section 4-5-17(G)3 of the Sign Code for the Sign Variations. The Plan Commission should consider the petitioner's request and make a recommendation to the Village Board for approval, approval with conditions or denial.

ATTACHMENTS:

- § Aerial Map
- § Zoning Map
- § Certificate of Publication
- § Location Map for Public Hearing Notice
- § Mailing Labels for Public Hearing Notice
- § Section 4-5-17(G)3 of the Sign Code
- § Petitioner's Application
- § Sign Elevation

cc: Lambert Roosevelt, LLC

ATTACHMENTS:

- Aerial Map (PDF)
- Zoning Map (PDF)

- Certificate of Publication (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 4-5-17(G)3 of the Sign (PDF)
- Petitioner's Application (PDF)
- Sign Elevation (PDF)

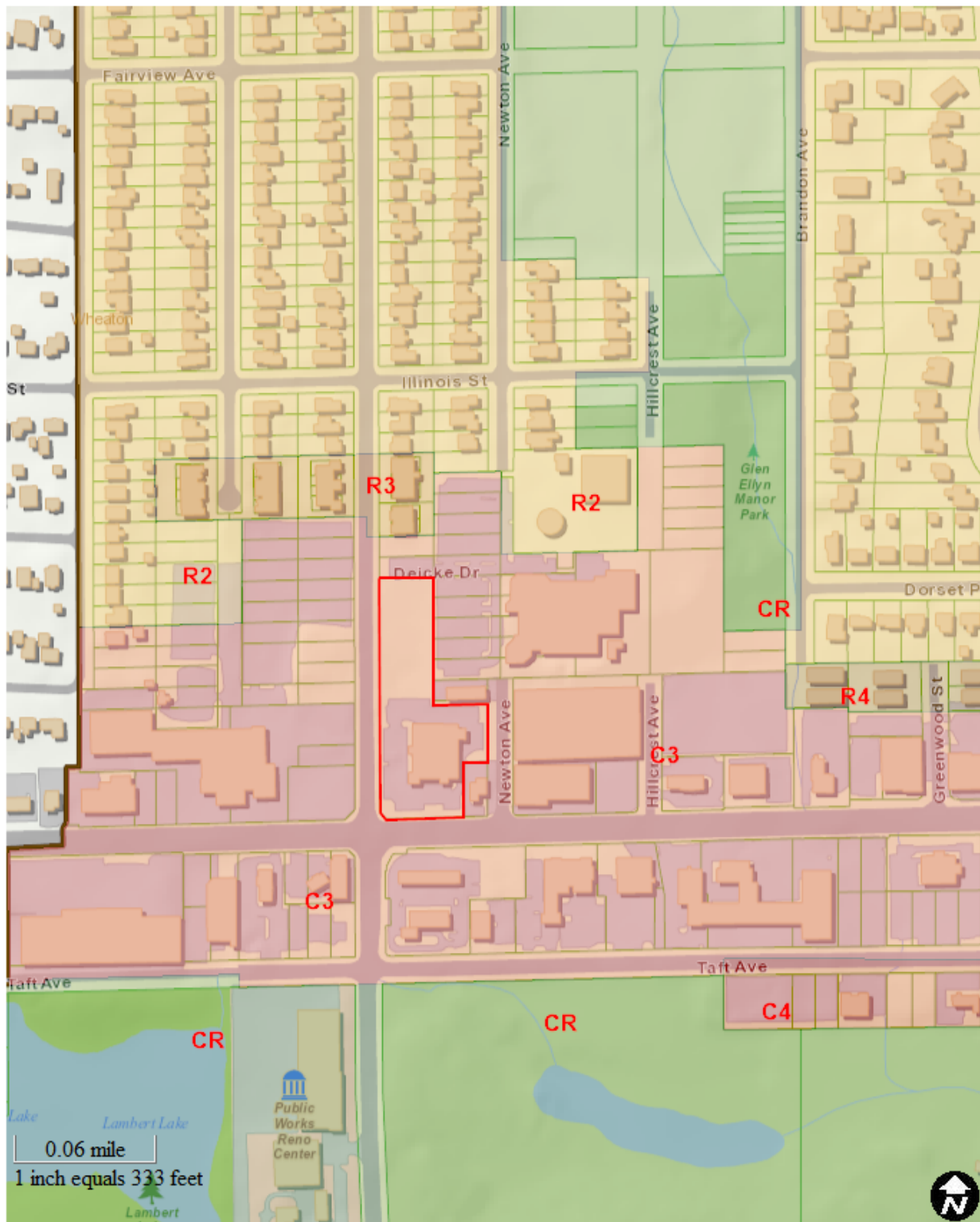


Map created on February 26, 2019.

© 2019 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Map created on February 26, 2019.

© 2019 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

**NOTICE OF
PUBLIC HEARING**

Lambert Roosevelt, LLC, represented by Philip Valenzio of Volkon Signs and Lighting is requesting approval of a variation from Section 4-5-15(B) of the Sign Code to allow a 23 square foot area of electronic message board to be replaced on the property located at 324 Roosevelt Road, in lieu of 18 square feet permitted. The Glen Ellyn Plan Commission will conduct a public hearing to consider the Sign Code variation on Thursday, March 28, 2019 at 7:00 p.m. in the Golligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The property is located in the C3, Commercial District and legally described as follows:

PARCEL 1: LOT 1 AND OUTLOT A IN CENTRUM'S FINAL PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 13 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH-EAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION, RECORDED APRIL 12, 2002 AS DOCUMENT R2002-101250, IN DUPAGE COUNTY, ILLINOIS; AND:

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED DECEMBER 5, 2001 AS DOCUMENT R2001-264396 FOR CONNECTING, INSTALLING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING A STORMWATER MANAGEMENT FACILITY UPON, ACROSS, OVER, ON AND THROUGH LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14 IN BLOCK 13 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH-EAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

P.L.N.S.: 05-15-420-055 & 05-15-420-056
Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Planner, 630-547-5371.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting. Published in Daily Herald March 11, 2019 (4520065)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medina, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11-MAR-19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, their authorized agent, at Arlington Heights, Illinois.

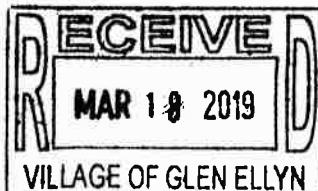
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4520065



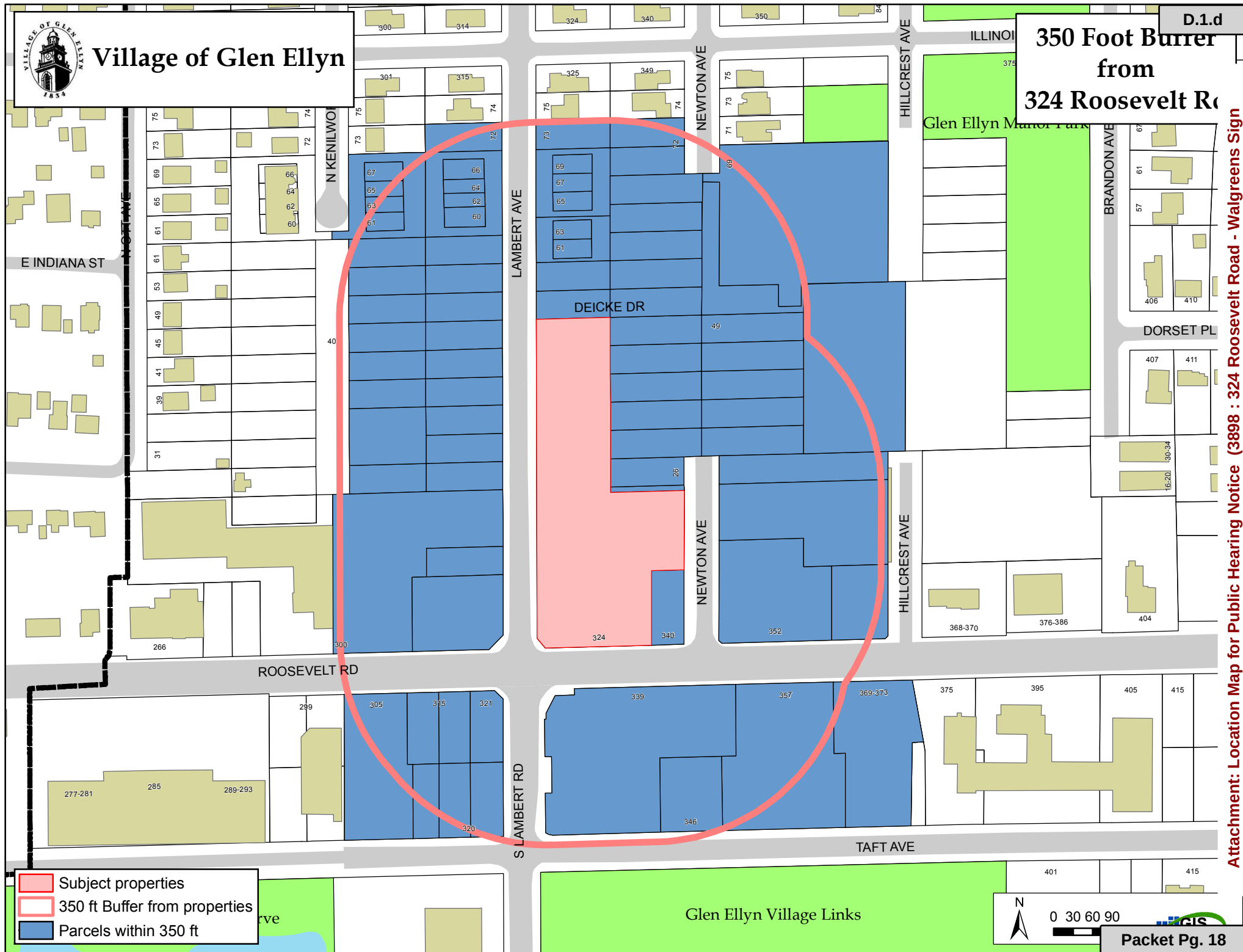
Attachment: Certificate of Publication (3898 : 324 Roosevelt Road - Walgreens Sign Variation)



Village of Glen Ellyn

350 Foot Buffer from 324 Roosevelt Rd

D.1.d



Attachment: Location Map for Public Hearing Notice (3898 : 324 Roosevelt Road - Walgreens Sign

JERRY HAGGERTY CHEVROLET
300 W ROOSEVELT RD
GLEN ELLYN, IL 60137

WALGREENS
300 WILMOT RD
DEERFIELD, IL 60015

YMCA OF NW DU PAGE CO
49 DEICKE DR
GLEN ELLYN, IL 60137

TOWER SERVICES INC
6430 53RD ST
VERO BEACH, FL 32967

HU, FANG LINDSEY
331 SAINT CHARLES RD
GLEN ELLYN, IL 60137

BABBITT, GLEN & NANCY
63 N LAMBERT RD
GLEN ELLYN, IL 60137

CRAIL, JONATHAN & R
66 LAMBERT
GLEN ELLYN, IL 60137

KRZYSKO, RICHARD A
67 LAMBERT RD
GLEN ELLYN, IL 60137

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

ZIMMY, IRVIN & MARY
72 NEWTON AVE
GLEN ELLYN, IL 60137

RANDALL, PATRICIA A
69 N LAMBERT AVE
GLEN ELLYN, IL 60137

BUDA, TIMOTHY
67 KENILWORTH AVE
GLEN ELLYN, IL 60137

LAMBERT TOWNHOUSE ASSOC
67 N LAMBERT RD
GLEN ELLYN, IL 60137

CTLTC B7800723932
10 S LASALLE ST 2750
CHICAGO, IL 60603

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LA JOLLA, CA 92037

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

ZIMNY, IRVIN C & MARY T
72 NEWTON
GLEN ELLYN, IL 60137

LOZANO, ERNESTO
62 N LAMBERT RD
GLEN ELLYN, IL 60137

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LAJOLLA, CA 92037

KENILWORTH AVE TOWNHOME
63 KENILWORTH AVE
GLEN ELLEN, IL 60137

WALGREENS
300 WILMOT RD
DEERFIELD, IL 60015

TJU INVESTMENTS LLC
117 W WILLOW AVE
WHEATON, IL 60187

PUROLL, VIRGINIA
1300 IROQUOIS DR 220B
NAPERVILLE, IL 60563

RED CROWN INVESTMENTS LLC
446 MORRIS AVE
MUNDELEIN, IL 60060

WARCHOL, MARCIN
57 SMETHWICK LN
ELK GROVE VILL, IL 60007

NOVAK ENTERPRISESINC
324 ILLINOIS ST
GLEN ELLYN, IL 60137

PARKWAY BK & TR
477 N HARLEM AVE
HARWOOD HTS, IL 60656

LO PARDO, JEANNE M
60 N LAMBERT
GLEN ELLYN, IL 60137

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LAJOLLA, CA 92037

SAWICKI, ALICE B
65 KENILWORTH AVE
GLEN ELLYN, IL 60137

KLM LLC
26-59 BLACKWOOD CT
LANARK, IL 61046

MEYER, STEVEN & MAUREEN
65 N LAMBERT RD
GLEN ELLYN, IL 60137

VELAZQUEZ, JOSE
73 N LAMBERT RD
GLEN ELLYN, IL 60137

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

VP2721 TR
61 N LAMBERT RD
GLEN ELLYN, IL 60137

HYLLAND, GAYLA
63 KENILWORTH AVE
GLEN ELLYN, IL 60137

KNUEPFER, SUSAN
61 KENILWORTH AVE
GLEN ELLYN, IL 60137

DREISILKER ELECTRIC MOTOR
352 ROOSEVELT RD
GLEN ELLYN, IL 60137

TOWER SERVICES INC
6430 53RD ST
VERO BEACH, FL 32967

COMMUNITY BK WHEATON/GE
357 ROOSEVELT RD
GLEN ELLYN, IL 60137

MARGARIS, PETER
10904 NELSON
WESTCHESTER, IL 60154

LAMBERT TOWNHOUSE ASSOC
67 N LAMBERT RD
GLEN ELLYN, IL 60137

4-5-17. - Sign Code administration.

3. *Evidence and findings:* The applicant or his or her representative is required to attend the hearing and present the case.
 - (a) The Plan Commission shall conduct an evidentiary hearing and shall not recommend approval of the request unless the commission makes positive findings based on the evidence presented that all of the following standards have been met:
 - (1) The request complies with the statement of purpose found in section 4-5-2 of this chapter; and
 - (2) The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
 - (3) The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and
 - (4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
 - (5) The variation, if granted, would not endanger the public health, safety or welfare.
 - (b) For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
 - (1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - (2) That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant.
 - (3) That the variation is the minimum variation necessary.
 - (4) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - (c) A showing that the granting of the requested variation would be more profitable to the applicant or that the sign would be more valuable if the requested variation granted is not grounds for granting approval of a variation.

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250



APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: PHILIP VALENZO FOR VOLKAN SIGNS & LIGHTING

Address: 6002 LUNT AVE. SCHWABBURG, IL, 60193

Phone No.: 847-891-3155 Fax No.: 847-891-3154

E-mail: PVALENZO@VOLKANSIGNS.COM

Ownership Interest in the Property in Question: NONE / SIGN CONTRACTOR

Name and address of the legal owner of the property (if other than the applicant):

Lambert Roosevelt, LLC
2650 N. Lakeview, #2110
Chicago, IL 60614

II. PROPERTY INFORMATION

Common address: 324 Roosevelt Rd. Glen Ellyn, IL 60137

Permanent tax index number: _____ Zoning classification: _____

Present use: Retail

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

Walgreens would like to replace the existing non operational message unit with a new like for like in size message unit. In order to do this a variation is required. The existing original message unit was installed in 2005. At that time the allowed SF for message units was 23 SF.

However, in 2014 the village adopted an 18 SF size limit on message units. This now makes the existing Walgreens message unit no longer compliant.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

If we lower the size of the replacement message unit the copy of the text becomes hard for passing traffic and pedestrians to see. We are requesting the variation so that we may keep the size of the unit and copy the same.

This intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts.

CLEAR PAGE

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

Due to the current ground sign being setback from the set by 18'0" from the property line a decrease in size would make it hard for motorist and walking pedestrians to view the message on the board. However, with a like of like replacement it will be clearly visible to motorists/pedestrians.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

It could actually increase the property values. The current non operational message unit is creating a eye sore at the corner intersection. Also, if we lower the size of the replacement unit we would have to supply a larger housing cabinet around it which is not visually appealing.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The granting of the variance will not be detrimental to the surrounding area and will in fact allow for a safer means for motorists to identify the store in a timely manner in order to enter the property.

CLEAR PAGE

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

This will not be detrimental to anyone, in any way shape or form. In fact, allowing the like for like size will help the general public in reading the copy on the message unit safely to this location as they will not be attempting to read the small text in a distracting manner while driving.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

This intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts. Also, useful information for patrons such as healthcare and pharmacy information.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

The physical surroundings of the property were not created by any persons having an interest in the property. The purpose of this variance is to allow Walgreens provide signage on their property that will safely and clearly identify their store information.

CLEAR PAGE

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

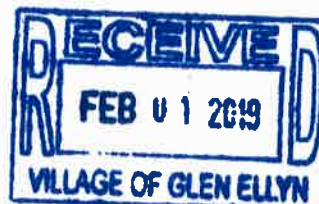
We are not asking of an increase in size but a like for like size replacement. The existing message unit is no longer operational and a eye sore to the property and surrounding areas.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

This intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts. There was an existing message unit at this location we would be replacing it with a like for like on sizing. There would not be a added profit.

Please add any additional comments which you believe may assist the PC in reviewing this application:

The granting of the variance will not be detrimental to the surrounding area and will in fact allow for a safer means for motorists to identify the store information in a timely manner. The purpose of this variance is to allow Walgreens to provide signage on their property that will safely and clearly identify their store information in a manner that is in conformance with the size and layout of their site. Research has also shown that one electronic message unit can increase business by at least 10 %, which could result in Walgreens hiring more employees and more sales tax, serving as a value added asset.



LIST ALL PROPOSED NEW, AND EXISTING SIGNS TO REMAIN, ON THE ESTABLISHMENT, BUILDING AND PROPERTY FOR THE SPECIFIC TYPE OF FACILITY

CLEAR PAGE

FACILITY TYPES:

- ☒ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment in one building on one property)
☐ **NONRESIDENTIAL ESTABLISHMENT** (For one establishment if more than one establishment is in the building or on the property)
☐ **MULTI-TENANT DEVELOPMENT** (For a development with more than two establishments on one property)
☐ **OFFICE COMPLEX** (For a development with more than one business office on one property)
☐ **RESIDENTIAL DEVELOPMENT** (For a development with more than twenty dwelling units on one property)
☐ **MULTI-FAMILY DWELLING** (For a development with more than three dwelling units on one property)
☐ **PARK OR PUBLIC RECREATION FACILITY**
☐ **OTHER FACILITY** DESCRIBE: _____

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

SPECIAL EVENT SIGN: (Section 4-5-7)

Please complete and submit a **HANNER SIGN PERMIT APPLICATION** for Special Event Temporary Banners, Direction Signs, and similar signs.

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	MESSAGE BOARD REPLACEMENT	8'-8" x 2'-8"	23.11 SF.	
Words/Symbols:						
2	☐	☐				
Words/Symbols:						
3	☐	☐				
Words/Symbols:						
4	☐	☐				
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Sign Variation

III. OWNER:

- A. Owner of Property: LAMBERT ROOSEVELT, LLC
- B. Owner's Address: 2650 N. LAKEVIEW #2110 CHICAGO, IL 60614
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: 773 459-5360
- E. Owner's E-mail: dgoodview@yahoo.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: _____
- B. Petitioner's Address: _____
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____

V. LOCATION OF PROPERTY:

- A. General Location of Property: 324 Roosevelt Rd. Glen Ellyn, Ill 60137
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): SEE WARRANTY DEED
- D. Legal Description (Please attach) SEE WARRANTY DEED

VI. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village

Attachment: Petitioner's Application (3898 : 324 Roosevelt Road - Walgreens Sign Variation)

without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Petitioner



Owner ROBERT D. THOMAS, CO-MANAGER

Date: 3-15-18

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

X LAMBERT ROOSEVELT, LLC owner of the property described as

SEE LEGAL DESCRIPTION ON ATTACHED WARRANTY DEED

verify that PHILIP VALENZO - I

is duly authorized to apply and represent my interests before the Glen Ellyn, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.



Owner Signature

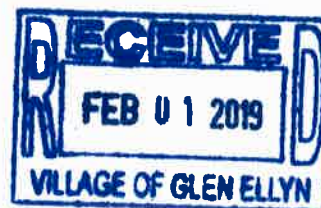
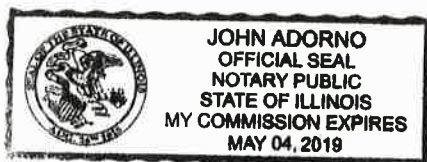
ROBERT D. THOMAS
CO-MANAGER

Subscribed and sworn to before me this

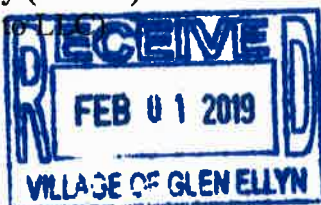
15 day of MARCH, 2018

John Adorno

Notary Public



WARRANTY DEED
Statutory (Illinois)
 (LLC to LLC)



THE GRANTORS,
BARON, LLC,

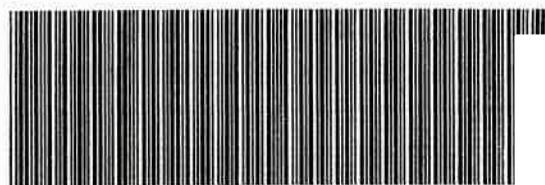
an Illinois limited liability company maintaining its principal offices at 33 N. LaSalle St., Suite 2100, Chicago, IL 60602 and **DRISKILL CRAT LLC**, a Delaware limited liability company maintaining its principal offices at 901 Main St., 12th Floor, Dallas, TX 75202, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the unanimous consent of the Members of said companies, **CONVEY and WARRANT to the GRANTEE, LAMBERT-ROOSEVELT, LLC**, an Illinois limited liability company, c/o Robert Thomas, 2650 N. Lakeview, Unit 1109, Chicago, IL 60614, the following Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Parcel 1: Lot 1 and Outlot A in Centrum's Final Plat of Resubdivision, being a Resubdivision of part of Block 13 in Glen Ellyn Manor, being a Subdivision of part of the Southeast ¼ of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to said Plat of Resubdivision recorded April 12, 2002 as Document R2002-101250, in DuPage County, Illinois

Parcel 2: Non-exclusive Easement for the benefit of Parcel 1 as created by Easement Agreement recorded December 5, 2001 as Document R2001-264396 for connecting, installing, using, operating, maintaining, repairing, replacing and renewing a Stormwater Management Facility upon, across, over, on and through Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block 13 in Glen Ellyn Manor, being a Subdivision of part of the Southeast ¼ of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to said Plat thereof recorded January 16, 1922 as Document 153289, in DuPage County, Illinois

Permanent Real Estate Index Number: 05-15-420-055 and 05-15-420-056

Address of Real Estate: 324 Roosevelt Rd., Glen Ellyn, IL 60137



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

AUG. 17, 2004

1:40 P

DEED

05-15-420-0

003 PAGES

R2004-21952

(Above Space for Recorder's Use Only)



1st Amendment Order #

1015

96305

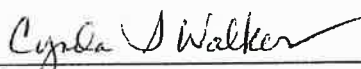
SUBJECT TO: covenants, conditions, and restrictions of record and General Taxes for 2003 and subsequent years.

In Witness Whereof, said Grantors have caused their names to be signed to these presents by their Managers, this 13th day of August, 2004.

BARON, LLC
an Illinois limited liability company,

by 
Ronald L. Barnard, its Manager

DRISKILL CRAT LLC,
a Delaware limited liability company
by its Manager, Bank of America, N.A.
as Co-Trustee of the Driskill
Charitable Remainder Annuity Trust

by 
Cynda S. Walker, Vice President
of Bank of America, N.A.
\$ 9,348.75

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Ronald L. Barnard, personally known to me to be the Manager of Baron, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized officer, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act of the Manager of Baron, LLC for the uses and purposes therein set forth.

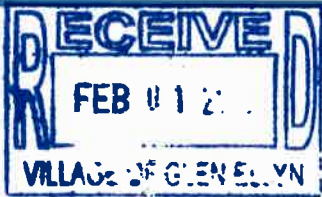
Given under my hand and official seal, this 9th day of August, 2004.

[SEAL]




Notary Public

DESIGN DATE: 01/29/2018
 ACCOUNT REP. T. Harris
 DESIGNER: LMK
 APPROVED BY: T. Harris



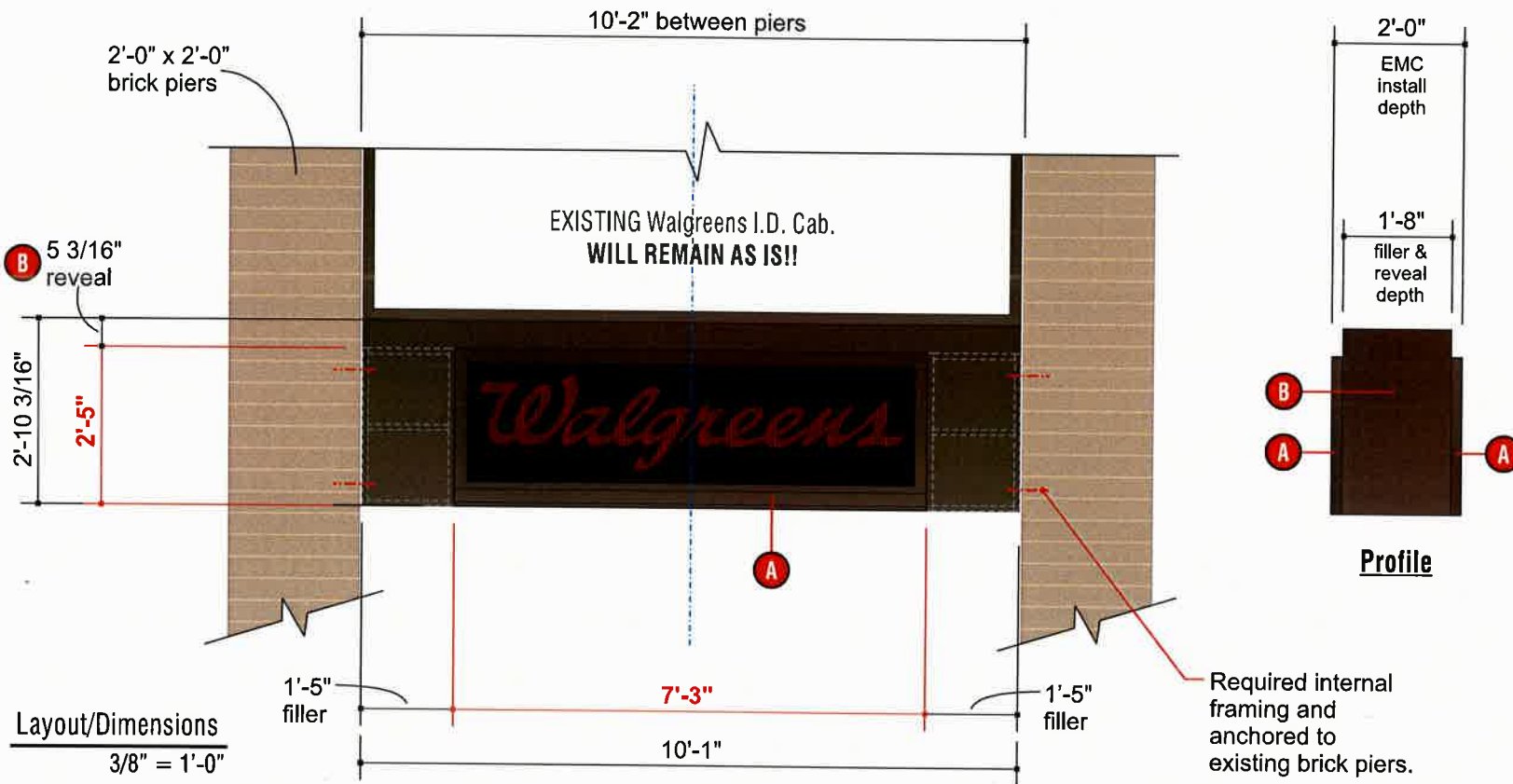
Site Identification

D/F Electronic Message Center Retro-Fit ONLY onto Existing Brick Piers



EXISTING
Walgreens
I.D. Cabinet
WILL REMAIN
AS IS!!

EXISTING
2'-8" x 8'-8"
E.M.C. WILL BE
REMOVED!!



GENERAL SPECIFICATIONS:

- A** NEW 2'-5" x 7'-3" **WATCHFIRE** D/F Electronic Message Center - ALL RED. E.M.C. and required aluminum Filler and Reveal to match #313 Dark Bronze. Filler and Reveal TO BE PROVIDED BY KIEFFER. NEW E.M.C. will be mounted to EXISTING 2' x 2' BRICK PIERS - SEE DRAWING ABOVE.
- B** NEW aluminum FILLER and REVEAL as required. ALL will be fabricated aluminum and painted to match #313 Dark BRONZE to match EMC cabinet.

Reference drawing C74166 for fabrication details will be done by MFG. @ time of order.

NOTE! No welding can be done on or around message centers. This will affect the operation of the unit and with VOID both manufacturer and Kieffer warranty. Responsibility of damaged units due to welding will fall upon the installer.

COLOR SCHEDULE:

Paint to match #313 Dk.BRONZE

Walgreens Store 5927
 324 Roosevelt Road
 Glen Ellyn, Illinois

REVISIONS:

A	Downsized to 2'-5" x 7'-3" Watchfire unit. LMK 03/06/18
B	
C	
D	

E	
F	
G	
H	



Artwork Design Survey
 ALL BOXES CHECKED TO ENTER ORDER



B74166





Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/28/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3897)

DOC ID: 3897

A Public Meeting to Discuss the Application for the Approval of a Final Planned Unit Development for the Apex 400 Project to be Located at 400 & 418-424 N. Main Street

PETITIONER: The petitioners are Larry Debb & John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe property at 400 N. Main Street.

REQUEST: 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. 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.

**EXISTING
CONDITIONS:**

The subject properties are located at the northwest corner of Main Street and Hillside Avenue. The total site is comprised of 1.55 acres and includes a lot extending to Glenwood Avenue (most recently used for permit parking).

A majority of the property is zoned C5A Central Business District, Central Retail Core Subdistrict. The parcel extending to Glenwood Avenue previously used for permit parking is zoned C5B Central Business District, Central Service Subdistrict. This permit parking lot would continue to be used for parking as a two-story parking garage is proposed for this part of the site.

The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial	C5A and C5B
South: Commercial, St. Petronille Parking GE Bible Church	C5B R2
East: Commercial	C5A
West: Commercial, St. Petronille Church	C5B and R2

**REVIEW
PROCESS:**

Review of a Final PUD plan typically includes 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.

PROJECT HISTORY:

The petitioners appeared before the Plan Commission on May 10, 2018 for a pre-application meeting, at which time the Commission showed general support for the project. The Commission suggested that first floor residential amenities shown on the conceptual site plan should be relocated within the building and additional first floor commercial space should be incorporated into the project along Main Street. When the petitioners submitted their formal application for the project, the suggested modifications had been made.

The Plan Commission considered the petitioners' request for approval of a Preliminary Planned Unit Development with deviations at a public hearing on January 7, 2019. There were 36 members of the public that spoke at the hearing; 17 were against the development and raised concerns about the height and bulk of the structure, the appearance of the building and the traffic that would be generated; 12 were in favor of the development and spoke regarding lack of development in downtown Glen Ellyn, lack of housing for residents wishing to downsize and supporting the increase in revenues that would result from the project; 7 members of the public had general questions or comments about the project but spoke neither in favor or against the development. By a voice vote of 9 "yes" and 0 "no" votes, the Plan Commission recommended unanimously that the Village Board approve the requests.

The Village Board reviewed the project at a workshop meeting on January 22, 2019 where they discussed the recommended conditions of approval, financial incentives and the Redevelopment Agreement for the project. Whether parking should be included onsite or located elsewhere in the downtown to reduce the height of the structure was also discussed. The majority of the Trustees expressed their opinion that the development would not be viable without the public parking component of the project.

On January 28, 2019 the Village Board considered the Preliminary PUD plans, Exterior Appearance, and the Redevelopment Agreement for the proposed development. Several members of the public were present and

raised similar concerns expressed during the Plan Commission public hearing. The Village Board asked the petitioners to reduce the height of the building at the northeast and southeast corners of the building to reduce the perceived height of the structure, and the developer agreed to make the requested changes to the proposed building in exchange for additional TIF assistance for the project. The tallest part of the building was reduced to 61 feet from the previously requested height of 65 feet. The northeast corner will be 54 feet from the pavement and the southeast corner will be 47 feet from the pavement due to the change in grade on the site. While the leasable square footage has been reduced, the total number of units proposed is still 107.

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. 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”. A copy of the minutes from these meetings and Ordinance No. 6671 and 6672 are attached.

**ORDINANCE
COMPLIANCE:**

The Village Board’s approval of the zoning entitlements for the project was made subject to various conditions as listed below. All conditions that have been satisfied by incorporating the changes into the Final PUD plans are indicated in bold. The conditions that will be incorporated into the Final PUD Ordinance are underlined below.

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing before the Plan Commission and as amended by the Village Board of Trustees on January 28, 2019. This condition will be included in the Final PUD Ordinance.
- B. That should the developer be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval. This condition will be included in the Final PUD Ordinance.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019. This condition will be included in the Final PUD Ordinance.
- D. Prior to returning for final approval of the Planned Unit Development, the landscape plan shall be revised to show trees with a minimum diameter of 4

inches. **The landscape plan submitted with the Final PUD application shows all trees to have a minimum diameter of 4 inches; this condition has been satisfied.**

- E. That the developer install a sign at the access points from the development onto Hillside Avenue indicating “No right Turn Monday through Friday from 7:45 to 8:30 am”. The location and exact wording of the signage will be subject to the approval of Village Staff. This condition will be included in the Final PUD Ordinance.
- F. That the developer install a sign at the access point from the development onto Glenwood Avenue indicating “No Left Turn Monday through Friday from 7:45 - 8:30 am”. The location and exact wording of the signage will be subject to the approval of Village Staff. This condition will be included in the Final PUD Ordinance.
- G. That the developers convert the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer. This condition will be included in the Final PUD Ordinance.
- H. That the Village pursue the installation of a stop sign for west bound 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. The Village will be responsible for completing the requirements for this condition and it will be included in the Final PUD Ordinance.
- I. 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. **The bike rack between the two garage entrances on Hillside Avenue has been removed from the site plan. The location and style of bike rack will be selected along with other streetscape elements for the project.**
- J. 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. **The second floor plan has been revised to show all parking stalls numbered and assigned by unit; this condition has been satisfied.**
- K. Prior to returning for approval of the Final Planned Unit Development, all elevations shall be revised to show brick facing on the precast concrete

proposed on the west elevation of the building. **All elevations of the west side of the building have been updated to show precast concrete panels with integrated thin brick; this condition has been satisfied.**

- L. Prior to returning for approval of the Final Planned Unit Development, all elevations, renderings and floor plans shall be revised to reflect the updated elevations and renderings prepared by Fitzgerald Associates last revised February 8, 2019 (to reflect changes requested by the Village Board on January 28, 2019). **All elevations, renderings and floor plans for the project have been revised to reflect these changes including the 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; this condition has been satisfied.**
- M. Prior to issuance of a building permit, the petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
1. Glen Ellyn Park District - \$50,000.00
 2. School District 41 - \$21,947.00
 3. School District 87 - \$7,272.00
 4. Fire Company - \$45,000.00
 5. Glen Ellyn Library - \$45,000.00
- This condition will be included in the final PUD Ordinance.
- N. That if any roof top units are visible from adjacent streets after the development is constructed, the developers will screen the units from public view. This condition will be included in the final PUD Ordinance.
- O. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, dated March 4, 2019. This condition will be included in the final PUD Ordinance.

CHANGES TO THE PLANS:

The plans that the Plan Commission previously reviewed at the public hearing on the zoning entitlements have been modified in accordance with the conditions of approval and as requested by the Plan Commission and Village Board. The only other modification to the plans is a note on the Site

Plan indicating that the driveway apron will be increased. This note was requested by Village engineers because it is required by Code and to assure garbage trucks will have adequate space to complete their turning movements out of the Glenwood portion of the garage. The petitioners have also provided turning movement exhibits to illustrate that there will not be any conflict for moving trucks and garbage trucks entering or exiting the site and for trucks using the alley to the north of the site.

PLAN COMMISSION ACTION:

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. 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.

ATTACHMENTS:

- § Location Map
- § Meeting Minutes - Plan Commission, Pre-Application, 05/10/18
- § Meeting Minutes - Plan Commission Public Hearing, 01/07/19
- § Meeting Minutes - Village Board Workshop Meeting, 01/22/19
- § Meeting Minutes - Village Board Meeting, 01/28/19
- § Ordinance Granting Approval of the Preliminary PUD and Exterior Appearance
- § Ordinance Granting Approval of the Redevelopment Agreement
- § Petitioners' Application for a Planned Unit Development
- § Alta Surveys
- § Existing Conditions Plan
- § PDR 0 - On Street Parking Demo Plan
- § PDR 1 - Site Plan Option A
- § PDR 1 - Site Plan Option B
- § PDR 2 - First Floor Plan - Option A
- § PDR 3 - Second Floor Plan - Option A
- § PDR 4 - Third Floor Plan
- § PDR 5 - Fourth Floor Plan
- § PDR 6 - Fifth Floor Plan
- § PDR 8 - PDR 10 Exterior Elevations
- § PDR 11 - Exterior Signage
- § PDR 19 - PDR 21 Renderings
- § Photometric Plan
- § Light Fixture Cut Sheets
- § L1-L2 Landscape Plans
- § Utility Plan
- § Grading Plan

§ Public Improvements - Cross Section
 § Turning Exhibits
 § Construction Schedule

cc: Staci Springer, Community Development Director
 Rich Daubert, Professional Engineer
 Amy McKenna, Civil Development Engineer
 Tom Adomshick, Village Traffic Consultant
 Dan Shoenberg, Village Traffic Consultant
 Larry Debb, Petitioner/Property Owner
 John Kosich, Petitioner/Property Owner
 Mike Breclaw, Architect
 Roimon Hepburn, Architect

ATTACHMENTS:

- LOCATION MAP (PDF)
- MEETING MINUTES - PLAN COMMISSION, PRE-APPLICATION, 05-10-2018 (PDF)
- MEETING MINUTES - PLAN COMMISSION, PUBLIC HEARING, 01-07-2019 (PDF)
- MEETING MINUTES - VILLAGE BOARD WORKSHOP MEETING, 01-22-2019 (PDF)
- MEETING MINUTES - VILLAGE BOARD REGULAR MEETING, 01-28-2019 (PDF)
- ORDINANCE 6671 - APPROVING REDEVELOPMENT AGREEMENT (PDF)
- ORDINANCE 6672 - APPROVING PRELIMINARY PUD AND EXTERIOR APPEARANCE (PDF)
- PETITIONER'S APPLICATION FOR APPROVAL OF FINAL PUD (PDF)
- ALTA SURVEYS (PDF)
- EXISTING CONDITIONS PLAN (PDF)
- PDR 0 - ON STREET PARKING DEMO PLAN (PDF)
- PDR 1 - SITE PLAN OPTION A (PDF)
- PDR 1 - SITE PLAN OPTION B (PDF)
- PDR 2 - FIRST FLOOR PLAN - OPTION A (PDF)
- PDR 3 - SECOND FLOOR PLAN - OPTION A (PDF)
- PDR 4 - THIRD FLOOR PLAN (PDF)
- PDR 5 - FOURTH FLOOR PLAN (PDF)
- PDR 6 - FIFTH FLOOR PLAN (PDF)
- PDR 8 - PDR 10 - EXTERIOR ELEVATIONS (PDF)
- PDR 11 - EXTERIOR SIGNAGE (PDF)
- PDR 19 - PDR 21 - RENDERINGS (PDF)
- PHOTOMETRIC PLAN (PDF)
- LIGHT FIXTURE CUT SHEETS (PDF)
- L1-L2 LANDSCAPE PLANS (PDF)
- UTILITY PLAN(PDF)
- GRADING PLAN (PDF)
- PUBLIC IMPROVEMENTS - CROSS SECTION (PDF)
- TURNING EXHIBITS (PDF)

- CONSTRUCTION SCHEDULE (PDF)



Map created on November 30, 2018.

© 2018 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PLAN COMMISSION
MINUTES
MAY 10, 2018

The meeting was called to order by Acting Chairperson Tracy Heming-Littwin at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tim Loftus, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Chairperson Mary Loch was excused. Also present were Trustee Liaison Craig Pryde, Director of Planning and Development Staci Hulseberg, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

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

Acting Chairperson Heming-Littwin welcomed new member John Mulherin to the Plan Commission.

Plan Commissioner Loftus moved, seconded by Plan Commissioner Hartweg, to approve the minutes of the February 22, 2018 Plan Commission minutes. New Plan Commissioner Mulherin recused himself as he is a new member and was not present at that meeting. The motion carried unanimously by voice vote.

On the agenda was a pre-application meeting regarding the property at 400-418 N. Main Street.

PRE-APPLICATION MEETING – 400 & 418 NORTH MAIN STREET
DISCUSSION REGARDING CONCEPTUAL PLANS FOR A PLANNED UNIT DEVELOPMENT
FEATURING 107 LUXURY APARTMENT UNITS WITH 5,360 SQUARE FEET OF FIRST FLOOR
COMMERCIAL SPACE.

(Larry Debb and John Kosich, GSP Development, petitioner)

Staff Introduction

Village Associate Planner Kelly Purvis stated that the petitioners for the property at 400 & 418 North Main Street are Larry Debb and John Kosich of GSP Development and they are the contract purchasers. Ms. Purvis stated that the petitioners have requested a pre-application meeting regarding the potential redevelopment of the Main Street parking lot and Giesche properties with a new mixed use building featuring 107 luxury apartment units and approximately 5,360 square feet of first floor commercial space. Ms. Puvis displayed a map of the subject properties which are located at the northwest corner of Main Street and Hillside Avenue. She stated that the total site is comprised of 1.55 acres and includes a narrow strip of permit parking that extends to Glenwood Avenue.

Ms. Purvis stated that a majority of the subject property is zoned C5A Central Business District, Central Service Subdistrict. She stated that the permit parking off of Glenwood Avenue is zoned C5B which is the Central Service Subdistrict. She also stated that the permit parking lot would continue to be used for parking as a two-story parking garage is proposed for this site. Ms. Purvis stated that the surrounding land uses and zoning are commercial to the north with C5A and C5B zoning, commercial (including a church) to the south with C5B and R2 zoning, commercial to the east with C5A zoning and commercial (including a church) to the west with C5B and R2 zoning.

Ms. Purvis stated that the first floor of the proposed development features 147 parking stalls which would be accessible from Main Street, Hillside Avenue and Glenwood Avenue. She stated that the first floor will also feature 5,360 square feet of commercial space on the south side of the site. She added that the proposed project will require approval of zoning code text amendments and a special use permit to allow accessory uses to the residential uses in the building as a first floor use. She added those uses include a fitness center, a business center, a leasing office and a mail room for a total of 6,500 square feet. Ms. Purvis stated that the petitioners are proposing to bump out the sidewalk approximately eight (8) feet on the southern portion of the site along Main Street to enhance the streetscape and to provide additional landscaping and lighting. She added that, as a result, four on-street parking spaces on Main Street would be removed. Ms. Purvis stated that the Village's streetscape plan recommends wider sidewalks to enhance the pedestrian experience and also to allow for increased outdoor seating. Ms. Purvis also stated that a pedestrian walkway is being proposed that would provide access from Main Street to St. Petronille's parking lot which would create more connectivity within the downtown core.

Ms. Purvis stated that 142 residential parking stalls are proposed on the second story of the development for the 107 apartment units. She added that the second story residential parking would be accessed from Hill Avenue (Kelly—do you mean Hillside Avenue?).

Ms. Purvis stated that the third floor of the development is comprised mostly of apartment units and some accessory uses, including an open rooftop deck, pool and barbecue area, a 2,000-square foot clubhouse and a sitting area.

Ms. Purvis stated that the fourth and fifth floors would have 107 residential units.

Ms. Purvis stated that in terms of parking, 134 parking spaces currently exist on the subject property, including 82 in the Main Street parking lot owned by the Village, 42 in the Glenwood permit parking lot owned by the Village, four (4) on-street spaces and six (6) spaces on the south portion of the Giesche site. She added that 147 public parking spaces are proposed in the new parking deck on the ground level which would bring a net gain of 13 parking spaces to this area. Ms. Purvis stated that based upon the number of proposed units, if the site was located elsewhere in the Village, the zoning code would require 167 parking spaces which is one (1)

space for each efficiency unit, one-and-one-half (1-1/2) spaces for each one bedroom unit and two (2) parking spaces for each two-bedroom unit. Ms. Purvis stated that while parking is not technically required for developments in the C5A district, the addition of 107 apartments would place a significant burden on the already constrained downtown parking inventory so staff is recommending that the development provide parking for the residential units as required per code. Ms. Purvis added that the lowest residential parking ratio that the Village has previously granted would be for 1.5 spaces per unit (Crescent Station and Glenstone developments). She added that staff recommends that the developer provide some parking research on suburban downtowns similar to Glen Ellyn to verify that the 1.3 parking ratio would be adequate to serve the proposed residential units. Ms. Purvis stated that in order to provide this number of both public and residential units, the developer is proposing 8-1/2 feet in lieu of the required 9 feet wide parking stalls and added that there are some 8-1/2 feet wide parking stalls throughout the Village. Ms. Purvis also stated that deviations would be needed for a 22-foot wide aisle near the Glenwood parking lot in lieu of the typical 24 feet as well as for building height. Ms. Purvis stated that this project will require approval of a height deviation as part of the Planned Unit Development, adding that a total building height of 45 feet and four (4) stories is permitted on these Main Street properties located in the C5A District. Ms. Purvis stated that the site slopes upward from north to south approximately 6-1/2 feet which provides a slight advantage on the north side of the site. She added that the proposed height for the majority of the building is 58-1/4 feet measured from the average grade. Ms. Purvis stated that the high side of the site where the parapet is measures at 63-1/4 feet and based on the current plans, the height deviation requested would be for 18-1/4 feet from the average grade to the top of the parapet on the north side which is the high side of the site. She added that the variation request would be for the highest point on the building. Ms. Purvis stated that the 2009 Strategic Plan recommends that new construction on Main Street be a maximum of two to three stories and the Comprehensive Plan suggests that the Village consider a range of factors when determining the height of new downtown buildings, including the height of nearby existing buildings, the pedestrian scale, orientation to the downtown, the proximity of new buildings to residential neighborhoods, topography, the economics of downtown development, site lines in relation to prominent visual landmarks and historic features. Ms. Purvis added that the Village Board has shown some interest in increasing the heights of buildings allowed in the downtown which may be discussed as part of the Comprehensive Plan update. She also stated that the 2001 Comprehensive Plan and the 2009 Strategic Plan both recommend a mixed use commercial/residential development of the subject site. She stated that the market study conducted as part of the 2009 Downtown Strategic Plan recommends adding a minimum of 450 residential units to the downtown to help support the existing businesses and increase the vitality of the Central Business District. She stated that the 2013 Streetscape and Parking Study also recommends that the Village partner with a developer to construct a garage in the downtown rather than constructing a stand-alone garage.

Ms. Purvis stated that in order to receive approval of the project, the developer will need to have approval of a planned unit development for the mixed use building which would include

PLAN COMMISSION

-4-

MAY 10, 2018

deviations for the parking stall width and the aisle width of the parking garage on the Glenwood site as well as a height deviation, a zoning code text amendment and a special use to allow the first floor residential accessory uses and an exterior appearance review done by staff and approved by the Village Board.

Petitioner's Presentation

Larry Debb of GSP Development, 1111 E. Touhy Avenue, Des Plaines, IL and Architect Mike Rekla of Fitzgerald Architects were present to speak on behalf of the subject project.

Mr. Debb stated that because the proposed project is located at the main entrance to downtown Glen Ellyn, they would like to make the building as spectacular as possible. He stated that a roof line has been added for differentiation, the windows have been curved at the top, the first floor area has higher ceilings and the apartments now do not go all the way across which is more inviting than previously. He added that some of the parking spaces will be removed along Main Street so that more landscaping and an outdoor dining area as well as other amenities can be added.

Mr. Debb stated that because one of staff's concerns was that the project would become like a canyon because they are asking for an extra floor, they moved the whole front of the building from the center section back 7-1/2 feet to provide differentiation but left the balconies in place. Mr. Debb stated they also intend to use a Tudor style look similar to other buildings in the downtown. He also stated the subject building will be "condo quality" because the building units may become condos at some point in the future. He added that the units will have separate HVAC, water, gas and electricity with many quality extras. Mr. Debb also stated that they will be leasing all available parking spaces as well as providing separate parking for the tenants on the second floor of the parking deck. Mr. Debb stated that the subject building is totally non-combustible with metal studs, stone and brick. He also stated there is a pool on the third floor as well as exercise facilities, golf simulators, office space, a quiet area, a party room and a kitchen.

Mr. Debb stated that the subject building is approximately the same height as the church next door. He stated that the subject building is slightly lower than the larger church to the west and significantly lower than the steeple on that church. Mr. Debb stated that they would like the subject building to be as low as possible and still make the building financially acceptable to a developer.

Questions from the Plan Commission

Mr. Debb responded to Plan Commissioner Loftus that the balconies are at the sidewalk line. He added that they would like to landscape the base of the building along the curve line and/or add a water element on the public sidewalk as there is 15 feet of sidewalk there.

Mr. Debb replied that they have never used anything bigger than 8-1/2 feet on their apartment building parking spaces. He added that they will work with staff regarding how they want the parking lot laid out. He also stated that instead of adding more public parking, they could reserve the parking spaces for their apartments on the first floor and they would then meet code. He added that they would much rather have the public use spaces that they know they are not going to need which is why it has been designed this way. He stated they still would have enough parking on site to give those spaces to the Village and to the public for their use. Mr. Deb responded to Plan Commissioner Fanella that they usually try to achieve a 1.2 parking ratio. He also stated that the apartments are studios and one-bedrooms and generally do not produce children. Mr. Debb verified for Plan Commissioner Loftus that from the sidewalk on the north side, the building height will be 64 feet which is approximately 38 feet above the Santa Fe restaurant. Mr. Debb added that they did not want to build to the minimum height on the parking lot because it is public so it was raised to allow vans and pick-up trucks to get in and out easily. Mr. Debb stated that amenities also include solar panels, trash compactors, bikes and a dog run and dog wash. Plan Commissioner Rodemann stated it is his understanding that there will be a roofed terrace on the second floor and Mr. Debb responded that there will be balconies there. Mr. Debb stated that one can enter and exit the parking area from the east, west and south. Mr. Debb responded that they could take the green space which is now apartment use and the sales office and move them upstairs which would add another 3,500 square feet of retail space. Mr. Debb responded to Plan Commissioner Hartweg that the westernmost part of the proposed building is an open deck.

Persons in Favor of or in Opposition to the Request

Matthew Jones, 463 Ridgewood, Glen Ellyn, IL asked how many parking levels there are in the subject building. Ms. Purvis responded two and Mr. Jones stated that three parking levels are needed as millennials will bring more people into the Village which will require approximately 100 additional parking spaces. He stated that other than the parking, the subject project appears fine.

Pat Hegna, address not given, asked what the average height is of the buildings across the street from the subject property. She added that a tall building at the subject location takes away from the old feel of the town. Ms. Purvis responded that it is 51 feet from the top of foundation to the top of the buildings across the street. She added that it is 62-1/2 feet to the top of the parapet and the average height of the building is proposed at approximately 58 feet and across the street is 51 feet. Ms. Hegna felt that the building is too imposing for the proposed location.

Justin Casazza, 386 N. Main Street, Glen Ellyn, IL stated they moved into their current home which is about one-half block south of the subject property approximately one year ago. He stated they are not happy regarding the height of the subject building. Mr. Casazza asked where people visiting the owners of the apartments will park. Mr. Debb responded that they

PLAN COMMISSION

-6-

MAY 10, 2018

are paying for the entire public parking lot to be done. He felt that a third level would be great but they would have to raise the building an additional 12 feet. He also stated there will be some guest parking on the upper level. Mr. Debb stated that the Village would have some TIF financing available for this project, however, he feels they can build this project without any governmental assistance and that money could be used for another parking deck in another nearby area.

Stacey Michelopoulos stated she lives on Main Street and wonders if the petitioners took into consideration what the traffic flow will be like as Main Street can barely handle the traffic that is there now. She stated that the restaurants in town are jam-packed every evening and finding parking is difficult, adding that traffic will be a huge problem with this building coming into town. Mr. Debb responded that they will have a traffic study done when this project is submitted to the Village.

Len Swanson, 116 Sunset, Glen Ellyn, IL stated that approximately 15 years ago, a project that was very similar to the subject project was proposed for the Main Street parking lot that had five (5) stories with apartments on the top floor and retail on the bottom floor. He added that parking was included behind the building, including the St. Petronille parking lot with approximately 270 spaces. He stated that this proposal did not pass the Plan Commission or the Village Board. Mr. Swanson suggested that the Plan Commission review meetings and minutes from that proposed project. He stated that reasons the plan was not approved included many people complained that the subject building would change the character of the Village, the building was too high, the building would create a canyon effect on Main Street, the parking lot would be eliminated and the proposed parking was too far away. Mr. Swanson stated that the character of the Village has changed over the years with the elimination of many different types of stores and if the downtown area is to be a viable business district, people who are willing to spend money must be brought into the downtown. He added that surrounding communities have changed with developments in the downtown area and that is what Glen Ellyn needs to do.

John Svalenka, 415 Kenilworth, Glen Ellyn, IL asked that the Plan Commissioners and Village Board members follow the Comprehensive Plan and the parking plan. He felt that the subject submittal is a great project that he would like to see happen and stated his family moved to Glen Ellyn partly because of all of the changes that have occurred in town over the past ten (10) years. Mr. Svalenka felt that the developer seems to be more of a residential developer than a commercial developer. He stated that some of the spaces may be difficult to lease because they are narrow and not as deep as a normal space. He also stated that instead of eliminating the four (4) on-street parking spaces on Main Street for landscaping, pop-up dining as used on Crescent Boulevard should be used so if there is a restaurant that leases that space that wants outdoor dining, they can use those spaces in the summer and have parking in those spaces in the winter. Mr. Debb stated that stores want as much glass as possible in the front of their

PLAN COMMISSION

-7-

MAY 10, 2018

stores so the developers are making them thinner, which was forced upon them due to the dimensions of the site, and do not have a problem with the stores. Mr. Debb added that they have already received calls regarding space from stores interested in the subject building.

Questions from the Plan Commission

Plan Commissioner Mulherin asked the petitioner for information regarding the census of the subject property. He stated that he works in Wheaton and one of the buildings there has many divorced residents and he wondered if that was typical for this type of building. Mr. Debb responded that statistically younger people will reside in this building, however, there also will be divorced people and older couples residing there who may also have a home in Florida where they reside during the winter months. Mr. Debb responded to Plan Commissioner Mulherin that the price point will be \$255-260 per foot per month and that the tenant pays utilities and a parking fee. He added that there are many extras in the units that millennials will enjoy. Mr. Debb responded to Plan Commissioner Fanella that they always have extra parking spaces available in their buildings. Mr. Debb responded to Acting Chairperson Heming-Littwin that they have bikes that have no fees attached which have become very popular. Plan Commissioner Rodemann asked if the public parking spaces will be leased back by the Village. Mr. Debb responded that they will pay for and build the parking spaces and the Village will pay for cleaning, etc. Mr. Debb added that they will give the Village a perpetual easement. Plan Commissioner Mulherin asked if the Village would meter the parking spaces. Director Hulseberg stated that some of the meters would be coin-operated and some would be available at the rear of the lot for leasing and permit parking. Plan Commissioner Mulherin stated he would like to prevent commuter parking which he does not feel is appropriate. Director Hulseberg stated that lot is not desirable for commuter parking because of the distance and that apartment renters and business owners would use those parking spaces. Mr. Debb stated they now have chargers for the tenants' cars which is generally 10 percent of the total spaces. Director Hulseberg responded to Plan Commissioner Heming-Littwin that there will be a time limit on the parking spaces.

Comments from the Plan Commission

Plan Commissioner Rodemann stated he appreciated the petitioner bringing this project forward as it has been talked about and considered for many years. He also stated it is hard to envision a project of the subject scale in the downtown, however, thinks the time may now be right. Plan Commissioner Rodemann stated that his concerns about the project include the height of the looming wall, trying to maximize the frontage of the building and having the sidewalk given back to the Village to re-animate that part of the downtown. He also felt that the overall number of units makes sense but he does worry about the height and the parking count.

PLAN COMMISSION

-8-

MAY 10, 2018

Plan Commissioner Mulherin stated that he supports the subject project. He also stated that the downtown is suffering because of the lack of residents in the downtown. He stated that the subject density is necessary to make the project financially viable. He stated that he likes the architectural feel of the building which is Chicago style. He also stated that a traffic study needs to be done. He also added that he supports this project.

Plan Commissioner Vondruska stated that most businesses are now restaurant or other types of businesses because retail has decreased. He stated that car dealerships in Glen Ellyn have disappeared. He added that density would be great in the Village which is why he feels the proposed project would be good. He stated that regarding the square footage, to a certain extent, staff should be consulted on the current amount of retail space in the Village and the ability of the Village to fill it up and if it makes sense to have that as part of the program. He added that he would rather see retail at that location than people on exercise bikes as he walks by. Plan Commissioner Vondruska stated that overall this is a good project and he appreciated that the petitioner is working with the Village.

Plan Commissioner Fanella stated she thinks the proposed project is something that Glen Ellyn needs. She stated that compromises need to be made and not everyone will like this project, however, this is exactly what needs to happen for the Village to move forward and pull younger generations in. She added that there are a lot of restaurants in town, we need people to fill them and this is a great idea. She stated she knows people who have grown up in Glen Ellyn but have moved to other towns because there is no place for them to rent here. She also stated that if residents of this proposed project are added in, hopefully, they will support the retail. She also felt that the petitioner has done an excellent job with trying to meet the Village's parking needs. She also stated she would be in favor of less residential and more public parking if the petitioner and staff supported both as well. She liked the idea of the bike availability. She also stated she was comfortable with the height of the proposed building and appreciated the architectural elements that will be added. She also felt that the variations in front of the building will help eliminate a canyon-like feeling.

Plan Commissioner Hartweg felt the proposed plan is good and has been a long time in coming. He stated he likes the idea of the bump-out. He also agreed with another Plan Commissioner that it is not a good idea to have people exercising next to a restaurant and felt the exercise equipment could be moved up to the pool deck. He stated that Glen Ellyn needs a mix of buildings, however, most residents would prefer to use the most economical process. He stated that the Village has been working on this site for 10-15 years, and he feels it is about time to do something there. He added that the subject proposal is the best he has seen so far and encouraged the petitioner to return with plans in the future.

Plan Commissioner Loftus stated that this is a good start, however, felt that the building is too tall and should be reduced by a story. He stated that the idea in the Strategic Plan for the subject portion of Main Street is actually a 3-story building. He also stated that one of the

PLAN COMMISSION

-9-

MAY 10, 2018

differences between the proposed plan and the buildings on the other side of the street is that the subject building is as long as a football field so it covers between one-half and two-thirds of the block. He also stated that the buildings on the east side of the street vary in height and the proposed building will be 300 feet in length and 64 feet in height. He added that the change in height from the Santa Fe restaurant to the proposed building is 38 feet on one side which is virtually three stories. He also stated he thinks the subject architecture is a nice modern style but is not compatible with a downtown that is on the National Historic District. He stated he agreed with other Commissioners about adding more retail on the ground level at the subject site. He also stated he has concerns with balconies right at the property line with the sidewalk as something could fall off from a balcony and injure someone on the sidewalk below. He added that there is another building with balconies on Main Street, however, they are set back 15 feet from the sidewalk. Plan Commissioner Loftus stated he agreed with others that something needs to be done with the subject space.

Plan Commissioner Saeed stated that the subject project which is a mixed use of residential and retail is long overdue. He stated that his concern regarding this property is the limited amount of retail space. He stated the existing retail space is 15,000 square feet and the petitioner is showing 5,000 square feet and stated that another 3,500 square feet can be added. He stated that it would be good if the petitioner can reduce or eliminate the exercise spaces and bring more retail into the downtown and if that can be done, he would support the project.

Acting Chairperson Heming-Littwin stated she is fine with the four spaces coming off of Main Street. She also stated that as much retail as possible on the first floor would be good. She stated that Glen Ellyn has some stores in town that compete with some large retailers so some of those types of stores can be pulled in. Acting Chairperson Heming-Littwin believes this is the right time to do this type of project in the Village. She stated she has chosen to remain in the Village even though many changes have been made over the years. She stated a development such as that proposed here would enhance the downtown and she hopes the petitioner will return with a formal application.

Mr. Debb believes Glen Ellyn is a Tier A community and stated he does not believe Glen Ellyn would want to be a downtown Naperville. He also introduced his partners, John Kosich and Barry Missner. Mr. Debb stated they will move the health equipment, offices and leasing space upstairs and convert that space to commercial space. He stated that the ceiling heights are 16 feet and higher on the corner where an apartment is lost. He also stated they can add more brick and use earthy tones as well as stone on the first floor. He stated they want to take what is great about Glen Ellyn and improve upon it. Mr. Debb stated that there are currently 122 parking spaces and they are adding 25 parking spaces.

PLAN COMMISSION

-10-

MAY 10, 2018

Trustee Report

Trustee Liaison Pryde stated that at a workshop last week, the Village Board talked about potential changes to the sign code. He also stated they will soon begin the process to update the Comprehensive Plan specifically in the downtown and plan to finish that within nine months. He stated that the Village Board has passed a Tobacco 21 ordinance and a resolution recommending restrictions on the use of certain weapons. Trustee Liaison Pryde also stated there seems to be a consensus among the Village Board that the best location to build a parking garage would be within the lot behind the Civic Center that would add 200-280 spaces so that will be studied further.

Chairperson Report

Acting Chairperson Heming-Littwin asked that everyone be sure to respond regarding Monday night. She also stated that Plan Commissioner Loftus will be leaving the Plan Commission after the next meeting. She also mentioned that secretary Barbara Utterback is leaving the Plan Commission after over 20 years.

Staff Report

Director of Planning and Development Hulseberg stated that she was not sure if there would be a Plan Commission meeting in two weeks. She also stated that approximately five text amendments and 13 sign code amendments will be coming before the Plan Commission in the near future. She also stated that a Request for Proposal for the Comprehensive Plan will be released next week. She also stated they are receiving some quotes on the valet study.

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Fanella, to close the public hearing at 8:41 p.m. The motion carried unanimously by voice vote.

Respectfully submitted,

Barbara Utterback
Recording Secretary

John Sterrett
Village Planner

MINUTES
SPECIAL PLAN COMMISSION MEETING
JANUARY 7, 2019

Call to Order

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

Public Comment

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

Approval of November 8, 2018 Plan Commission Minutes

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

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

Public Hearing –

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

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

PLAN COMMISSION

-2-

JANUARY 7, 2019

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

Staff Introduction

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

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

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

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

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

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

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

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

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

PLAN COMMISSION

-4-

JANUARY 7, 2019

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

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

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

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

PLAN COMMISSION

-5-

JANUARY 7, 2019

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

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

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

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

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

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

PLAN COMMISSION

-6-

JANUARY 7, 2019

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

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

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

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

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

Questions from the Plan Commission

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

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

Petitioner's Presentation

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

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

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

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

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

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

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

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

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

Questions from the Plan Commission

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

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

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

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

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

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

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

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

Persons in Favor of or in Opposition to the Request

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

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

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

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

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

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

PLAN COMMISSION

-11-

JANUARY 7, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLAN COMMISSION

-14-

JANUARY 7, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLAN COMMISSION

-17-

JANUARY 7, 2019

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

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

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

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

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

Comments from the Plan Commission

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

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

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

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

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

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

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

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

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

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

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

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

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

- the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and
- f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

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

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

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

This recommendation is subject to the following conditions.

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

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

Trustee's Report

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

PLAN COMMISSION

-23-

JANUARY 7, 2019

Chairperson's Report

Chairperson Loch did not present a report.

Staff Report

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

Other Business

None

Adjournment

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

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by
Planner Kelly Purvis



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 off 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 it 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 units.

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
----------------	------------------------

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



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)

- 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.

- 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]
MOVER:	John Kenwood, Village Trustee
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 11F 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 than 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 Giovino, 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 Saher, who resides at 780 N. Main Street, stated she has a small business in town, and she supports the project. Ms. Saher stated this gives people the option of renting a small apartment home. Ms. Saher stated her sister tried to move to Glen Ellyn two years ago, but her sister could not find anything like this development. Ms. Saher stated the aesthetics of the project will be subjective, and she thinks the project is great. Ms. Saher stated there needs to be an openness to change and flexibility. Ms. Saher 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

Respectfully submitted Debbie Solomon, Recording Secretary

Village of Glen Ellyn

Village Board Minutes
January 28, 2019
Page 17

Reviewed and approved John A. Chereskin, Village Clerk



Village of Glen Ellyn

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

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 28 Day of January, 2019.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of January, 2019.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

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**

Whereas, the Village of Glen Ellyn ("Village") is an Illinois municipal corporation with a population of more than 25,000 people, and is therefore a home rule unit of local government pursuant to the State of Illinois Constitution of 1970 ("Constitution") and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) ("Code"); and

Whereas, GSP Development, LLC ("GSP") is an Illinois limited liability company with offices located at 55 E. Monroe Street, Suite 3950, Chicago, Illinois; and

Whereas, the Constitution (Art. VII, Sec. 6(a)) provides that a home rule municipality may exercise any power and perform any function pertaining to its government affairs, including, without limitation, the power to regulate for the protection of the public health, safety, morals, and welfare, the power to license, the power to tax, and the power to incur debt; and

Whereas, the Constitution (Art. VII, Sec. 10; Art VIII) authorizes the Village to enter agreements with individuals and use public funds for public purposes; and

Whereas, the Code (65 ILCS 5/8-1-2.5) authorizes the Village to appropriate and expend funds for economic development purposes, including, without limitation, making grants necessary to promote economic development in the Village; and

Whereas, the Code (65 5/11-74.4-1) authorizes the Village to finance redevelopment projects in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act; and

Whereas, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(b), (c)) authorizes the Village to make and enter into all contracts necessary or incidental to implement and further the Village's

redevelopment plan and project for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area; and

Whereas, on February 13, 2012, the Village approved Ordinance Numbers 6002, 6003, and 6004 approving a redevelopment plan and project for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, designating the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, and adopting tax increment allocation financing for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, respectively (collectively, "TIF Ordinances"); and

Whereas, GSP subsequently proposed to redevelop a Village owned-property commonly known as 418 – 424 N. Main Street ("Village Property") and an adjacent property owned by GSP, 400 N. Main Street (the "Giesche Property") (collectively, the Giesche Property and the Village Property are the "Subject Property"), with a mixed use development; and

Whereas, the Subject Property is legally described on Exhibit 1; and

Whereas, on November 12, 2018, the Village passed Ordinance No. 6640 approving a purchase and sale agreement with GSP concerning the Village Property; and

Whereas, on December 26, 2018, the Village published an invitation in the Daily Herald seeking proposals offering redevelopment terms more favorable to the Village than those contained in the Redevelopment Agreement attached hereto as Exhibit 2 ("Redevelopment Agreement"); and

Whereas, the deadline for proposals to be submitted was January 14, 2019, and the Village received no proposals by that date; and

Whereas, the Village has complied with all procedural and substantive requirements imposed by the Tax Increment Allocation Redevelopment Act, the Code, and the Constitution; and

Whereas, the Village President and Trustees have exercised their legislative judgment and determined that the Redevelopment Agreement is consistent with the goals and objectives contained in the

TIF Ordinances, the Code, and the Constitution, that the Redevelopment Agreement serves a valid public purpose, and that approving the Redevelopment Agreement will promote the public health, safety, and welfare; and

Whereas, the Village wishes to assist GSP with redevelopment of the Subject Property in accordance with and pursuant to the Redevelopment Agreement;

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: Recitals. The foregoing recitals are incorporated as though fully set forth herein.

Section Two: Agreement Approved. The Village's Corporate Authorities approve the Redevelopment Agreement attached as Exhibit 2, and the President and Village Clerk are authorized and directed to execute the Redevelopment Agreement on the Village's behalf.

Section Three: Recording and Authority. The Village Clerk is authorized and directed to record this Ordinance and the Redevelopment Agreement against the Subject Property with the DuPage County Recorder, and the Village Manager is: a) authorized and directed to take all steps necessary to implement the Redevelopment Agreement's terms; and b) authorized to make minor, non-substantive revisions to the Redevelopment Agreement.

Section Four: Superseder. In the event a conflict exists between the terms of this Ordinance and any other ordinance of the Village, the terms of this Ordinance shall govern.

Section Five: Severability. If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining sections, subsections, and clauses shall not be affected thereby.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

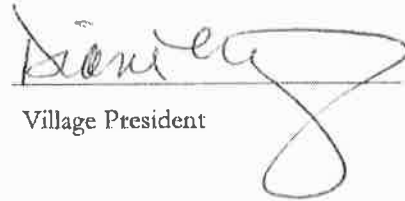
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 28 day of

January, 2019.

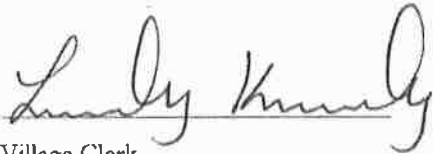
Ayes	☒	Diane McGinley	☒	Pete Ladesic		Mark Senak
	☒	Craig Pryde	☒	Bill Enright		Gary Fasules
	☒	John Kenwood				
Nayes		Diane McGinley		Pete Ladesic	☒	Mark Senak
		Craig Pryde		Bill Enright	☒	Gary Fasules
		John Kenwood				
Absent		Diane McGinley		Pete Ladesic		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 28 day of

January, 2019.


Village President

Attest:


Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 11 day of February, 2019.)



Village of Glen Ellyn

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

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 28 Day of January, 2019.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of January, 2019.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

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**

Whereas, Larry Debb and John Kosich of GSP Development, LLC, and 400 Main, LLC,
have purchased the former Giesche Shoe property located at 400 N. Main Street; and

Whereas, the Village and GSP Development, LLC, entered into a Purchase and Sale Agreement
for the Village-owned parking lot located at 418 – 424 N. Main Street, north of the former Giesche
Shoe property in accordance with the approval of Ordinance No. 6640; and

Whereas, the Purchase and Sale Agreement is contingent upon the Village Board approval of a
Redevelopment Agreement and zoning entitlements for the subject properties, among other conditions;
and

Whereas, GSP Development, LLC, has petitioned the President and Board of Trustees of the
Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and the following deviations to the Glen Ellyn Zoning Code:
 - 1. A deviation from Section 10-4-17-1(E) to permit a building height up to 61 feet at the top of the parapet, with a majority of the building at 58 feet, in lieu of 45 feet permitted by Code.
 - 2. Deviations from Section 10-5-8(I) to allow:
 - a) Parking spaces 18 feet in length in lieu of 19 feet;

- b) Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide;
 - c) An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet.
- 3. A deviation from Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%.
- 4. A deviation from Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet.
- 5. A deviation from Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line.
- B. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a mixed-use building with 8,844 square feet of first floor commercial space, up to 107 apartment units and a two-story parking garage; and

Whereas, the subject property is located at 400 N. Main Street and 418 - 424 N. Main Street, on the northwest corner of Hillside Avenue and Main Street in the C5A & C5B Central Business Districts and legally described as follows:

400 N. MAIN STREET

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY ILLINOIS.

P.I.N.: 05-11-327-023; and

418 - 424 N. MAIN STREET

PARCEL 1

THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY,

ILLINOIS

P.I.N.: 05-11-327-026; and

PARCEL 2

LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-327-005; and

PARCEL 3

LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-327-016

ALLEY

THE SOUTH 3 FEET OF THAT PART OF THE PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 13 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 AND THE SOUTH 3 FEET OF THE EAST 8 FEET OF THE PRIVATE ALLEY LYING WEST OF AND ADJOINING LOT 6 OF SMITH'S SUBDIVISION AFORESAID. ALL IN DUPAGE COUNTY, ILLINOIS.

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on January 7, 2019 at which hearing the petitioners presented evidence and testimony in support of the request for approval of a Special Use Permit for a Preliminary Planned Unit Development with zoning deviations, at which hearing, seventeen (17) people spoke against the development and raised concerns about the height of the building, traffic generated from the development, the mass of the building and the proposed exterior appearance of the building; and at which hearing, twelve (12) people

spoke in favor of the development and raised concerns about rising taxes, the lack of development in the Village and the lack of housing options to accommodate downsizing residents; and at which hearing, seven (7) people spoke neither in favor or against the development; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requests with conditions as set forth in the January 7, 2019 minutes of the Plan Commission, a copy of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed Exterior Appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed Exterior Appearance; and

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit for a Preliminary Planned Unit Development is consistent with the goals of the Glen Ellyn Zoning Code and approving the Exterior Appearance of the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission meeting minutes, dated January 7, 2019 Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are

hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission for the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the staff recommendation for the Exterior Appearance approval, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use for a Preliminary Planned Unit Development with deviations from the Zoning Code and the Exterior Appearance to allow the mixed-use development of a five-story building to be called Apex 400, including first floor commercial, above ground floor apartment units, and a two-story parking garage on the properties commonly known as 400 N. Main Street and 418 - 424 N. Main Street.

Section Three: This grant of approval of a Special Use Permit for a Preliminary Planned Unit Development and Exterior Appearance approval is subject to the following conditions:

- A. Construction of the subject development shall be in substantial conformance with the testimony presented at the January 7, 2019 public hearing before the Plan Commission and as amended by the Village Board of Trustees on January 28, 2019, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
 1. Petitioner's Application Packet, including the following materials:
 - a. Preliminary PUD Application dated November 1, 2018
 - b. Exterior Appearance Application dated November 1, 2018
 - c. Narrative Statement from Larry Debb, dated November 21, 2018
 - d. Proof of Ownership
 - e. Disclosure of Interest form, dated July 17, 2018 and December 12, 2018
 - f. Reimbursement of Fees Agreement, dated July 17, 2018

- g. Site Statistics Summary
- h. List of Deviations
- i. Alta Surveys prepared by Manhard Consulting, Ltd., dated June 26, 2018
- j. Existing Conditions Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018
- k. On-street Parking Demolition Plan (PDR 0) prepared by FitzGerald Associates, last revised November 19, 2018
- l. Site Plan Option A (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "B"
- m. Site Plan Option B (PDR 1) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "C"
- n. Floor Plan - Floor 1, Plan Option A (PDR 2) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "D"
- o. Floor Plan - Floor 2, Plan Option A (PDR 3) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "E"
- p. Floor Plan - Floor 3 (PDR 4) prepared by FitzGerald Associates, last revised November 19, 2018, attached hereto as Exhibit "F"
- q. Floor Plan - Floor 4 (PDR 5) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "G"
- r. Floor Plan - Floor 5 (PDR 6) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "H"
- s. Building Elevations (PDR 8 - PDR 10) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "I"
- t. Sign Plan (PDR 11) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Exhibit "J"
- u. Renderings (PDR 19 - PDR 21) prepared by FitzGerald Associates, last revised February 8, 2019, attached hereto as Group Exhibit "K"
- v. Landscape Plans, prepared by David R. McCallum Associates, Inc., last revised November 19, 2018, attached hereto as Group Exhibit "L"
- w. Right-of-Way Cross Section prepared by Manhard Consulting Ltd., dated June 19, 2018
- x. Grading Plan prepared by Manhard Consulting Ltd., dated June 19, 2018, attached hereto as Exhibit "M"
- y. Utility Plan prepared by Manhard Consulting, Ltd., dated June 19, 2018, attached hereto as Exhibit "N"

z. Photometric Plan prepared by Eco Lighting Solutions, dated November 19, 2018, attached hereto as Exhibit "C"

aa. Light Fixture Cut Sheets from Lignman Lighting USA

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. That should the developer be able to acquire three feet of the alley located north of Lot 5, that PUD Alternate Plan B, attached hereto as Exhibit "C", shall be substituted for the approved Plan A, and that such substitution shall not require further Village Board approval.
- C. That the final streetscape and public improvements for the project will match the streetscape design selected by the Village Board in 2019.
- D. Prior to returning for final approval of the Planned Unit Development, the landscape plan shall be revised to show trees with a minimum diameter of 4 inches.
- E. That the developer install a sign at the access points from the development onto Hillside Avenue indicating "No right Turn Monday through Friday from 7:45 to 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- F. That the developer install a sign at the access point from the development onto Glenwood Avenue indicating "No Left Turn Monday through Friday from 7:45 - 8:30 am". The location and exact wording of the signage will be subject to the approval of Village Staff.
- G. That the developers convert the traffic flow on Hillside Avenue between Main Street and Glenwood Avenue including any necessary signage, pavement markings, and geometric changes to the roadway as directed by the Village Engineer.
- H. That the Village pursue the installation of a stop sign for west bound 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.
- I. 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.
- J. 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.
- K. Prior to returning for approval of the Final Planned Unit Development, all elevations shall be revised to show brick facing on the precast concrete proposed on the west elevation of the building.

- L. Prior to returning for approval of the Final Planned Unit Development, all elevations, renderings and floor plans shall be revised to reflect the updated elevations and renderings prepared by Fitzgerald Associates last revised February 8, 2019.
- M. Prior to issuance of a building permit, the petitioner shall pay the Village \$169,219.00 to be dispersed to Village taxing bodies in the following amounts:
 - 1. Glen Ellyn Park District - \$50,000.00
 - 2. School District 41 - \$21,947.00
 - 3. School District 87 - \$7,272.00
 - 4. Fire Company - \$45,000.00
 - 5. Glen Ellyn Library - \$45,000.00
- N. That if any roof top units are visible from adjacent streets after the development is constructed, the developers will screen the units from public view.
- O. The subject development shall be constructed, operated, and maintained in compliance with the Redevelopment Agreement between the Village of Glen Ellyn and GSP Development, LLC, dated March 4, 2019, a form of which is attached hereto as Exhibit "P" and which is subject to the review and approval of the Village Attorney.

Section Four: The petitioner shall file an application for approval of a Final Planned Unit Development Plan with the Director of the Department of Planning and Development within six (6) months after the passage and approval of this Ordinance, or this Ordinance shall become null and void provided, however, that the Village Board may, by motion, grant an extension of this provision. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on GSP Development, LLC ("GSP"), on any and all of GSP's successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 400 and 418-424 N. Main Street, Glen Ellyn, Illinois.

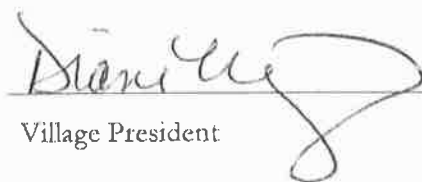
Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this

28 day of January, 2019.

Ayes	☒	Diane McGinley	☒	Pete Ladesic		Mark Senak
	☒	Craig Pryde		Bill Enright		Gary Fasules
	☒	John Kenwood				
Nayes		Diane McGinley		Pete Ladesic		Mark Senak
		Craig Pryde	☒	Bill Enright	☒	Gary Fasules
		John Kenwood				
Absent		Diane McGinley		Pete Ladesic	☒	Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 28 day of January, 2019.


Village President

Attest:



Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 11 day of February, 2019.)

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

Date filed: **July 17, 2018**

Application No. _____

Common Name of PUD: **Apex 400**

Type of PUD: **Residential and Retail with Public and Private parking facilities.**

Name of Applicant: **GSP Development LLC, Lawrence Debb & John Kosich**

Address of Applicant: **55 E. Monroe, Suite 3950, Chicago, IL 60603**

Business Phone: **312-424-3997** (Mobile): **312-953-2493**

Email: **ldebb@gspdevelopment.com or jkosich@ctkcp.com** (Fax): **312-424-8365**

Property Interest of Applicant: **Owner**

Name of Owner(s): **400 Main LLC**

Address: **1111 E. Touhy, Suite 230, Des Plaines, IL 60018**

Legal Description of Property:

400 N. MAIN: LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS

424 N. MAIN: PARCEL 1: THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS.

Zoning Classification: **C5A and C5B**

Property Size/Area: **67,483 sq. ft. or 1.549 acres**

Requested Use/Construction:

A multi-use structure including residential apartments, retail space and a two-story parking structure.

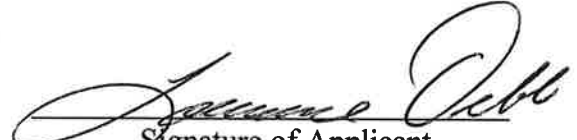
Attachment: PETITIONER'S APPLICATION FOR APPROVAL OF FINAL PUD (3897 : 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: **December 1, 2018**

11-1-18

Date


Signature of Applicant

Attachment: PETITIONER'S APPLICATION FOR APPROVAL OF FINAL PUD (3897 : 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 18GNW768004GV WITH AN EFFECTIVE DATE OF MAY 23, 2018 AND PRINTED DATE OF JUNE 6, 2018 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

EXCEPTION	DOCUMENT NUMBER	DESCRIPTION	NOTATION	SURVEYED PROPERTY AFFECTED
1	N/A	RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
2	N/A	MATTERS DISCLOSED BY AN COMPLETE LAND SURVEY	IMPROVEMENTS SHOWN HEREON	YES
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	IMPROVEMENTS SHOWN HEREON	YES
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NOT ADDRESSED BY SURVEY	UNKNOWN
7	N/A	LOSS OR DAMAGE BY REASON OF RECORDED DOCUMENTS PRIOR TO COMMITMENT DATE AND PRIOR TO THE THE EFFECTIVE DATE OF FINAL POLICY	NOT ADDRESSED BY SURVEY	UNKNOWN
P	N/A	REAL ESTATE TAX AND SPECIAL ASSESSMENT SEARCH PIN# 05-11-327-023	NOT ADDRESSED BY SURVEY	YES
H	N/A	NO OPEN MORTGAGES	NOT ADDRESSED BY SURVEY	YES
I	N/A	REVIEW OF DOCUMENTS FOR GSP DEVELOPMENT, LLC.	NOT ADDRESSED BY SURVEY	YES
J	N/A	EXISTING UNRECORDED LEASES	NOT ADDRESSED BY SURVEY	UNKNOWN
K	N/A	NO PROPERTY MANAGER STATEMENT	NOT ADDRESSED BY SURVEY	UNKNOWN
L	N/A	MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS	NOT ADDRESSED BY SURVEY	YES
A	N/A	PLAT ACT AFFIDAVIT	NOT ADDRESSED BY SURVEY	YES
B	R2007-174693	CERTIFICATION OF TRUST EXECUTED BY TRUSTEE	NO EASEMENTS GRANTED	YES
C	R2011-003840	CERTIFICATION OF TRUST EXECUTED BY TRUSTEE	NO EASEMENTS GRANTED	YES
D	N/A	CERTIFICATION OF TRUST EXECUTED BY TRUSTEE	NOT ADDRESSED BY SURVEY	UNKNOWN
E	R96-207128 R96-207173 R97-01485 R1999-186944 R1999-261538 R2000-21154	SPECIAL SERVICE AREA #6 IN CENTRAL BUSINESS DISTRICT OF THE VILLAGE OF GLEN ELLYN - INCREASING TAX RATE AND BOUNDARY	NO EASEMENTS GRANTED	YES
F	N/A	RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY	NOT ADDRESSED BY SURVEY	UNKNOWN
M	N/A	DUPAGE COUNTY REQUIREMENTS FOR RECORDED DOCUMENTS	NOT ADDRESSED BY SURVEY	UNKNOWN
N	N/A	NOTE FOR INFORMATION: ENDORSEMENTS REQUESTS	NOT ADDRESSED BY SURVEY	UNKNOWN

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN. HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINTILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINTILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINTILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

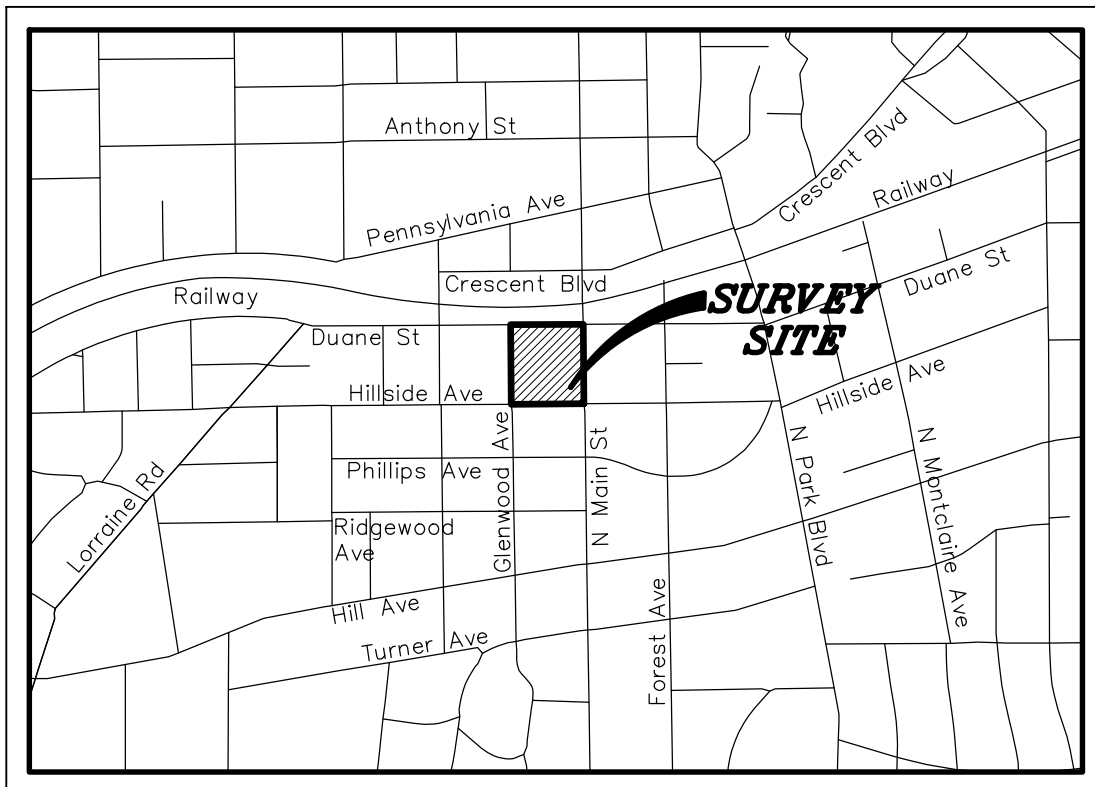
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

05-11-327-023

18,659 SQUARE FEET (0.428 ACRES)

400 NORTH MAIN STREET, GLEN ELLYN



NOT TO SCALE

SHEET 1 OF 3:	LEGAL, SCHEDULE B, NOTES AND SURVEY CERTIFICATION
SHEET 2 OF 3:	BOUNDARY AND EASEMENT INFORMATION
SHEET 3 OF 3:	IMPROVEMENTS AND TIES

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GSP DEVELOPMENT
55 EAST MONROE STREET, SUITE 3250
CHICAGO, ILLINOIS 60603

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1704300503H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY INDICATE THAT THE PROPERTY IS NOT IN A FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM SPECIAL FLOOD HAZARD AREAS, THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: GSP DEVELOPMENT, LLC.
AND: GARY GIESCHE, AS TO AN UNDIVIDED 33.3333% INTEREST BRIAN GIESCHE, AS
TO AN UNDIVIDED 33.3333% INTEREST GREGORY GIESCHE, AS TO AN
UNDIVIDED 33.3334% INTEREST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 31, 2018.

DATED THIS 18TH DAY OF JUNE, A.D., 2018

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
EMAIL ADDRESS: EVESELY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019.

[illegible]

Manhard
CONSULTING LTD.

1000 Woodlawn Parkway, Vernon Hills, IL 60061 ph:847.634.5500 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Watershed Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

400 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: FF
PROJ. ASSOC.: ERV
DRAWN BY: SJK
DATE: 05/31/18
SCALE: N/A

SHEET

1 OF 3

WWWGEILO1

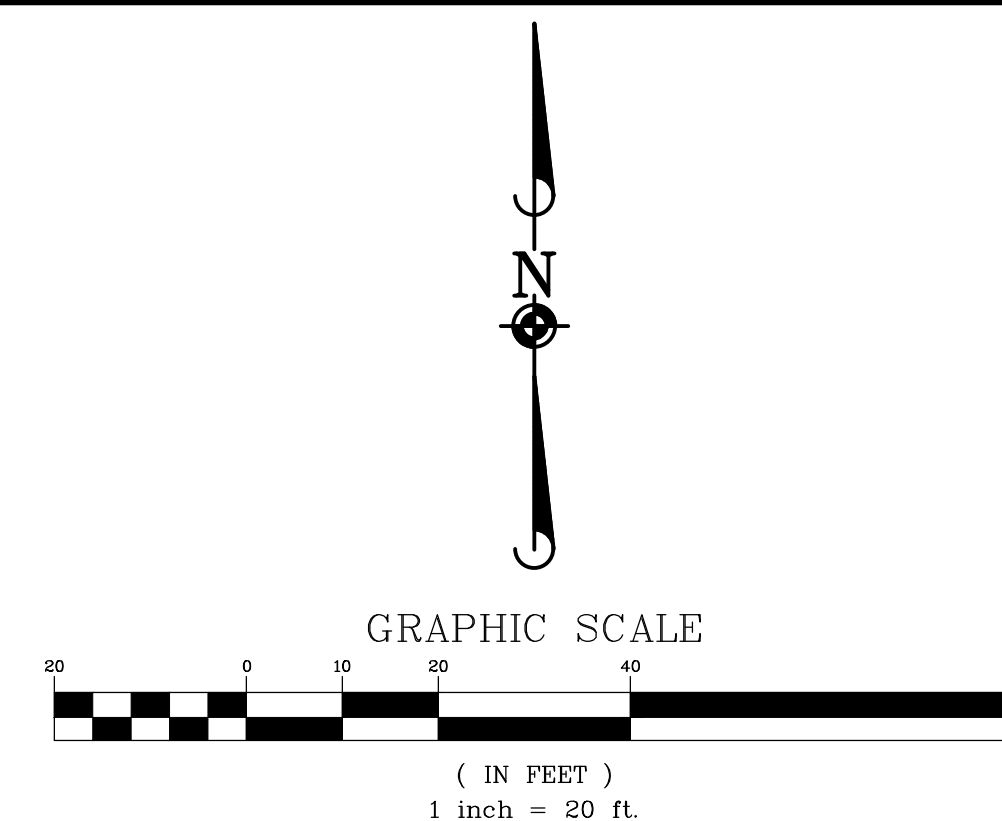
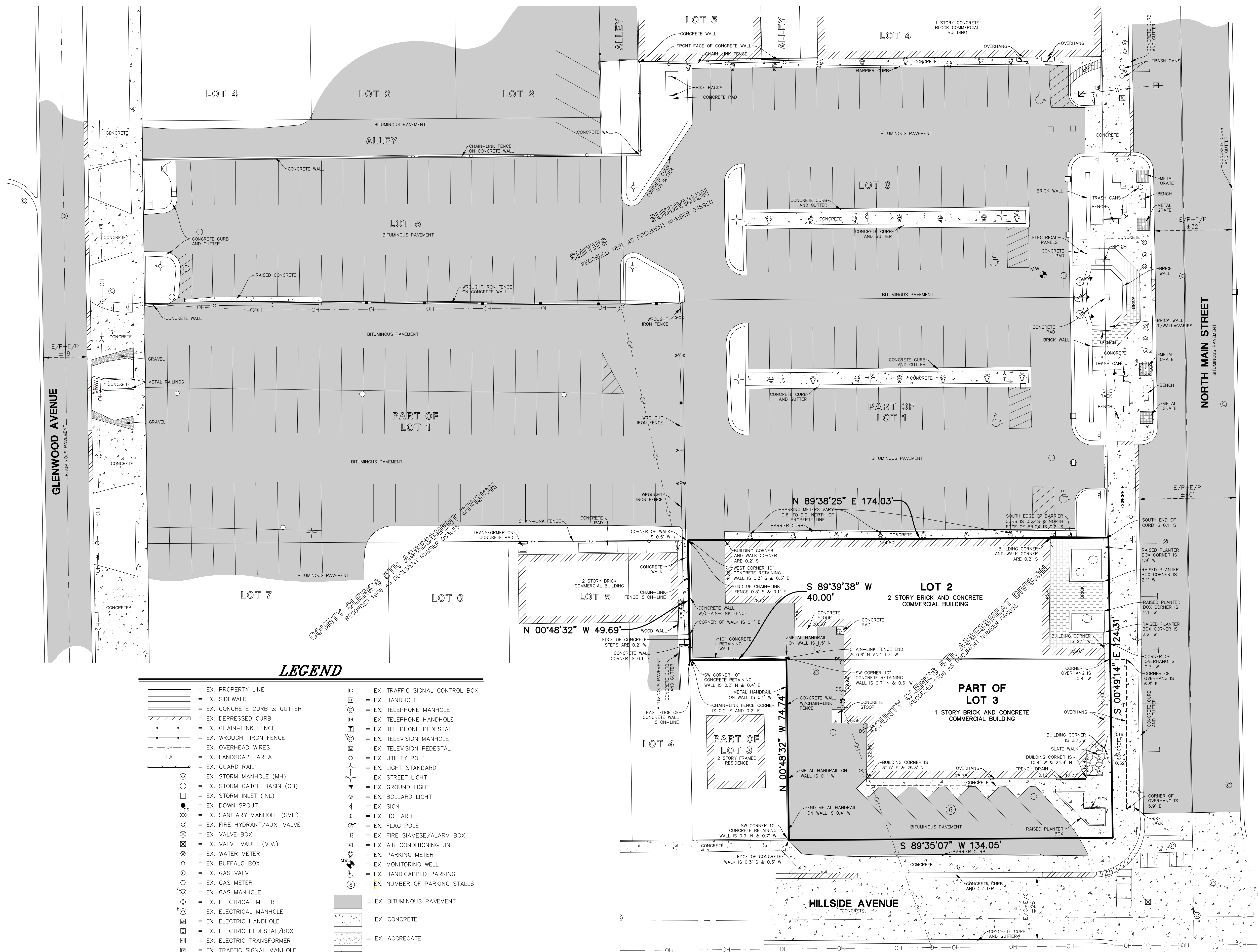
[illegible]

400 N. MAIN ST		GLEN ELLYN, ILLINOIS		ALTA/NSPS LAND TITLE SURVEY	
PROJ. MGR.: <u>FF</u>		PROJ. ASSOC.: <u>ERV</u>		DRAWN BY: <u>SJK</u>	
DATE: <u>05/31/18</u>		SCALE: <u>1" = 30'</u>		SHEET	
2		OF		3	
WWW.GEIL01					

Packet Pg. 126



LOT 2 AND LOT 3 (EXCEPT THE WEST 40.0 FEET THEREOF) IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS



REGULAR SPACES	=	06
HANDICAPPED SPACES	=	00
TOTAL SPACES	=	06

E/P = EDGE OF PAVEMENT
E/C = EDGE OF CONCRETE

[illegible]

Manhard
CONSULTING LTD.

400 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SURV

PROJ. MGR.:	<u>FF</u>
PROJ. ASSOC.:	<u>ERV</u>
DRAWN BY:	<u>SJK</u>
DATE:	<u>05/31/18</u>
SCALE:	<u>1" = 20'</u>
SHEET	
3	OF
3	
WWWGEIL01	

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCHI1800438LD WITH AN EFFECTIVE DATE OF JUNE 8, 2018 AND PRINTED DATE OF JUNE 21, 2018 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION H) THE SURVEYED PROPERTY IS SUBJECT TO GRANT OF EASEMENT BY DOCUMENT NUMBER R82-54495 WHICH HAS BEEN SHOWN HEREON. THE EASEMENT CONTAINS BUT IS NOT LIMITED TO THE FOLLOWING RESTRICTIONS ON THE EASEMENT:

1. NO PARKING WITHIN EASEMENT
2. BUILDING CAN BE CONSTRUCTED OVER THE EASEMENT AS LONG AS IT IS NOT LESS THAN 8 FEET TALL.
3. EASEMENT SHALL TERMINATE IF GRANTEE PROPERTY IS NO LONGER USED AS A CHURCH
4. THE EASEMENT MAY BE RELOCATED.

EXCEPTION	DOCUMENT NUMBER	DESCRIPTION	NOTATION	SURVEYED PROPERTY AFFECTED
1	N/A	RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
2	N/A	MATTERS DISCLOSED BY AN COMPLETE LAND SURVEY	IMPROVEMENTS SHOWN HEREON	YES
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	IMPROVEMENTS SHOWN HEREON	YES
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORD	NOT ADDRESSED BY SURVEY	UNKNOWN
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NOT ADDRESSED BY SURVEY	UNKNOWN
7	N/A	LOSS OR DAMAGE BY REASON OF RECORDED DOCUMENTS PRIOR TO COMMITMENT DATE AND PRIOR TO THE THE EFFECTIVE DATE OF FINAL POLICY	NOT ADDRESSED BY SURVEY	UNKNOWN
D	N/A	DUPAGE COUNTY REQUIREMENTS FOR RECORDED DOCUMENTS	NOT ADDRESSED BY SURVEY	UNKNOWN
E	N/A	EXISTING UNRECORDED LEASES	NOT ADDRESSED BY SURVEY	UNKNOWN
F	N/A	NO PROPERTY MANAGER STATEMENT	NOT ADDRESSED BY SURVEY	UNKNOWN
Q	N/A	REAL ESTATE TAXES FOR 2017 AND 2018 (05-11-327-026)(05-11-327-005)(05-11-327-016)	NOT ADDRESSED BY SURVEY	YES
G	N/A	POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION	IMPROVEMENTS SHOWN HEREON	YES
H	R82-54495	GRANT OF EASEMENT	SHOWN AND NOTED	YES
I	N/A	RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES IN AND TO THE LAND	IMPROVEMENTS SHOWN HEREON	YES
J	R91-143238 R96-207128 1997-14858 1996-207173	LAND LIES IN A SPECIAL SERVICE AREA SUBJECT TO ADDITIONAL TAXES (DOCUMENT NUMBER 1997-14858 NOT PROVIDED FOR REVIEW)	NO EASEMENTS GRANTED	YES
M	R1999- 261538 R2000-21154	SPECIAL SERVICE AREA #6 IN CENTRAL BUSINESS DISTRICT OF THE VILLAGE OF GLEN ELYVN - INCREASING TAX RATE AND BLEND	NO EASEMENTS GRANTED	YES
K	R91-143235 2009-193864	LAND LIES IN A SPECIAL SERVICE AREA SUBJECT TO ADDITIONAL TAXES	NO EASEMENTS GRANTED	YES
L	N/A	COPY OF ORDINANCE OR RESOLUTION AUTHORIZING THE CONVEYANCE FOR THE SALE/TRANSFER OF LAND FROM A MUNICIPALITY	NOT ADDRESSED BY SURVEY	UNKNOWN
N	N/A	NOTE FOR INFORMATION: ENDORSEMENTS REQUESTS	NOT ADDRESSED BY SURVEY	UNKNOWN
O	N/A	NOTE FOR INFORMATION: SCHEDULE CLOSINGS	NOT ADDRESSED BY SURVEY	UNKNOWN
P	N/A	MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS	NOT ADDRESSED BY SURVEY	UNKNOWN

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OMISSIONS. HOWEVER, THIS SURVEY MAY NOT RECTIFY HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AND/OR SURFACE OF SUCH PROPERTY (NORMAL WALK THROUGH OF THE SITE) ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO DETERMINE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN. HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE, CONTROLLED BY ANY AGENCY. ANY EFFORT TOGETHER WITH "J" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

PARCEL 1:
THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 35
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION
RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

PARCEL 3:
LOT 6 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 35
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO TE PLAT OF SAID SMITH'S SUBDIVISION
RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

PARCEL 1: 05-11-327-026
PARCEL 2: 05-11-327-005
PARCEL 3: 05-11-327-016

48,824 SQUARE FEET (1.121 ACRES)

424 NORTH MAIN STREET, GLEN ELLYN



SHEET 1 OF 3:	LEGAL, SCHEDULE B, NOTES AND SURVEY CERTIFICATION
SHEET 2 OF 3:	BOUNDARY AND EASEMENT INFORMATION
SHEET 3 OF 3:	IMPROVEMENTS AND TIES

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GSP DEVELOPMENT
55 EAST MONROE STREET, SUITE 3250
CHICAGO, ILLINOIS 60603

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1704300503H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY INDICATE THAT THE PROPERTY IS NOT IN A FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM SPECIAL FLOOD HAZARD AREAS, THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: GSP DEVELOPMENT, LLC.
AND: VILLAGE OF GLEN ELLYN, AM ILLINOIS MUNICIPAL CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF. THE FIELD WORK
WAS COMPLETED ON MAY 31, 2018.

DATED THIS 26TH DAY OF JUNE, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
EMAIL ADDRESS: EVESELY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019.

[illegible]

Manhard
CONSULTING LTD.

1000 Woodlawn Parkway, Vernon Hills, IL 60061 ph: 847.634.5500 fax: 847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Watershed Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

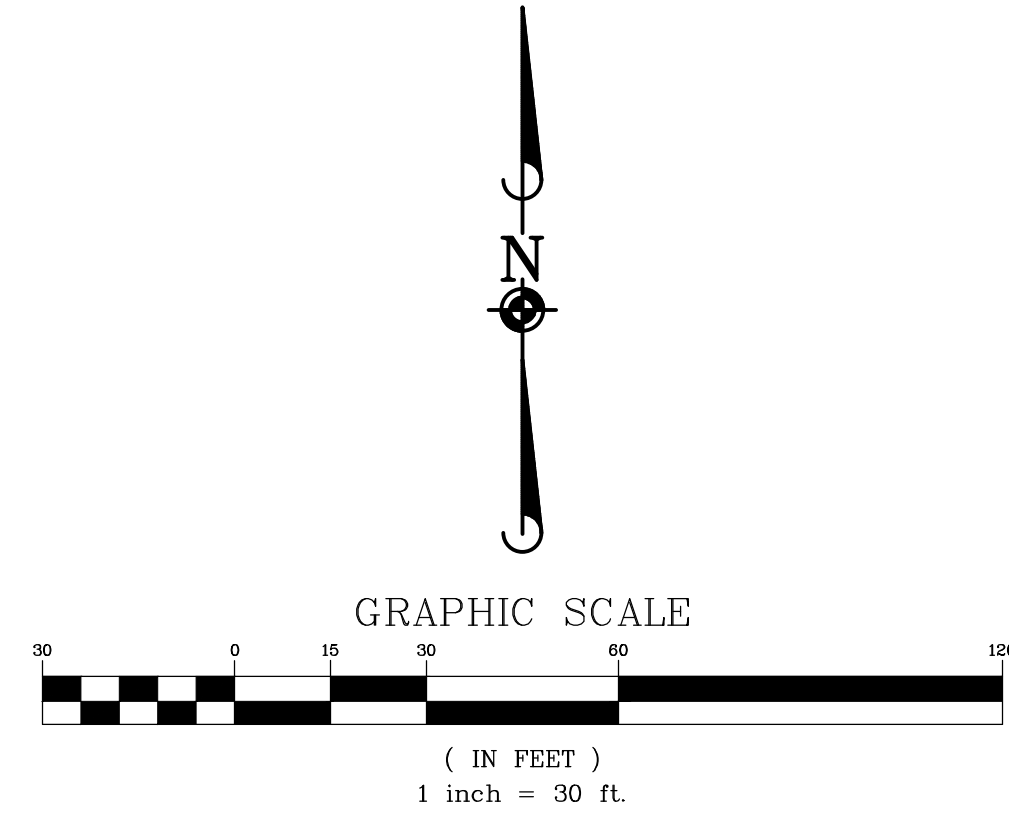
424 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: FF
PROJ. ASSOC.: ERV
DRAWN BY: SJK
DATE: 06/26/18
SCALE: N/A

SHEET

1 OF **3**

WWWGEILO1



LEGAL DESCRIPTION

PARCEL 1:
THE EAST 175 FEET OF LOT 1 IN BLOCK 13 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

PARCEL 3:
LOT 5 OF SMITH'S SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SMITH'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46950, IN DUPAGE COUNTY, ILLINOIS

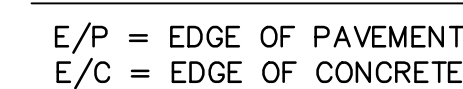
[illegible]

Manhard
CONSULTING LTD.

690 Woodlark Parkway, Venice Hills, IL 60091 ph: 815.593.5560 fx: 815.593.0098 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Management • Environmental Scientists • Landscape Architects • Planners

424 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SUP

PROJ. MGR.: FF
 PROJ. ASSOC.: ERV
 DRAWN BY: SJK
 DATE: 06/26/18
 SCALE: 1" = 30'



- | | | | |
|---|-------------------------------|---|----------------------------------|
|  | = EX. PROPERTY LINE |  | = EX. TRAFFIC SIGNAL CONTROL BOX |
|  | = EX. SIDEWALK |  | = EX. HANDHOLE |
|  | = EX. CONCRETE CURB & GUTTER |  | = EX. TELEPHONE MANHOLE |
|  | = EX. DEPRESSED CURB |  | = EX. TELEPHONE PEDESTAL |
|  | = EX. CHAIN-LINK FENCE |  | = EX. TELEVISION MANHOLE |
|  | = EX. WROUGHT IRON FENCE |  | = EX. TELEVISION PEDESTAL |
|  | = EX. OVERHEAD WIRES |  | = EX. UTILITY POLE |
|  | = EX. LANDSCAPE AREA |  | = EX. LIGHT STANDARD |
|  | = EX. GUARD RAIL |  | = EX. STREET LIGHT |
|  | = EX. STORM MANHOLE (MH) |  | = EX. GROUND LIGHT |
|  | = EX. STORM CATCH BASIN (CB) |  | = EX. BOLLARD LIGHT |
|  | = EX. STORM INLET (NL) |  | = EX. SIGN |
|  | = EX. DOWN SPOUT |  | = EX. BOLLARD |
|  | = EX. SANITARY MANHOLE (SMH) |  | = EX. FLAG POLE |
|  | = EX. FIRE HYDRANT/AUX. VALVE |  | = EX. FIRE SIAMESE/ALARM BOX |
|  | = EX. VALVE BOX |  | = EX. AIR CONDITIONING UNIT |
|  | = EX. VALVE VAULT (V.V.) |  | = EX. PARKING METER |
|  | = EX. WATER METER |  | = EX. MONITORING WELL |
|  | = EX. BUFFALO BOX |  | = EX. HANDICAPPED PARKING |
|  | = EX. GAS VALVE |  | = EX. NUMBER OF PARKING STALLS |
|  | = EX. GAS METER | | |
|  | = EX. GAS MANHOLE |  | = EX. BITUMINOUS PAVEMENT |
| | = EX. ELECTRICAL METER |  | = EX. CONCRETE |
| | = EX. ELECTRICAL MANHOLE |  | = EX. AGGREGATE |
| | = EX. ELECTRIC HANDHOLE |  | = EX. BRICK |
| | = EX. ELECTRIC PEDESTAL/BOX | | |
| | = EX. ELECTRIC TRANSFORMER | | |
| | = EX. TRAFFIC SIGNAL MANHOLE | | |
| | = EX. TRAFFIC SIGNAL HANDHOLE | | |

[illegible]

Manhard
CONSULTING LTD.

300D Woodlands Parkway, Vernon Hills, IL 60061 ph:847.834.9500 fx:847.834.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers

424 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	FF
PROJ. ASSOC.:	ERV
DRAWN BY:	SJK
DATE:	06/26/18
SCALE:	1" = 20'

SHEET

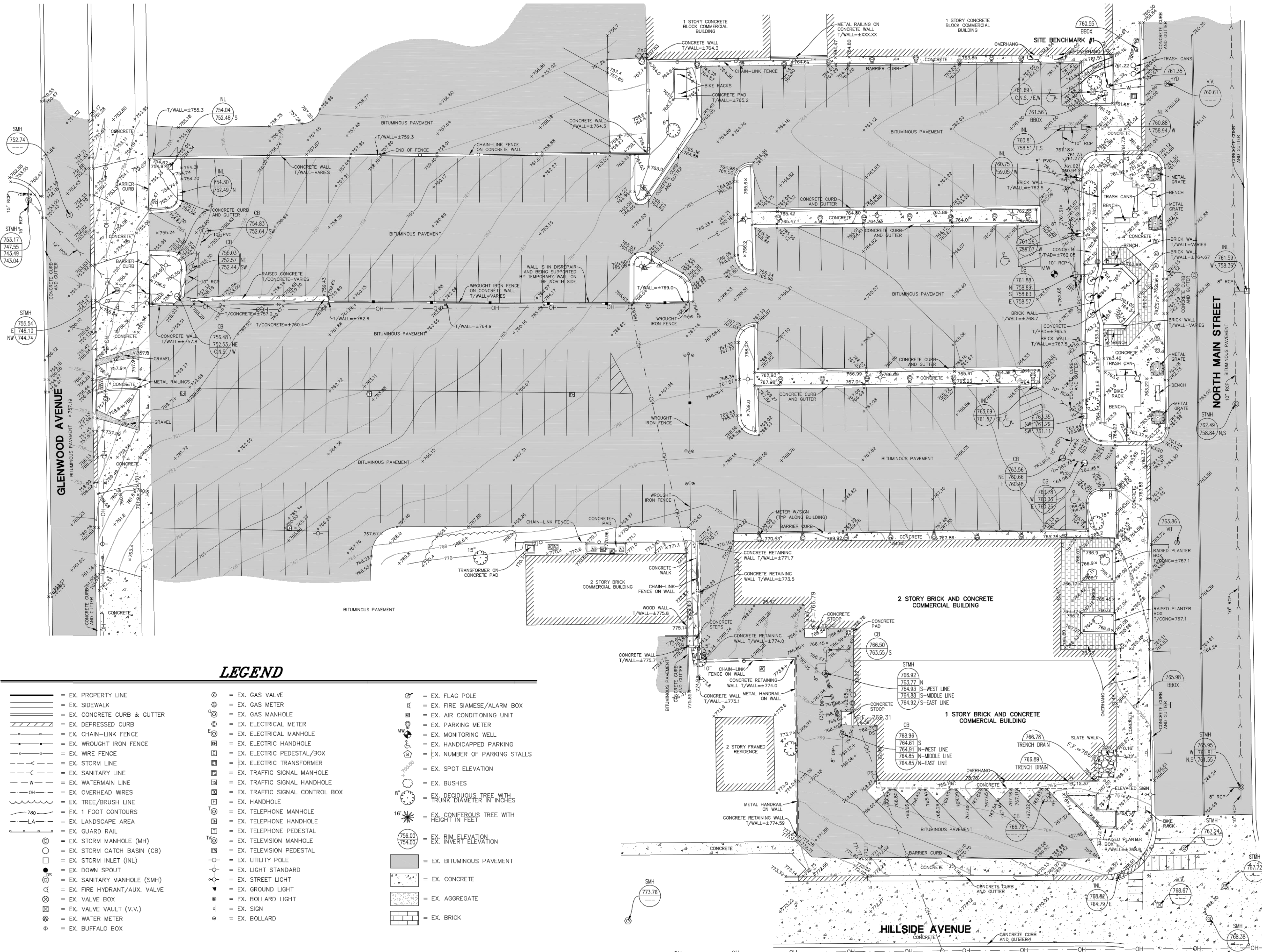
3 OF **3**

WWW.GEIL01

Attachment: ALTA SURVEYS (3897 : 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

TOPOGRAPHIC SURVEY

- | | | | | |
|-------------------------------|--|----------------------------------|--|--|
| = EX. PROPERTY LINE | | = EX. GAS VALVE | | = EX. FLAG POLE |
| = EX. SIDEWALK | | = EX. GAS METER | | = EX. FIRE SIAMESE/ALARM BOX |
| = EX. CONCRETE CURB & GUTTER | | = EX. GAS MANHOLE | | = EX. AIR CONDITIONING UNIT |
| = EX. DEPRESSED CURB | | = EX. ELECTRICAL METER | | = EX. PARKING METER |
| = EX. CHAIN-LINK FENCE | | = EX. ELECTRICAL MANHOLE | | = EX. MONITORING WELL |
| = EX. WROUGHT IRON FENCE | | = EX. ELECTRIC HANDLE | | = EX. HANDICAPPED PARKING |
| = EX. WIRE FENCE | | = EX. ELECTRIC PEDESTAL/BOX | | = EX. NUMBER OF PARKING STALLS |
| = EX. STORM LINE | | = EX. ELECTRIC TRANSFORMER | | = EX. SPOT ELEVATION |
| = EX. SANITARY LINE | | = EX. TRAFFIC SIGNAL MANHOLE | | = EX. BUSHES |
| = EX. WATERMAIN LINE | | = EX. TRAFFIC SIGNAL HANDLE | | = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES |
| = EX. OVERHEAD WIRES | | = EX. TRAFFIC SIGNAL CONTROL BOX | | = EX. CONIFEROUS TREE WITH HEIGHT IN FEET |
| = EX. TREE/BRUSH LINE | | = EX. HANDHOLE | | |
| = EX. 1 FOOT CONTOURS | | = EX. TELEPHONE MANHOLE | | |
| = EX. LANDSCAPE AREA | | = EX. TELEPHONE PEDestal | | |
| = EX. GUARD RAIL | | = EX. TELEVISION MANHOLE | | |
| = EX. STORM MANHOLE (MH) | | = EX. UTILITY POLE | | = EX. RIM ELEVATION |
| = EX. STORM CATCH BASIN (CB) | | = EX. LIGHT STANDARD | | = EX. INVERT ELEVATION |
| = EX. STORM INLET (INL) | | = EX. STREET LIGHT | | |
| = EX. DOWN SPOUT | | = EX. GROUND LIGHT | | |
| = EX. SANITARY MANHOLE (SMH) | | = EX. BOLLARD LIGHT | | |
| = EX. FIRE HYDRANT/AUX. VALVE | | = EX. SIGN | | |
| = EX. VALVE BOX | | | | |
| = EX. VALVE VAULT (V.V.) | | | | |
| = EX. WATER METER | | | | |
| = EX. BUFFALO BOX | | | | |



(IN FEET)
1 inch = 20 ft

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GSP DEVELOPMENT
55 EAST MONROE STREET, SUITE 3250
CHICAGO, ILLINOIS 60603

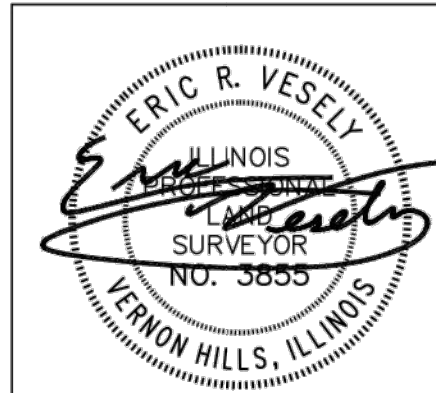
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THE SURFACE OF THE SITE, INCLUDING BUT NOT LIMITED TO THIS PLAT, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE BEST AVAILABLE LOCATION AT AN OPEN MANHOLE. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
8. THIS SURVEY WAS PREPARED FOR GSP DEVELOPMENT BASED ON A FIELD SURVEY COMPLETED ON MAY 31, 2018. BOUNDARY LINES HAVE NOT BEEN SHOWN HEREON.
9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MANUALLY PREPARED STANDARDS FOR A TOPOGRAPHIC SURVEY. MANIARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2019.

REFERENCE BENCHMARK: (NGS PID:DK3188)
BRASS SURVEY DISK SET IN A 3 FOOT HIGH CONCRETE
RETAINING WALL ON THE EAST SIDE OF MAIN STREET MORE
PARTICULARLY LOCATED APPROXIMATELY 74 FEET SOUTH
OF THE CENTERLINE OF CRESCENT STREET AND
APPROXIMATELY 43 FEET EAST OF THE CENTERLINE OF
NORTH MAIN STREET.

SITE BENCHMARK #1:
WEST ARROW BOLT ON HYDRANT LOCATED ON THE WEST
SIDE OF MAIN STREET MORE PARTICULARLY LOCATED
APPROXIMATELY 35 FEET WEST OF THE CENTERLINE OF
MAIN STREET AND APPROXIMATELY 170 FEET SOUTH OF
THE CENTERLINE OF DUANE STREET.

SITE BENCHMARK 2:
SOUTHEAST ARROW BOLT ON HYDRANT LOCATED ON THE
EAST SIDE OF GLENWOOD AVENUE MORE PARTICULARLY
LOCATED APPROXIMATELY 16 FEET EAST OF THE
CENTERLINE OF GLENWOOD AVENUE AND APPROXIMATELY
27 FEET NORTH OF THE CENTERLINE OF HILLSIDE AVENUE.

TOPOGRAPHIC FIELD WORK COMPLETED ON 05/31/2018



DATE: JUNE 15, 2018

EXPIRES: 11/30/18

[illegible]

Manhard
CONSULTING LTD

1000 Woodlands Parkway, Vernon Hills, IL 60061 phone 708.954.9500 fax 708.954.0085 manhard.com
Chicago, IL 60601 phone 773.661.1000 fax 773.661.1001 manhard.com
Cincinnati, OH 45202 phone 513.763.1000 fax 513.763.1001 manhard.com
Consolidated Management Environmental Financial Industrial Information International Marketing Operations Project Management Real Estate Research Safety Security Systems Training Transportation Utility Water Waste Wind Wood Yards

APEX 400	VILLAGE OF GLEN ELLYN, ILLINOIS	EXISTING CONDITIONS
----------	---------------------------------	---------------------

APEX 400

PROJ. MGR.: FF
PROJ. ASSOC.: CRM
DRAWN BY: SJK
DATE: 06-19-18
SCALE: 1"=40'

SHEET

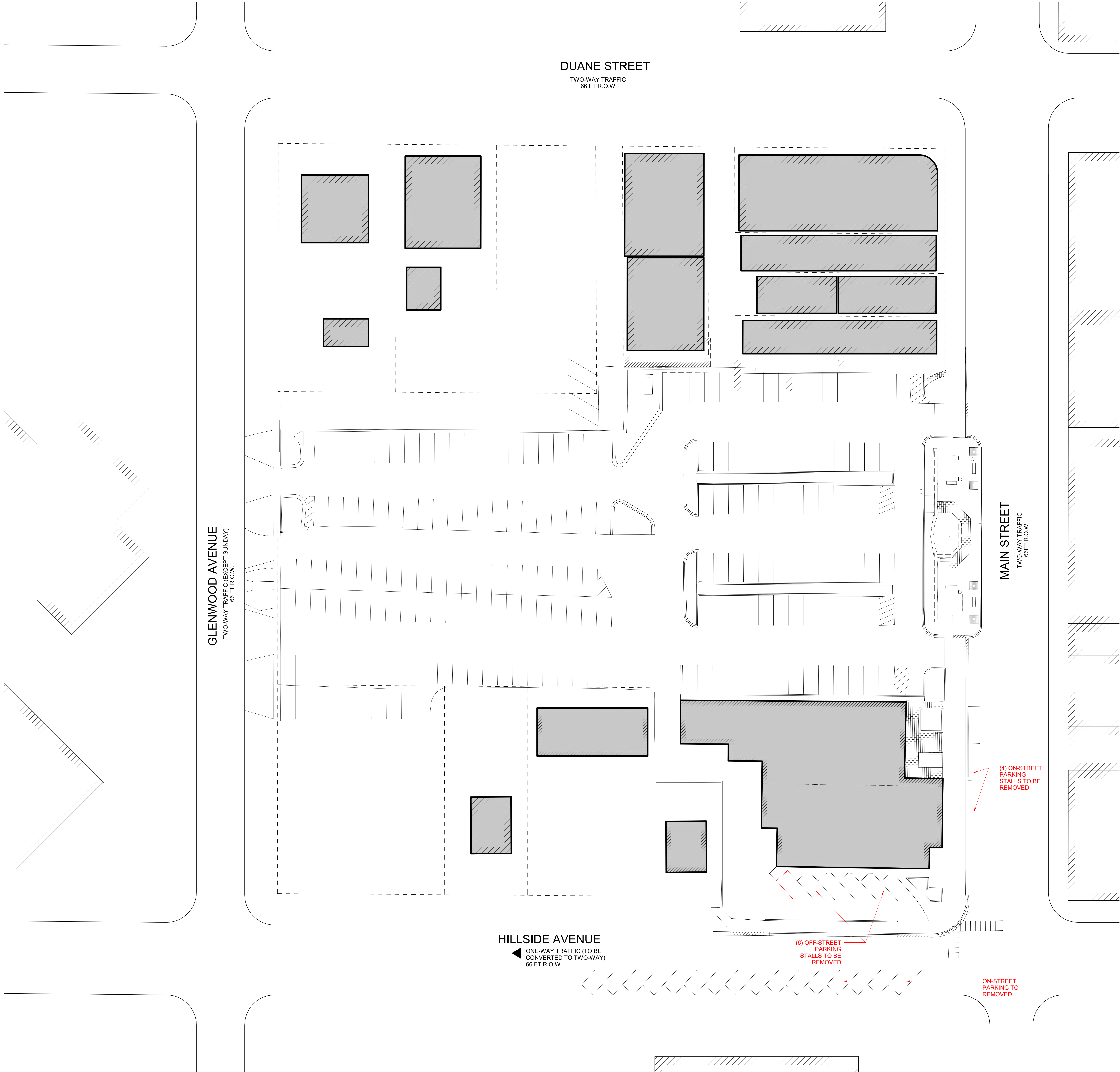
1 OF 3

WWW.GEIL01

COPYRIGHT: FitzGerald Associates expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, not are they to be assigned to any third party without the prior written consent of FitzGerald Associates. These drawings may have been reproduced in part or in whole from a previous drawing. All other plans and specifications are subject to change without notice. Do not scale drawings.

C:\Users\steph\pdm\Documents\18024 - Glen Elyn Apartments - final.pxd

11/20/2016 6:04:21 PM



1 ON-STREET PARKING DEMOLITION PLAN
1" = 20'-0"



E.L.K.

FitzGerald

912 W. Lake St. Chicago, Illinois 60607

312.563.9100 312.563.9119

www.fitzgeraldassociates.net

CONSULTANT:

18024

APEX 400 Apartments
400 Main Street

CLIENT:
Debb Kosich Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

Attachment: PDR 0 - ON STREET PARKING DEMO PLAN (3897 - 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

5	P&D Review Part 5	11/18/18
4	P&D Review Part 4	11/01/18
#	DESCRIPTION	DATE

ON/OFF-STREET
PARKING
DEMOLITION
PLAN

PDR-0

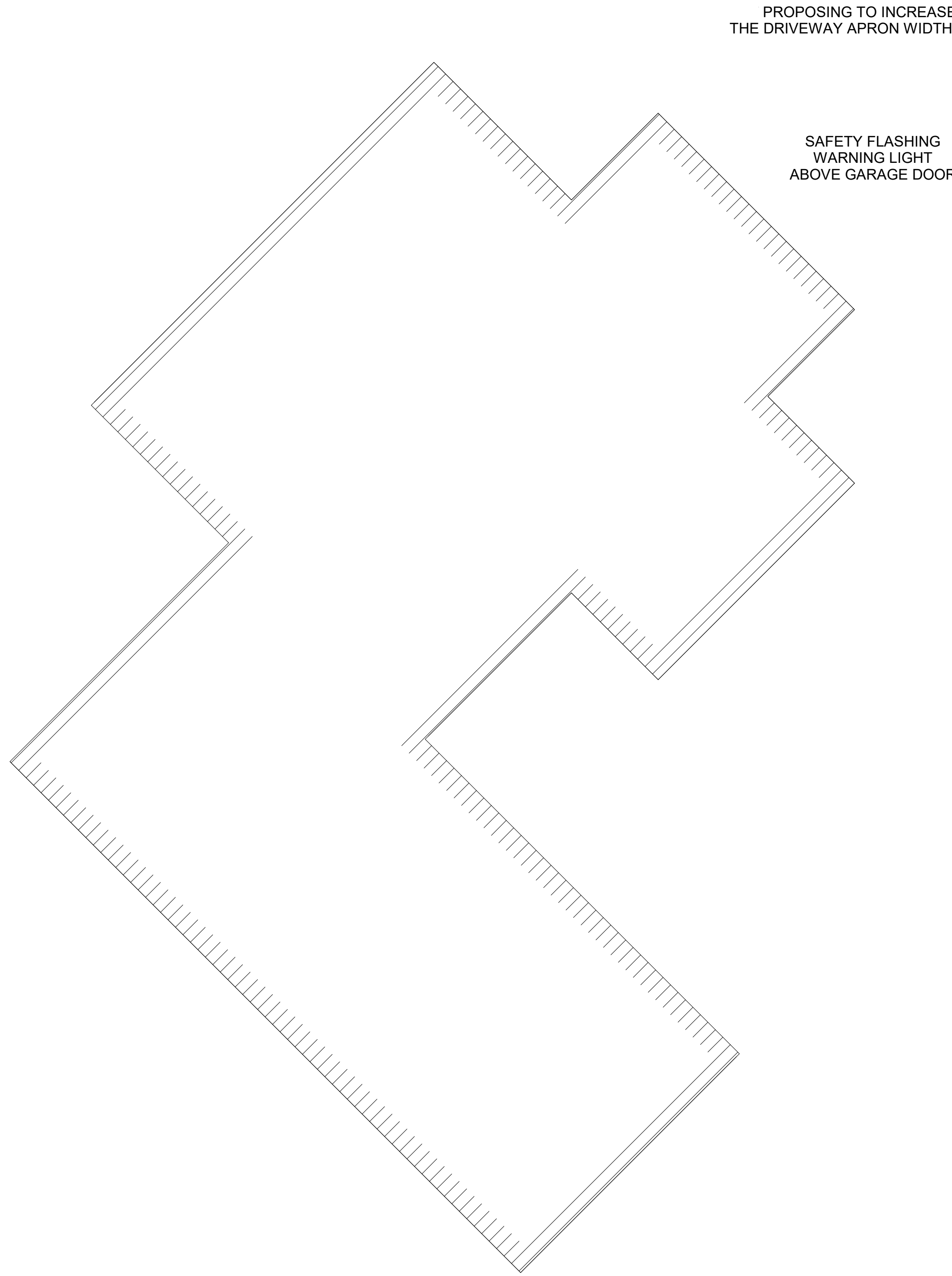
Packet Pg. 132

2:11/2024 - Glen Ellyn - Debb Kosich Mgmt03-Working Files\05\Supplemental Models\B024 - Glen Ellyn Apartments\OLD.rvt 3/12/2019 9:26:39 AM

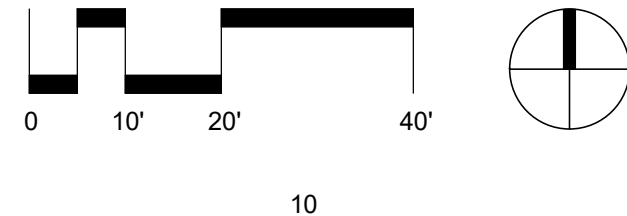
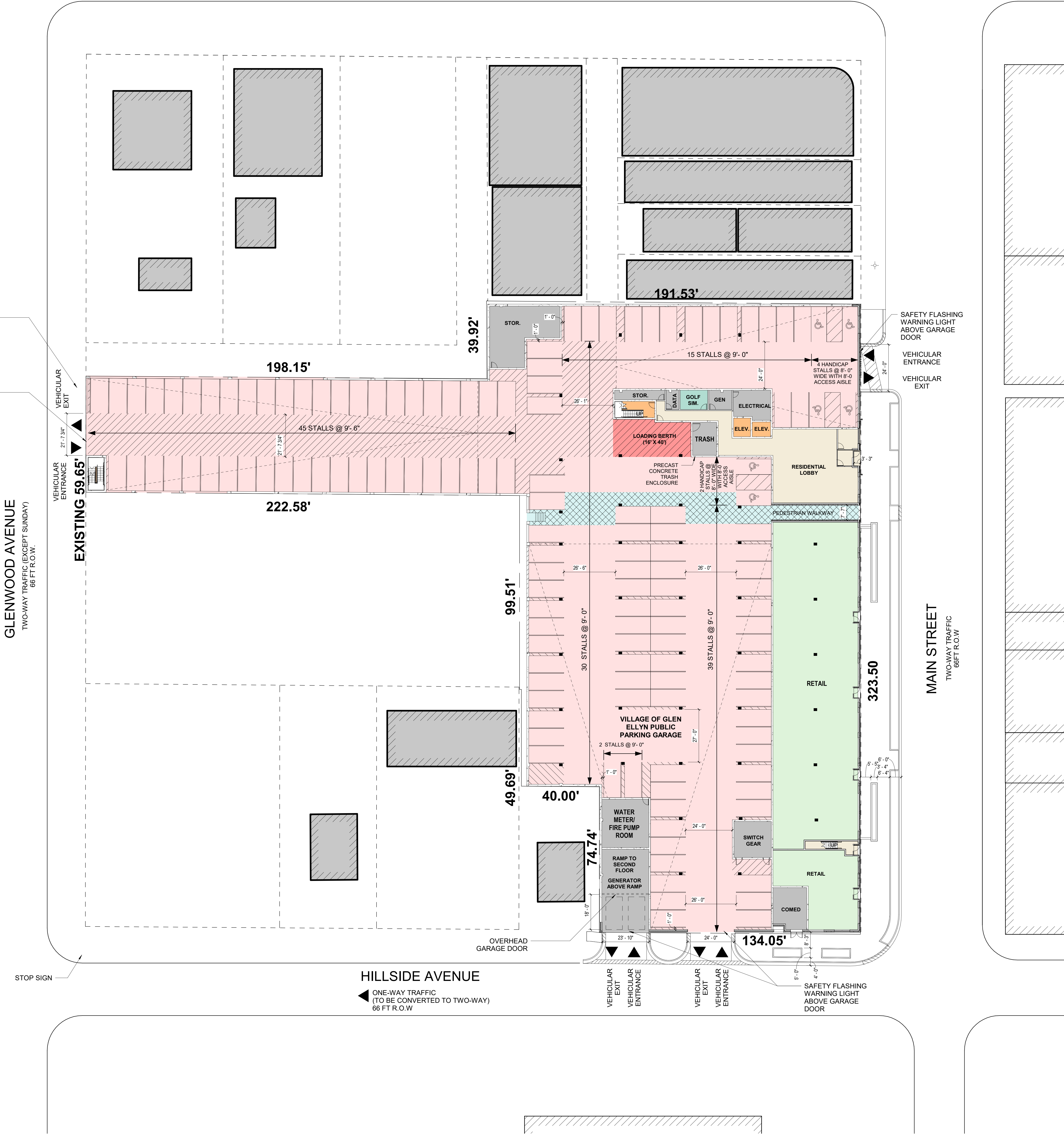
BUILDING SUMMARY

Building Summary - Glen Ellyn Hillside and Main																	Apex 400		
Floor Areas		Net Areas							Parking Counts			Residential Counts							
Gross	Area	Corridor, stair, elev.	Mech	Retail	Res. Lobby, Amenity, Corridor, Leasing	Parking & Loading	Dwelling*	Public	Residential	Studio	Conv	1BR	2BR	Total	Average	EFF	Floor		
	30,920	3,124	479				27,323			6	3	18	6	33	828	88%	3		
	33,020	3,124	479				29,423			2	4	18	9	33	892	89%	4		
	36,500	3,311	479		3,942		28,774			1	5	17	9	32	899	79%	3		
	65,710	3,085	218			53,549	8,858		139								2		
	66,935	1,454	2,750	8,844	1,823	52,064		137		9	12	60	26	107			1		
	233,103	14,098	4,405	8,844	5,765	105,613	96,478	137	139	8	11	56	24						

PARKING SUMMARY		
PROPOSED		CURRENTLY EXISTING
1ST FLOOR / PUBLIC	137 TOTAL (SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS)	122 TOTAL
2ND FLOOR / RESIDENTIAL	139 TOTAL (SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS)	0 TOTAL



1 SITE PLAN
1" = 20'-0"



FitzGerald
9122 W. Lake St. Chicago, Illinois 60643
1312-563-9100
1312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

#	DESCRIPTION	DATE
7	Final PUD Approval	03/18/19
6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/10/18
4	P&D Review Part 4	11/01/18
3	P&D Review Part 3	10/01/18
2	P&D Review Part 2	08/31/18
1	P&D Review Part 1	07/16/18

SITE PLAN
OPTION A

PDR-1

Packet Pg. 133

C:\Users\hpump\Documents\18024 - Glen Ellyn Apartments_Plan B_18pblum.rvt 2/6/2019 12:55:52 PM

Copyright © 2019 FitzGerald Associates. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates. These drawings may have been reproduced for a particular project and may not be applicable to other projects. Do not scale drawings.

BUILDING SUMMARY

Building Summary - Glen Ellyn Hillside and Main											Apex 400									
Net Areas																				
Floor Areas	Corridor						Res. Lobby, Amenity, Amenity Corridor, Leasing	Parking & Loading	Dwelling	Parking Counts		Residential Counts							Floor	
	Corridor, stair, elev.	Mech	Retail							Public	Residential	Studio	Conv.	1BR	2BR	3BR	Total	Average		EFF
Gross																				
30,920	3,124	479						27,323							33	828	88%	5		
33,020	3,124	479						29,423						0	33	892	89%	4		
36,506	3,311	479				3,942		28,774						0	32	889	79%	3		
65,710	3,085	219					53,546	8,859		144				7	2	0	9	984	74%	2
66,933	1,454	2,750	8,844				1,823	52,064												1
233,103	14,098	4,405	8,844			5,765		105,613	96,478		139	144								
											139	144								
											9	12	60	34	2	107				
											8%	11%	56%	22%	2%					

PARKING SUMMARY		
PROPOSED		CURRENTLY EXISTING
1ST FLOOR / PUBLIC	139 TOTAL (SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS)	122 TOTAL
2ND FLOOR / RESIDENTIAL	144 TOTAL (SEE DRAWINGS FOR SPECIFIC STALL DIMENSIONS)	0 TOTAL

PROPOSING TO INCREASE THE DRIVEWAY APRON WIDTH

SAFETY FLASHING WARNING LIGHT ABOVE GARAGE DOOR

GLENWOOD AVENUE
TWO-WAY TRAFFIC (EXCEPT SUNDAY)
66 FT R.O.W.

PROPOSED 62.65'

VEHICULAR ENTRANCE 24'-7 3/4"

VEHICULAR EXIT 24'-7 3/4"

STOP SIGN

HILLSIDE AVENUE
ONE-WAY TRAFFIC (TO BE CONVERTED TO TWO-WAY)
66 FT R.O.W.

DUANE STREET
TWO-WAY TRAFFIC
66 FT R.O.W.

MAIN STREET
TWO-WAY TRAFFIC
66 FT R.O.W.

1 SITE PLAN
1" = 20'-0"



FitzGerald
912 W. Lake St. 1312-565-9100
Chicago, Illinois 1312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

7	Final PUD Approval	03/18/19
6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/10/18
4	P&D Review Part 4	11/01/18
3	P&D Review Part 3	10/01/18
2	P&D Review Part 2	08/31/18
1	P&D Review Part 1	07/16/18

#	DESCRIPTION	DATE
---	-------------	------

SITE PLAN
OPTION B

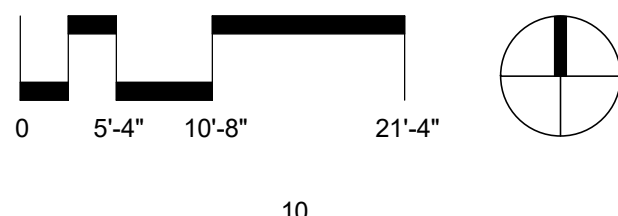
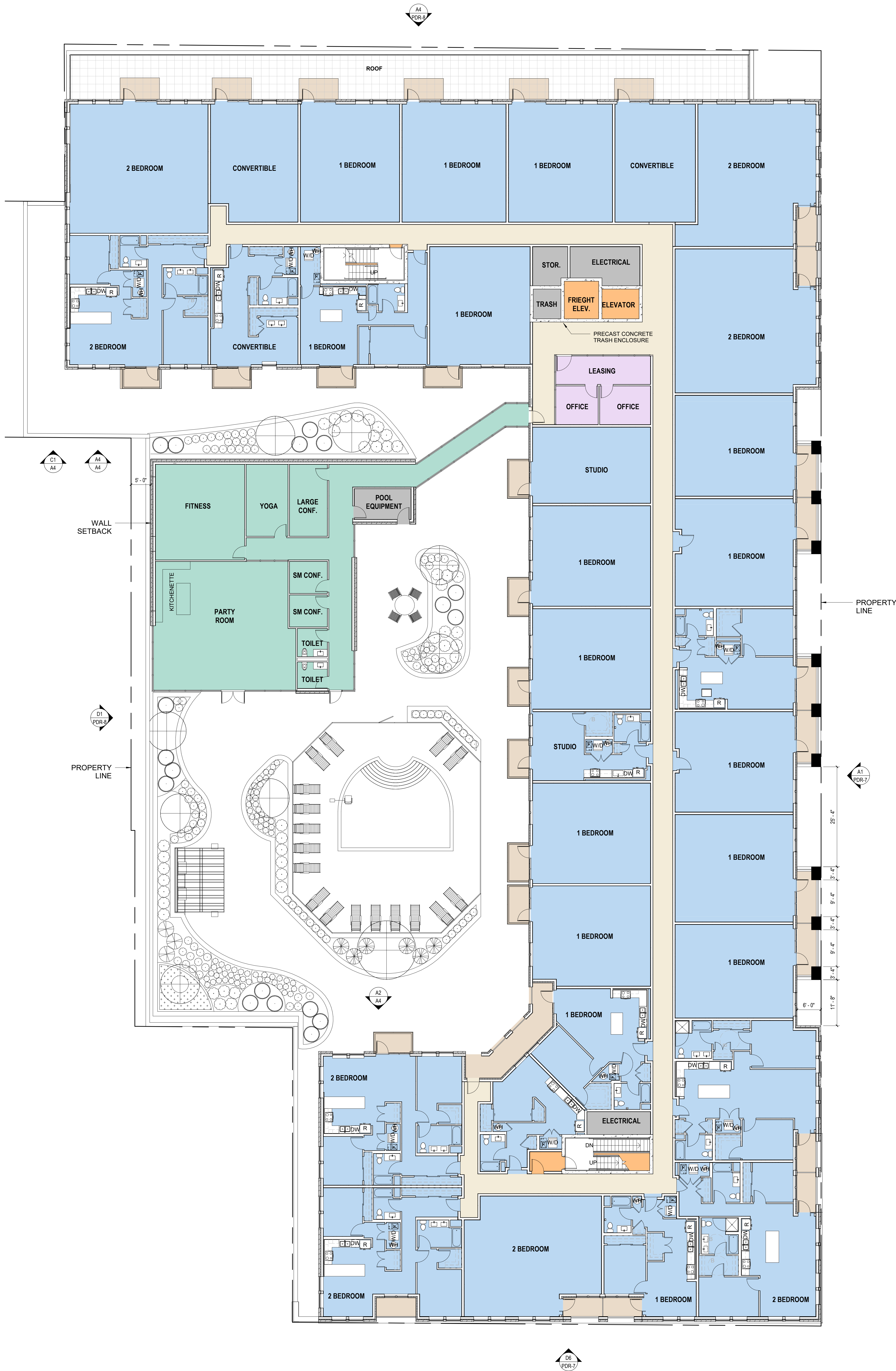
PDR-1

COPYRIGHT: FitzGerald Associates. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from FitzGerald Associates. These drawings may have been reproduced in part or in whole for informational purposes only. Do not scale drawings.

C:\Users\jhpum\Documents\18024 - Glen Elyn Apartments - jhpum.vr

11/20/2018 4:19:02 PM

1 THIRD FLOOR PLAN
3/32" = 1'-0"



FitzGerald
912 W. Lake St. 1312-563-9100
Chicago, Illinois 7312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

18024

APEX 400
Apartments
400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd.
Des Plaines, IL 60018

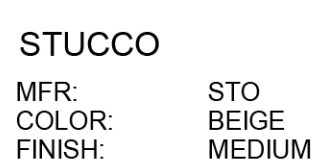
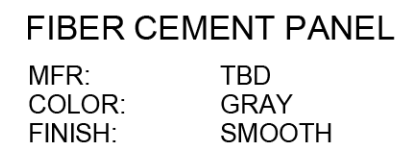
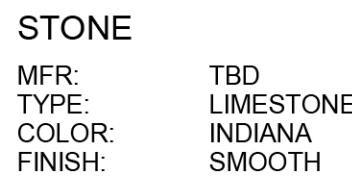
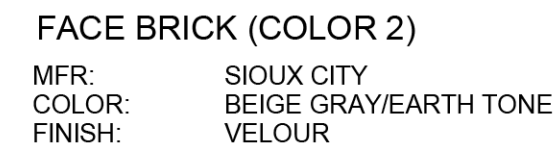
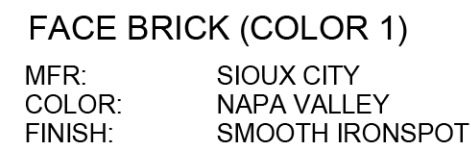
5	P&D Review Part 5	11/19/18
4	P&D Review Part 4	11/01/18
3	P&D Review Part 3	10/01/18
2	P&D Review Part 2	08/31/18
1	P&D Review Part 1	07/16/18

#	DESCRIPTION	DATE
---	-------------	------

THIRD FLOOR
PLAN

PDR-4

BASIS OF DESIGN INTENT: MATERIALS TO BE FINALIZED DURING CONSTRUCTION DOCUMENT PHASE



C:\Users\jhepurn\Documents\18024 - Glen Elyn Apartments - jhepurn.rvt 11/2/2018 2:24:23 PM

Copyright © FitzGerald Associates Architects. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates Architects. These drawings are the property of FitzGerald Associates Architects and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates Architects. These drawings are the property of FitzGerald Associates Architects and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates Architects.

MATERIAL LEGEND

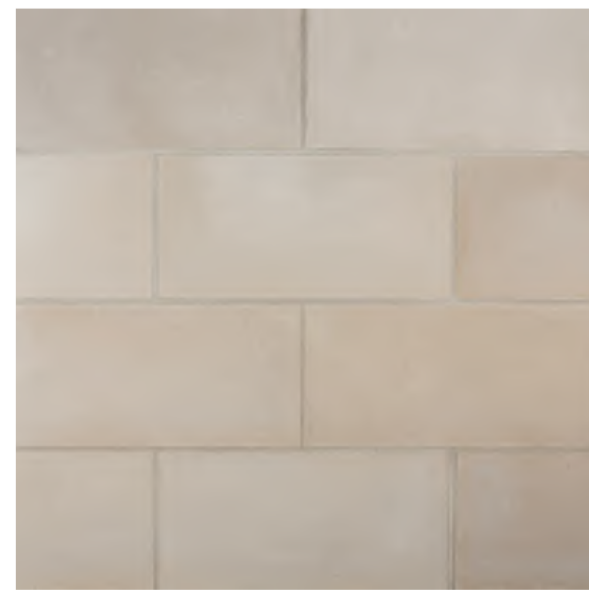
BASIS OF DESIGN INTENT: MATERIALS TO BE FINALIZED DURING CONSTRUCTION DOCUMENT PHASE



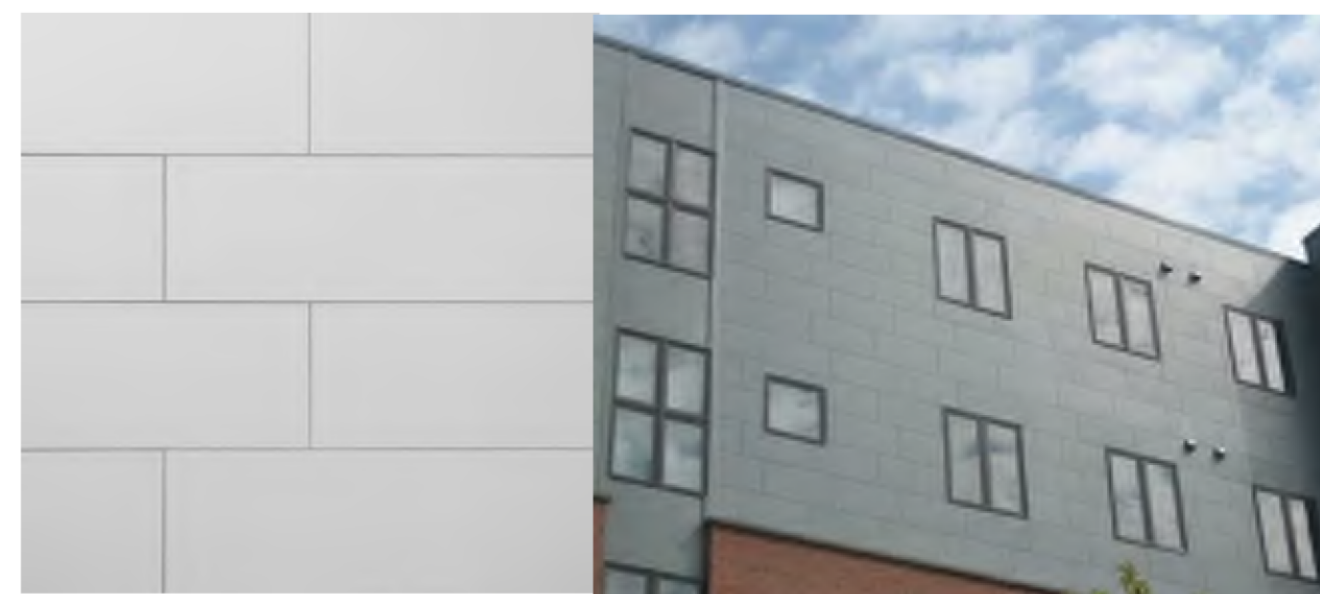
FACE BRICK (COLOR 1)
MFR: SIOUX CITY
COLOR: NAPA VALLEY
FINISH: SMOOTH IRONSPOT



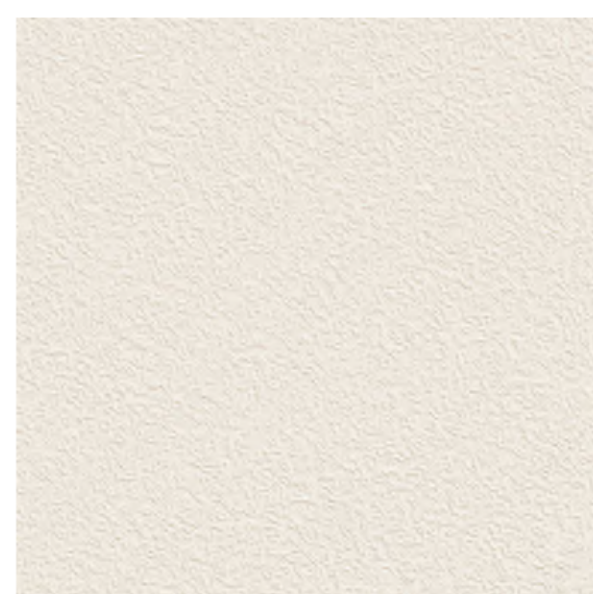
FACE BRICK (COLOR 2)
MFR: SIOUX CITY
COLOR: BEIGE GRAY/EARTH TONE
FINISH: VELOUR



STONE
MFR: TBD
TYPE: LIMESTONE
COLOR: INDIANA
FINISH: SMOOTH



FIBER CEMENT PANEL
MFR: TBD
COLOR: GRAY
FINISH: SMOOTH



STUCCO
MFR: TBD
COLOR: BEIGE
FINISH: MEDIUM



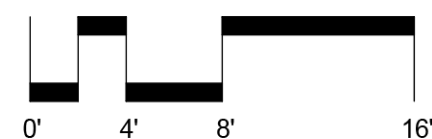
A4 NORTH ELEVATION

1/8" = 1'-0"



D1 WEST ELEVATION

1/8" = 1'-0"



CONSULTANT

18024

APEX 400
Apartments
400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

Attachment: PDR 8 - PDR 10 - EXTERIOR ELEVATIONS (3897 - 400 418 & 424 N Main Street - Aney 400 Final P11D)

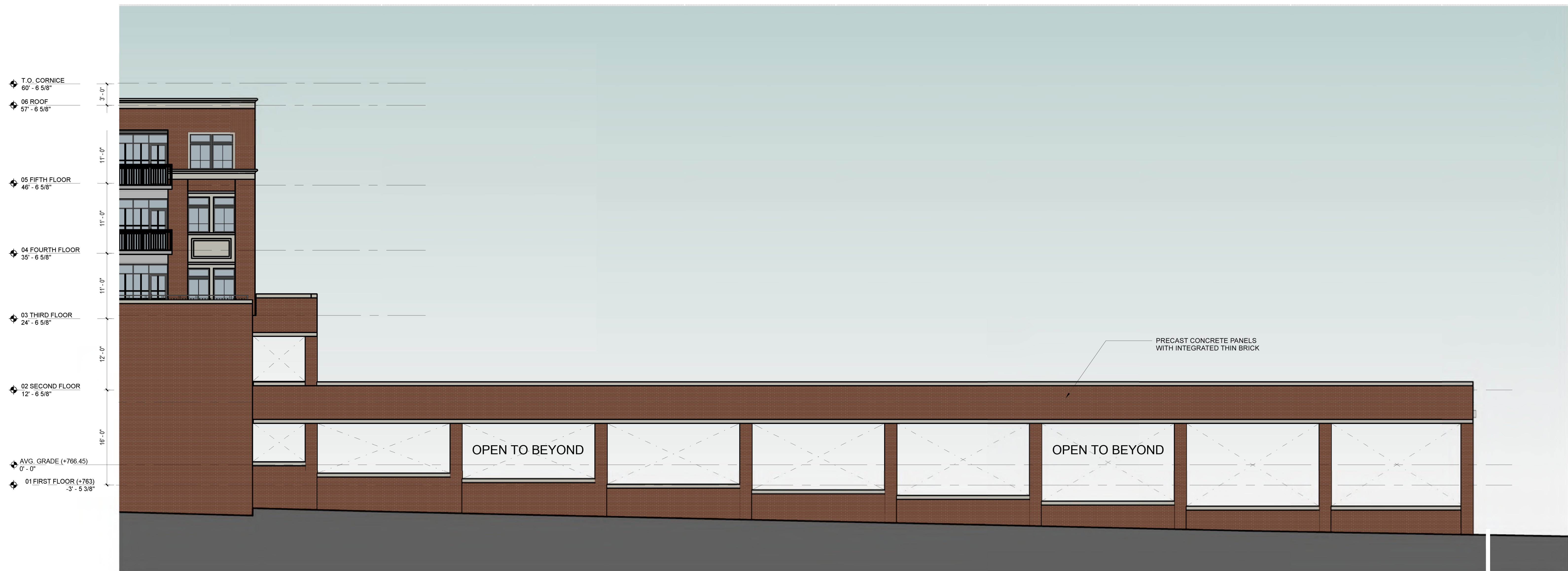
7	Final PUD Approval	03/18/19
6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/19/18

#	DESCRIPTION	DATE
---	-------------	------

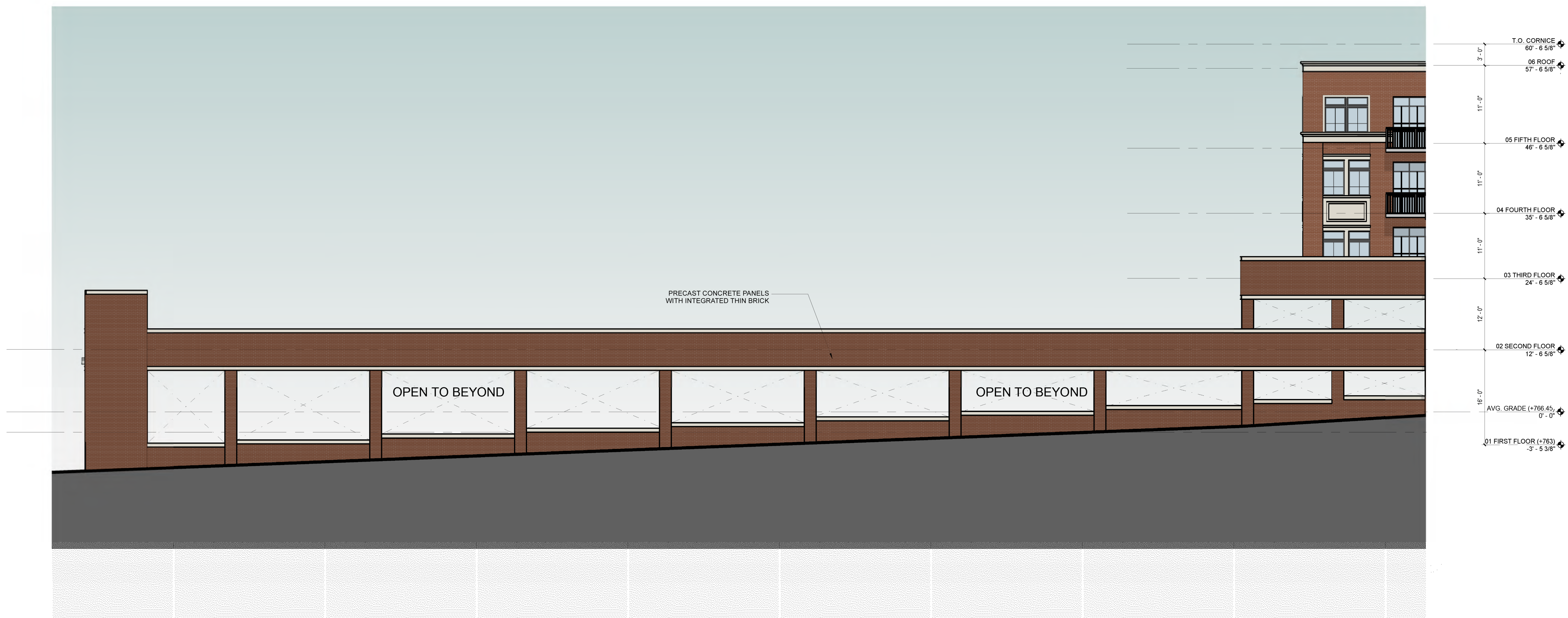
LOT 5 NORTH &
SOUTH
ELEVATIONS

PDR-10

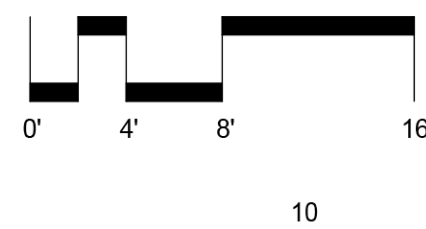
Packet Pg. 1.



2 NORTH ELEVATION - LOT 5
1/8" = 1'-0"



1 SOUTH ELEVATION - LOT 5
1/8" = 1'-0"



COPYRIGHT: FitzGerald Associates Architects expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without the prior written consent of FitzGerald Associates Architects. These drawings may have been reproduced or used in whole or in part without the prior written consent of FitzGerald Associates Architects. Not scale drawings.

C:\Users\hpurni\Documents\18024 - Glen Ellyn Apartments_Plan B.mxd

2/6/2019 12:59:08 PM



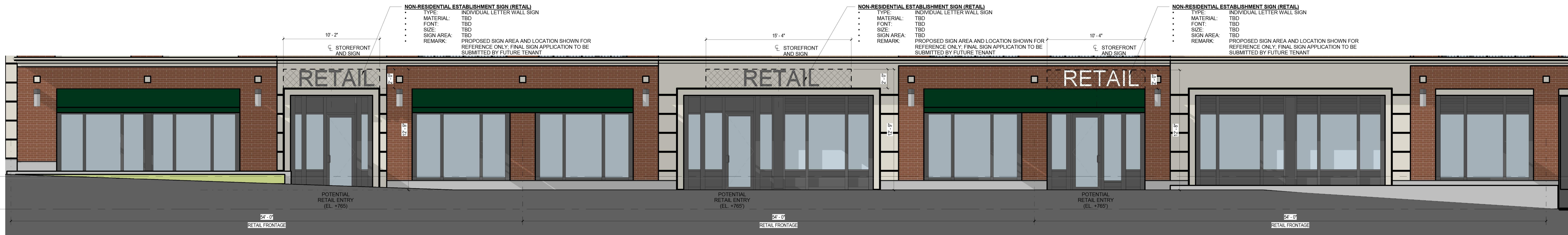
- RESIDENTIAL DEVELOPMENT IDENTIFICATION SIGN**
- TYPE: INDIVIDUAL LETTER WALL SIGN
 - MATERIAL: BRUSHED STAINLESS STEEL
 - FONT: TBD
 - SIZE: TBD
 - SIGN AREA: 35 SF
 - REMARK: NON-ILLUMINATED

02 SECOND FLOOR
10' - 6 5/8"

01 FIRST FLOOR (+763)
-3' - 5 3/8"

G1 RESIDENTIAL ENTRY SIGN

1/4" = 1'-0"



E1 RETAIL - POTENTIAL SIGN AREA

1/4" = 1'-0"



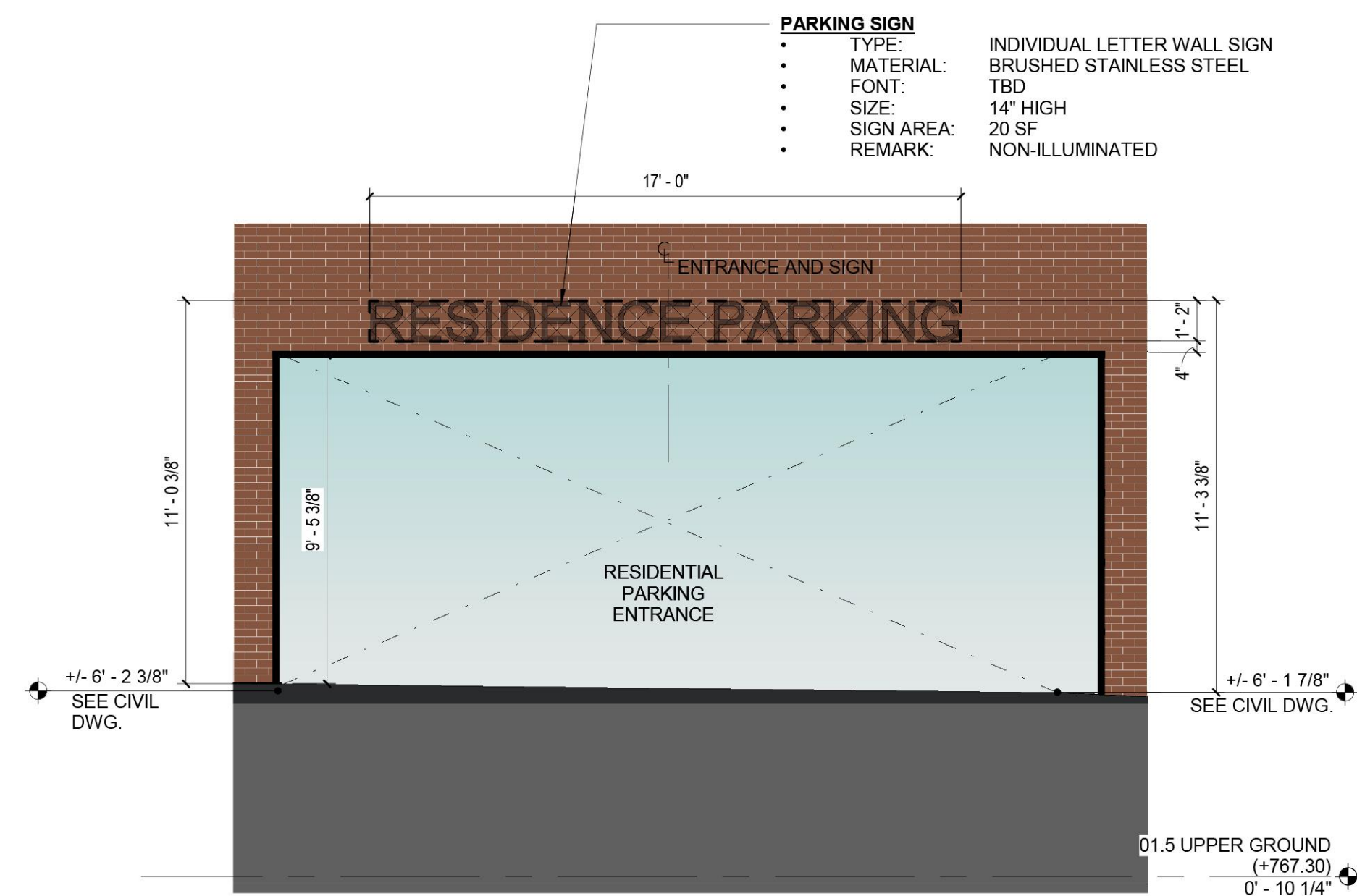
C1 RETAIL (CORNER) - POTENTIAL SIGN AREA AT SOUTH ELEVATION

1/4" = 1'-0"



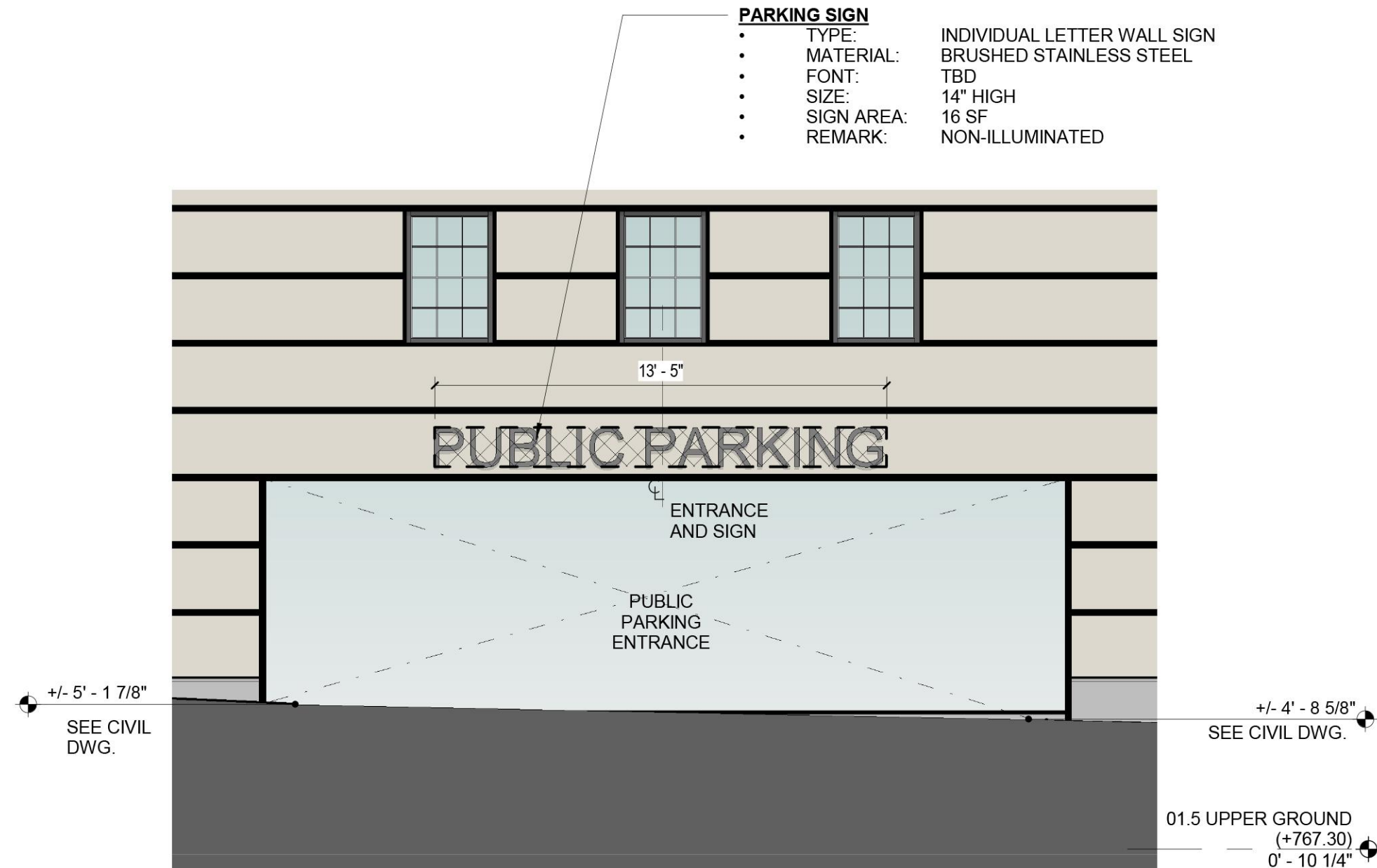
C5 RETAIL (CORNER) - POTENTIAL SIGN AREA AT EAST ELEVATION

1/4" = 1'-0"



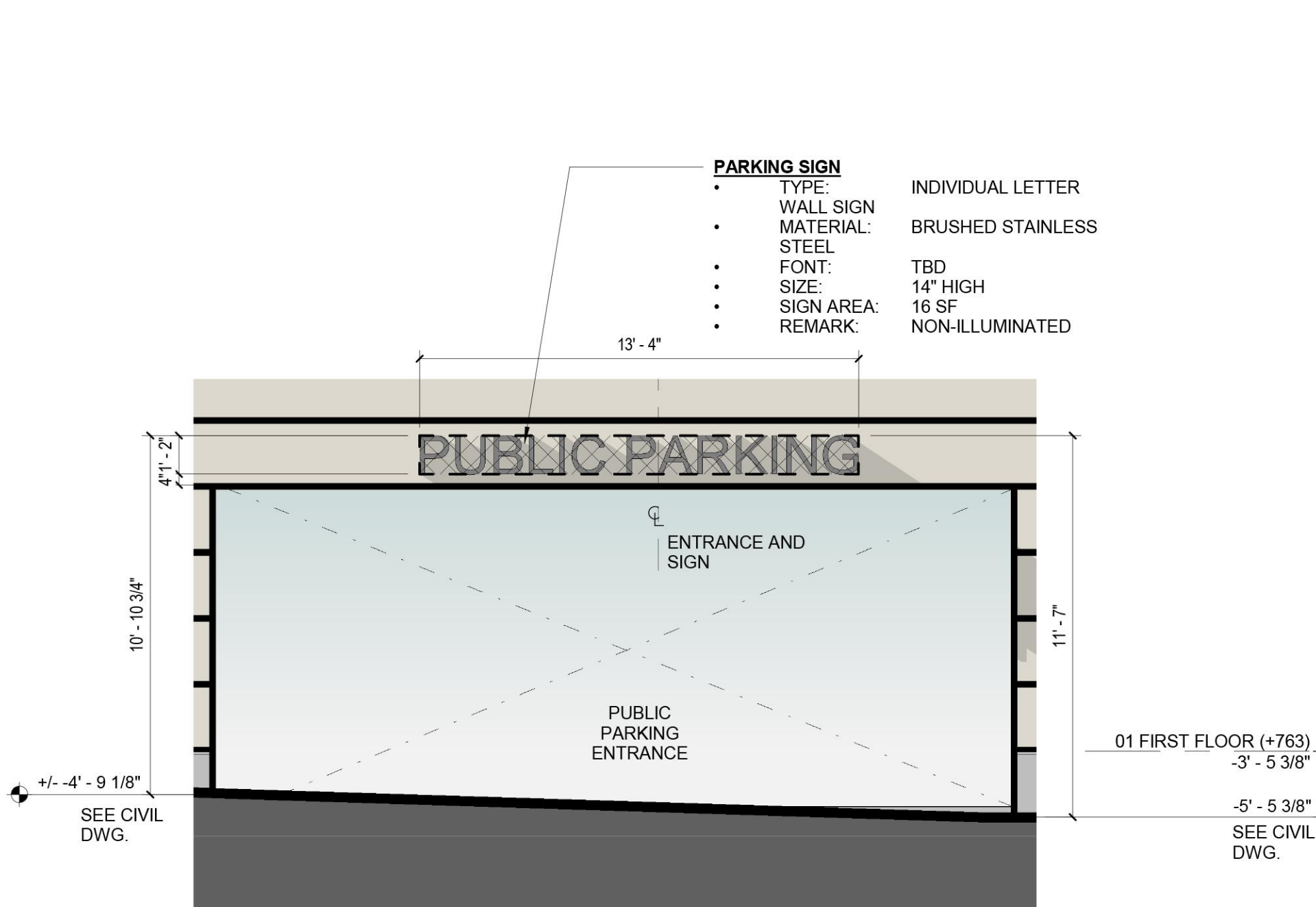
A1 RESIDENTIAL PARKING SIGN

1/4" = 1'-0"



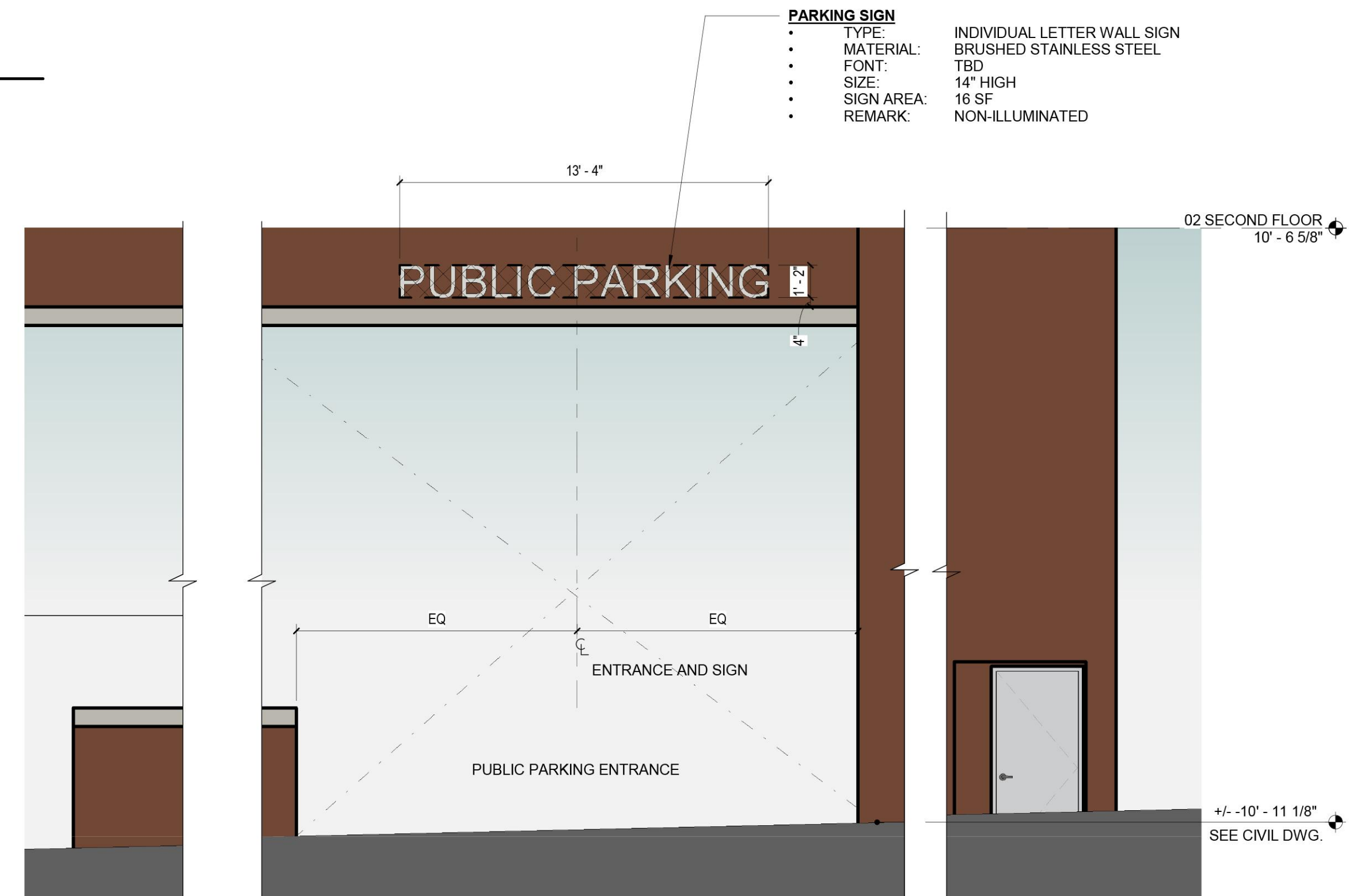
A3 PUBLIC PARKING SIGN - SOUTH

1/4" = 1'-0"



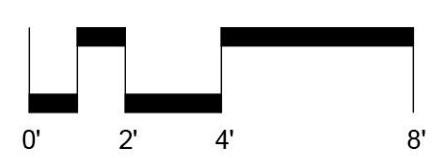
A6 EAST ELEVATION

1/4" = 1'-0"



A8 PUBLIC PARKING SIGN - WEST

1/4" = 1'-0"



CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
**Debb Kosich
Management**
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/18/18
4	P&D Review Part 4	11/01/18
3	P&D Review Part 3	10/01/18
2	P&D Review Part 2	08/31/18
1	P&D Review Part 1	07/16/18

DESCRIPTION DATE

EXTERIOR
SIGNAGE

PDR-11

C:\Users\jhegum\Documents\18024 - Glen Ellyn Apartments_Plan B_18pburd.rvt 2/6/2019 5:10:56 PM

Copyright © 2019 FitzGerald Associates. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FitzGerald Associates. These drawings are the property of FitzGerald Associates and are not to be used for any other project without the written consent of FitzGerald Associates. Do not scale drawings.



1 PERSPECTIVE AT THE CORNER OF HILLSIDE AVE. AND MAIN STREET

CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/18/18
4	P&D Review Part 4	11/01/18

#	DESCRIPTION	DATE
---	-------------	------

RENDERINGS

PDR-19

C:\Users\jhegum\Documents\18024 - Glen Elyn Apartments_Plan B_18024.rvt 2/6/2019 5:11:05 PM

Copyright © 2019 FitzGerald Associates. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from FitzGerald Associates. These drawings are the property of FitzGerald Associates and are to be used only for the project and location specified. No other use is permitted. Do not scale drawings.



EYE-LEVEL PERSPECTIVE AT THE CORNER OF
HILLSIDE AVE. AND MAIN STREET

1



CONSULTANT:

18024

APEX 400

400 Main Street

CLIENT:
Debb Kosich
Management
1111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

6	Final PUD Approval	02/08/19
5	P&D Review Part 5	11/18/18
4	P&D Review Part 4	11/01/18

#	DESCRIPTION	DATE
---	-------------	------

RENDERINGS

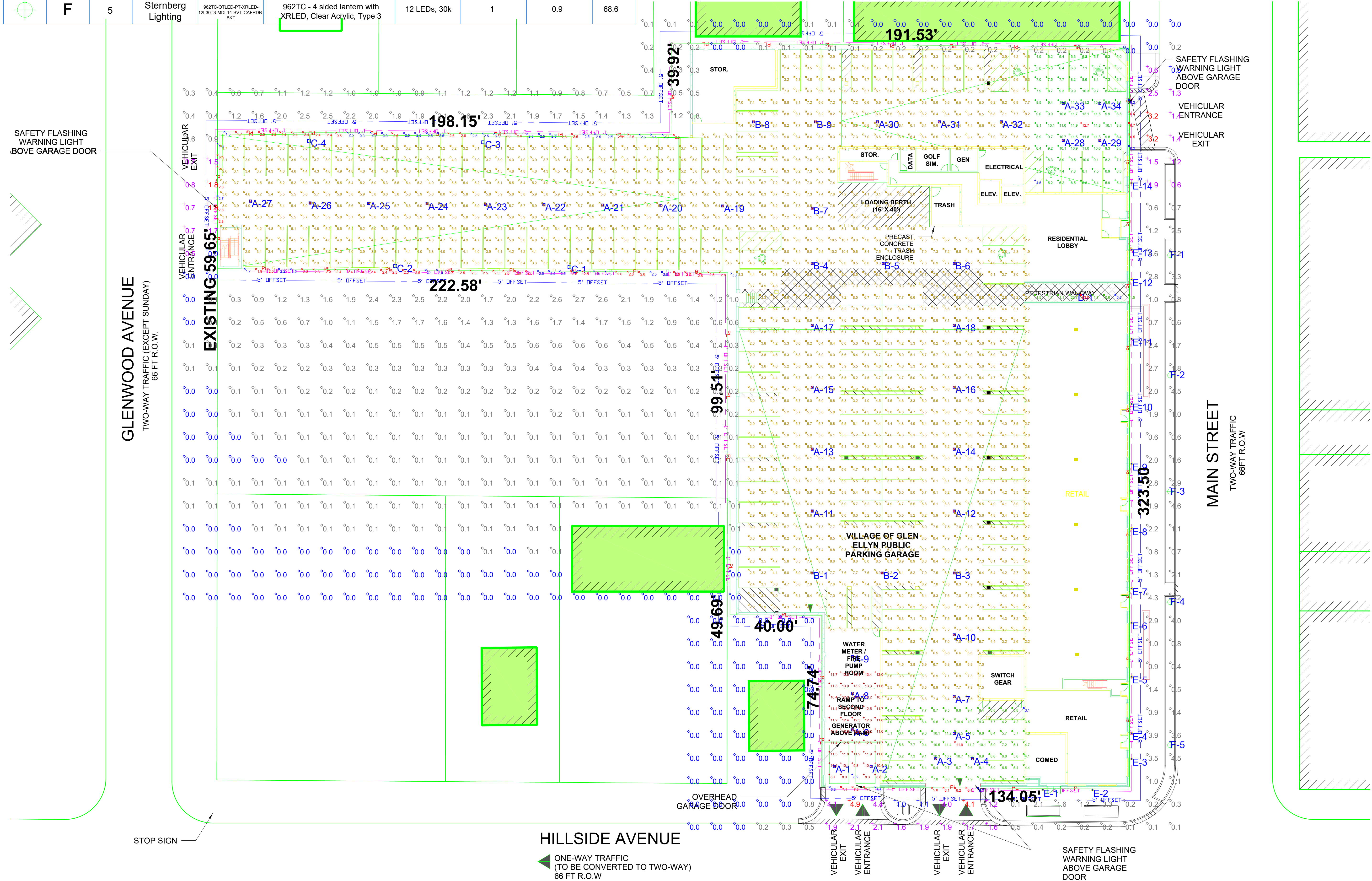
PDR-21

Luminaire Schedule			Manufacturer	Catalog Number	Description	Lamp	Number of Lamps	Light Loss Factor	Wattage
Symbol	Label	Quantity							
	A	34	Eco Lighting Solutions	FT-GL-100M-U-40-32L-W	Eco Flextech 100W-II w/ Wattstopper, Pendant Mount	LED	1	0.9	91.5
	B	9	Eco Lighting Solutions	FT-GL-100-U-50-24L-W	Eco Flextech 100W-V w/ Wattstopper, Pendant Mount	LED	1	0.9	99.2
	C	4	Eco Lighting Solutions	SB31L-150-416-3	Eco Area Light 150W-III, Pole Mount (15'), Tilt: 15 deg., w/ cutoff	LED	1	0.9	150.8
	D	1	Ligman	JE-95111-M-W27	Jet 45 Cylindrical pendant downlight luminaire LED	LED	1	0.9	39
	E	14	Ligman	MV-30021-M-W27	Marvik 3 Wall Surface Luminaires	LED	1	0.9	40
	F	5	Sternberg Lighting	962TC-OTLED-PT-XRLED-12L30T3-MB-14-SVTC-CAFRDB-BKT	962TC - 4 sided lantern with XRLED, Clear Acrylic, Type 3	12 LEDs, 30k	1	0.9	68.6

Statistics		Description	Symbol	Max/Min	Max	Min	Avg/Min	Avg
		L1 to L1 Ramp		1.6:1	13.4	8.2	1.4:1	11.6
		Level 1 Overall		6.7:1	10.7	1.6	3.4:1	5.4
		Lot Exterior		NA	4.9	0.0	NA	0.6
		Northeast Ent		2.8:1	13.1	4.6	1.9:1	8.6
		Northeast Ent Threshold		1.1:1	7.1	6.4	1.1:1	6.8
		Northwest Ent Threshold		1.0:1	2.8	2.7	1.0:1	2.7
		Ramp Entrance Threshold		1.1:1	7.3	6.8	1.0:1	7.0
		South Entrance		4.1:1	11.9	2.9	2.6:1	7.4
		South Entrance Threshold		1.1:1	6.2	5.7	1.1:1	6.0
		Walkway		157.8:1	63.1	0.4	26.0:1	10.4

NOTE:
The maximum calculated light level at each entrance are as follows:

Northeast Entrance Threshold: 6.7 fc
Northwest Entrance Threshold: 2.8 fc
South Entrance Threshold: 6.2 fc
Ramp Entrance Threshold: 7.3 fc
West Wall Openings: 2.8 fc



GLEN ELLYN
GLENWOOD & HILLSIDE AVE
GLEN ELLYN, ILLINOIS

GARAGE LIGHTING LAYOUT - L1
Eco Flextech 100W-II & V w/ Wattstopper
MH = 13'9"; LLF = 0.90

DESIGNER:
BRYCE HAUGH

DATE:
11/19/2018

SCALE:
1" = 20'

DRAWING
NUMBER:

UMV-30021

Marvik 3 Surface Downlight

7144 NE Progress Ct | T:503.645.0500
Hillsboro, Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA

E.1.w



Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B3 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family.
Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.

This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

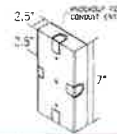
This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selection of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

Additional Options (Consult Factory For Pricing)



SCE
Surface Conduit Entry



RPA
Round Pole Adapter

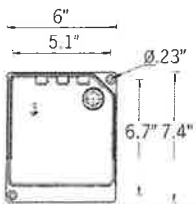
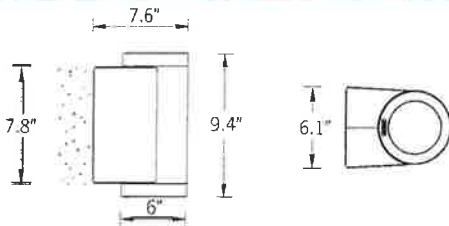


B
Baffle

Length 7.6" | Height 9.4" | Weight 10 lbs

IP65 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)



Mounting Detail

Marvik Product Family



UMV-30001



UMV-30011



UMV-30021

Marvik 3 Surface Downlight

7144 NE Progress Ct | T:503.645.0500
Hillsboro, Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA

E.1.w

PROJECT				DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UMV - 30021 - 40w - M - W30 - 02 - 120/277v - Options

40W	M	W27	01-BLACK RAL	120/277
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
40w LED 3371 Lumens	N - Narrow 13° M - Medium 20° W - Wide 40° VW - Very Wide 60°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

--	--	--

ADDITIONAL OPTIONS

NAT - Natatorium Rated
4MP - 4" Mounting Plate
DIM - 0-10v Dimming
SCE - Surface Conduit Entry Box

RPA - Round Pole Adapter
B - Baffle
AMB - Turtle Friendly Amber LED

UJE-80051

Jet 41 Cylindrical Ceiling Downlight

7144 NE Progress Ct | T:503.645.0500
Hillsboro, Oregon 97124 | F:503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA

E.1.w



Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B3 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical or rectangular form surface ceiling-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

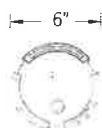
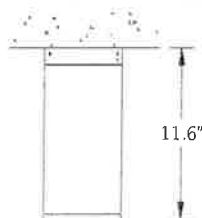
A range of square and cylindrical shaped surface exterior downlight luminaires utilizing various LEDs and specialized optics providing beam distributions for downward lighting requirements. The luminaires are designed for all areas of interior and exterior lighting. Low copper content die-cast aluminum housing and aluminum frame with integral anti-glare baffles.

A matching SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit power supply. NOTE: This fixture is not suitable for mounting in environments where water can freely access the top of the fixture. (perforated mesh exposed to the elements) See Odessa ceiling mount for this type of mounting.

Diameter 6.3" | Height 11.6" | Weight 6.8 lbs

IP65 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)



Mounting Detail

Jet Product Family



UJE-30341 [4"]



UJE-30371 [4"]



UJE-30391 [6.3"]



UJE-30411 [6.3"]



UJE-80051 [4"]



UJE-80041 [4"]



UJE-80061 [6.3"]



UJE-10555



UJE-10565



UJE-10571



UJE-10581



UJE-20001



UJE-20002



UJE-95081 [4"]



UJE-95091 [4"]



UJE-95111 [6.3"]



UJE-95121 [6.3"]

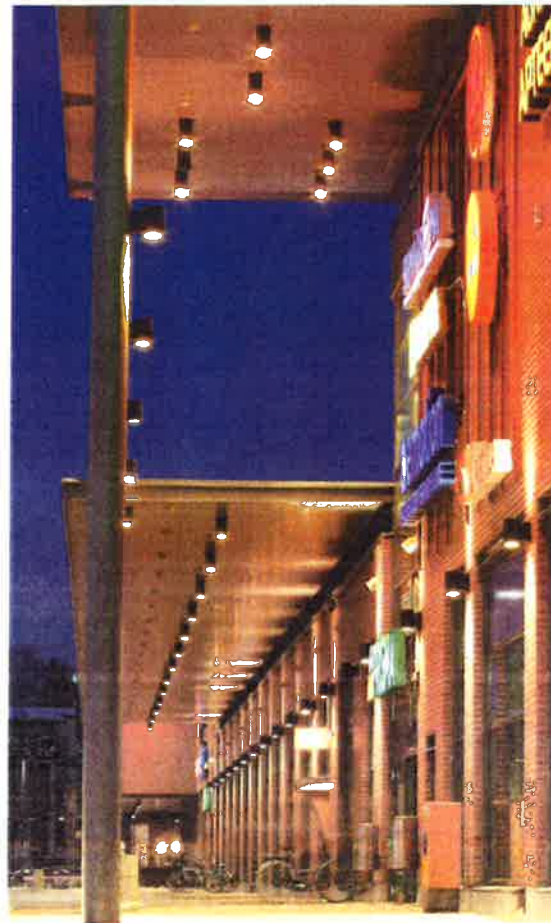
Additional Options (Consult Factory For Pricing)



SCE
Surface Conduit Entry



A80181
Semi-Recessed Ring



Attachment: LIGHT FIXTURE CUT SHEETS (3897 : 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

UJE-80051

Jet 41 Cylindrical Ceiling Downlight

7144 NE Progress Ct Hillsboro, Oregon 97124
T: 503.645.0500 F: 503.645.8100
www.ligmanlightingusa.com

LIGMAN
LIGHTING USA

E.1.w

Optional Symmetrical Type V Distribution

- T5 -



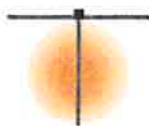
Narrow Beam

- T5 -



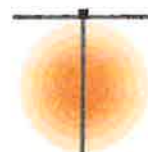
Medium Beam

- T5 -



Wide Beam

- T5 -



Very Wide Beam

PROJECT

DATE

QUANTITY

TYPE

NOTE

ORDERING EXAMPLE || UJE - 80051 - 39w - M - W30 - 02 - 120/277v - Options

39

M

W27

01-BLACK RAL

120/277

LAMP

BEAM

LED COLOR

FINISH COLOR

VOLTAGE

39w LED
3104 Lumens

N - Narrow 13°
M - Medium 20°
W - Wide 40°
VW - Very Wide 61°

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL

120/277v
Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated

A80181 - Semi-Recessed Ring

SCE - Surface Conduit Entry Box

F - Frosted Lens

DIM - 0-10v Dimming

Ligman Lighting USA reserves the right to change specifications without prior notice. please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



Packet Pg. 151

Attachment: LIGHT FIXTURE CUT SHEETS (3897 : 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

18024

APEX 400
Apartments
400 Main Street

CLIENT:
Debb Kosich
Management
111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

7 Final PUD Approval 03/18/19
6 P&D Review Part 6 03/01/19
5 P&D Review Part 5 11/19/18
4 P&D Review Part 4 11/01/18
3 P&D Review Part 3 10/01/18
2 P&D Review Part 2 08/31/18
1 P&D Review Part 1 07/16/18

DESCRIPTION DATE

LANDSCAPE
PLAN

L1

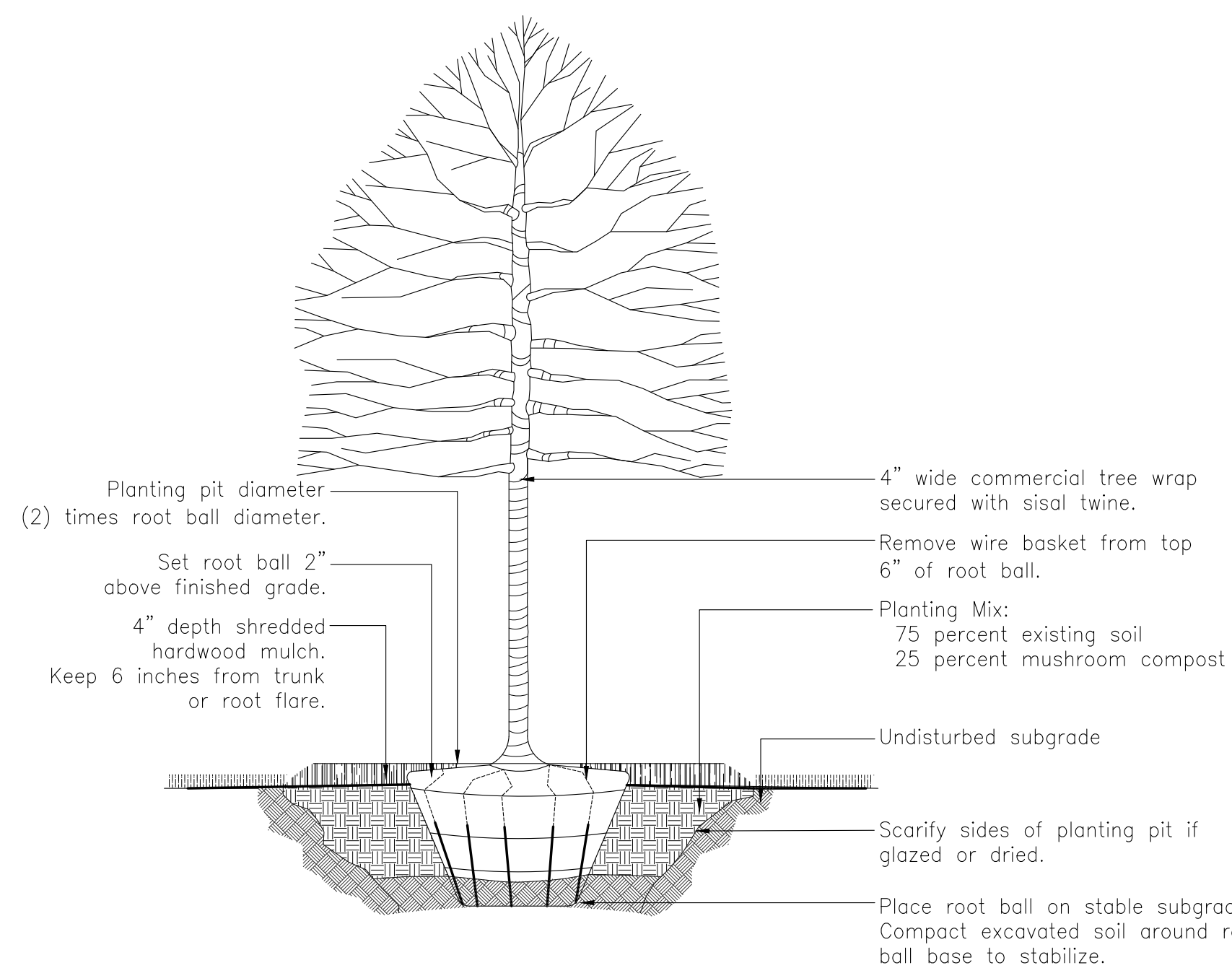
Plant List

Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
CEO	3	4"		Celtis occidentalis	Common Hackberry	BB
GPS	2	4"		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	3	4"		Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB

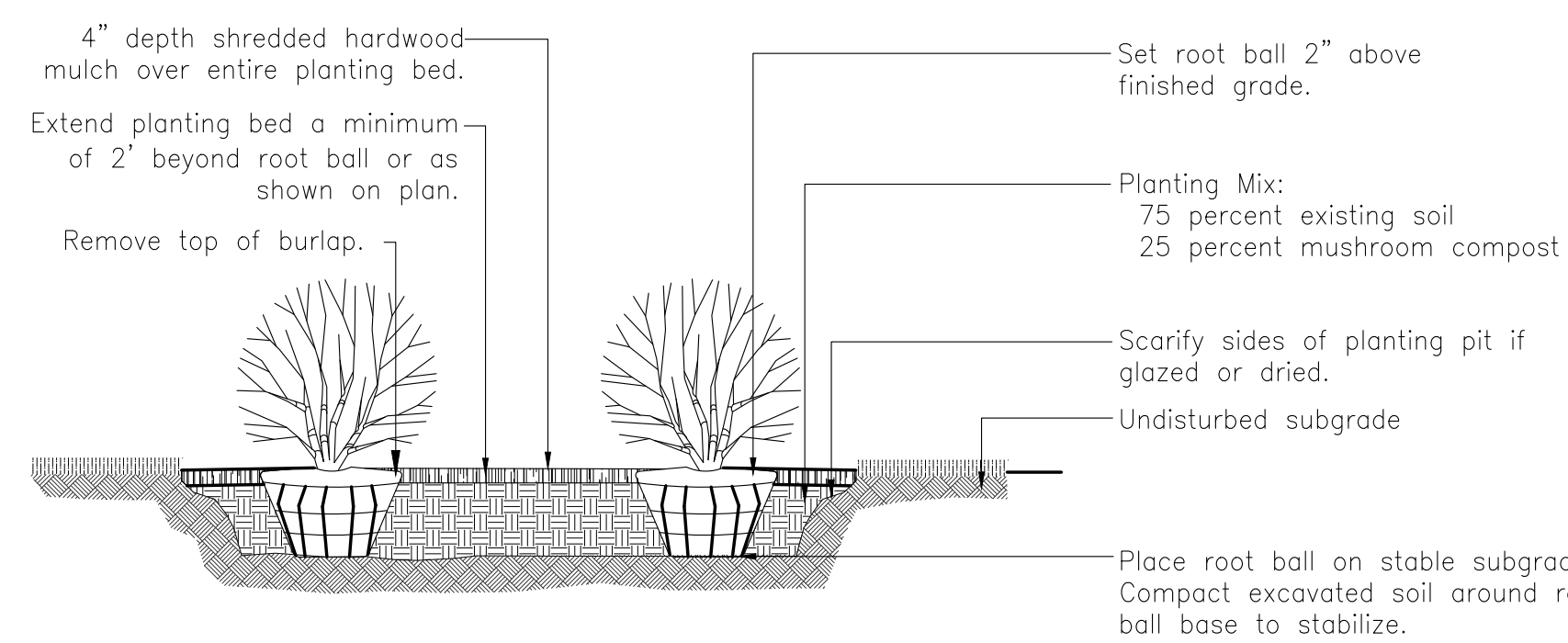
Shrubs	Key	Qty.	Size	Botanical Name	Common Name	Remarks
FVB	10	24"		Forsythia viridissima 'Bronxensis'	Bronx Dwarf Forsythia	BB
RHG	38	24"		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB

Perennials and Ornamental Grasses	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	16	1 gal.		Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	52	1 gal.		Allium 'Summer Beauty'	Summer Beauty Allium	Container
CMK	12	1 gal.		Colamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HLG	38	1 gal.		Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
PAN	29	1 gal.		Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	Container
SCH	20	1 gal.		Schizachyrium scoparium	Little Bluestem	Container

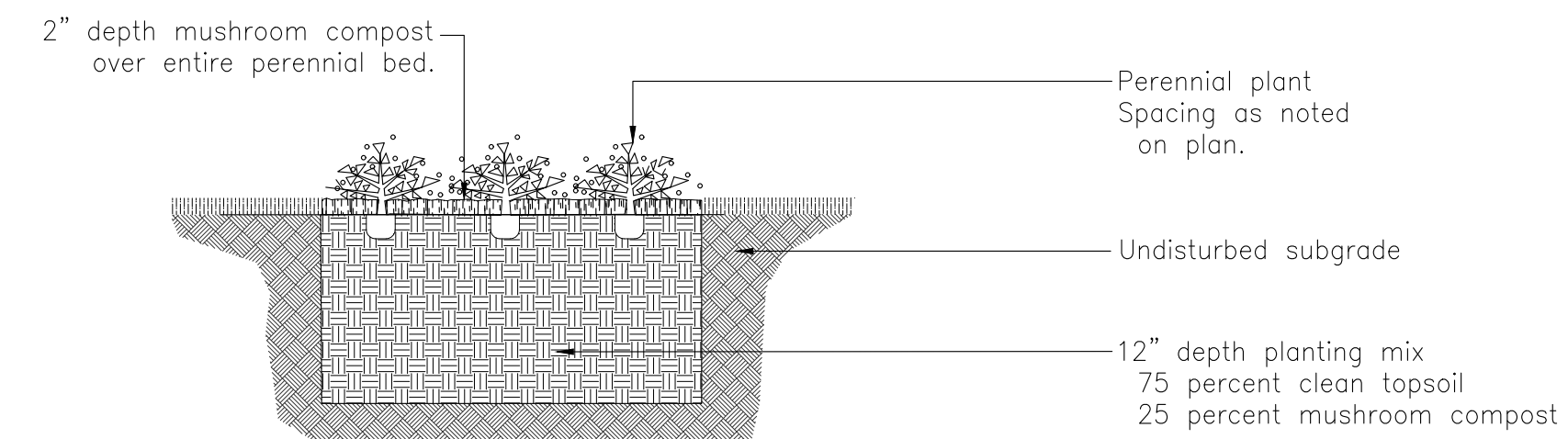
3 PLANT LIST | STREETSCAPE



Detail
Deciduous Tree Planting

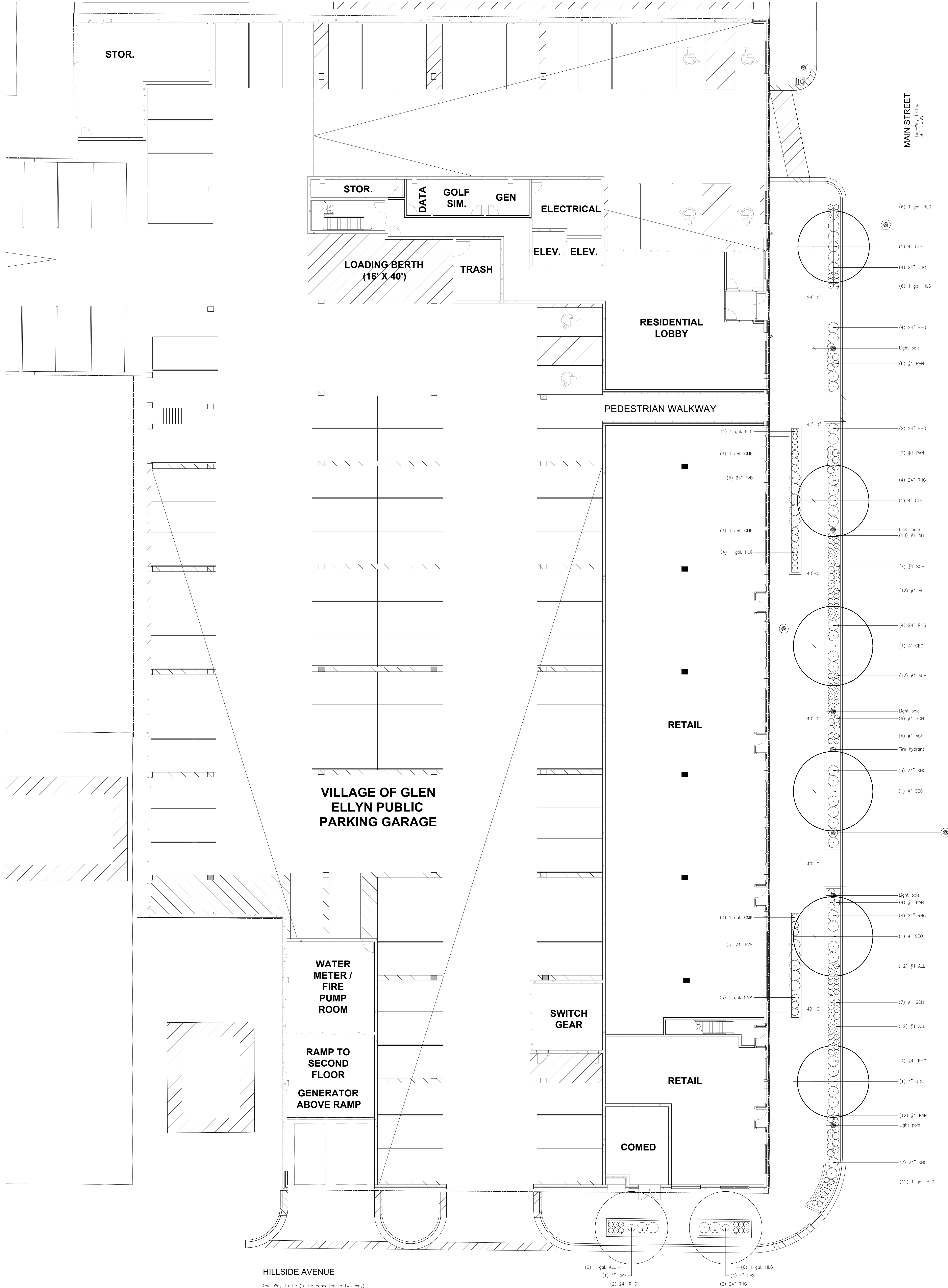


Detail
Shrub Planting



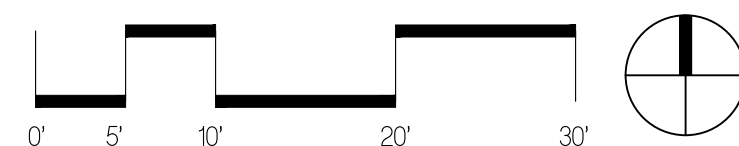
Detail
Perennial Planting

2 DETAILS | STREETSCAPE



1 LANDSCAPE PLAN | STREETSCAPE

3/32\" = 1'-0"



18024

APEX 400
Apartments
400 Main Street

CLIENT:
Debb Kosich
Management
111 East Touhy, Suite 230,
Des Plaines, IL 60018

MISSNER GROUP
1700 E Higgins Rd,
Des Plaines, IL 60018

7	Final PUD Approval	03/18/19
6	P&D Review Part 6	03/01/19
5	P&D Review Part 5	11/19/18
4	P&D Review Part 4	11/01/18
3	P&D Review Part 3	10/01/18
2	P&D Review Part 2	08/31/18
1	P&D Review Part 1	07/16/18

#	DESCRIPTION	DATE
---	-------------	------

LANDSCAPE
PLAN

L2

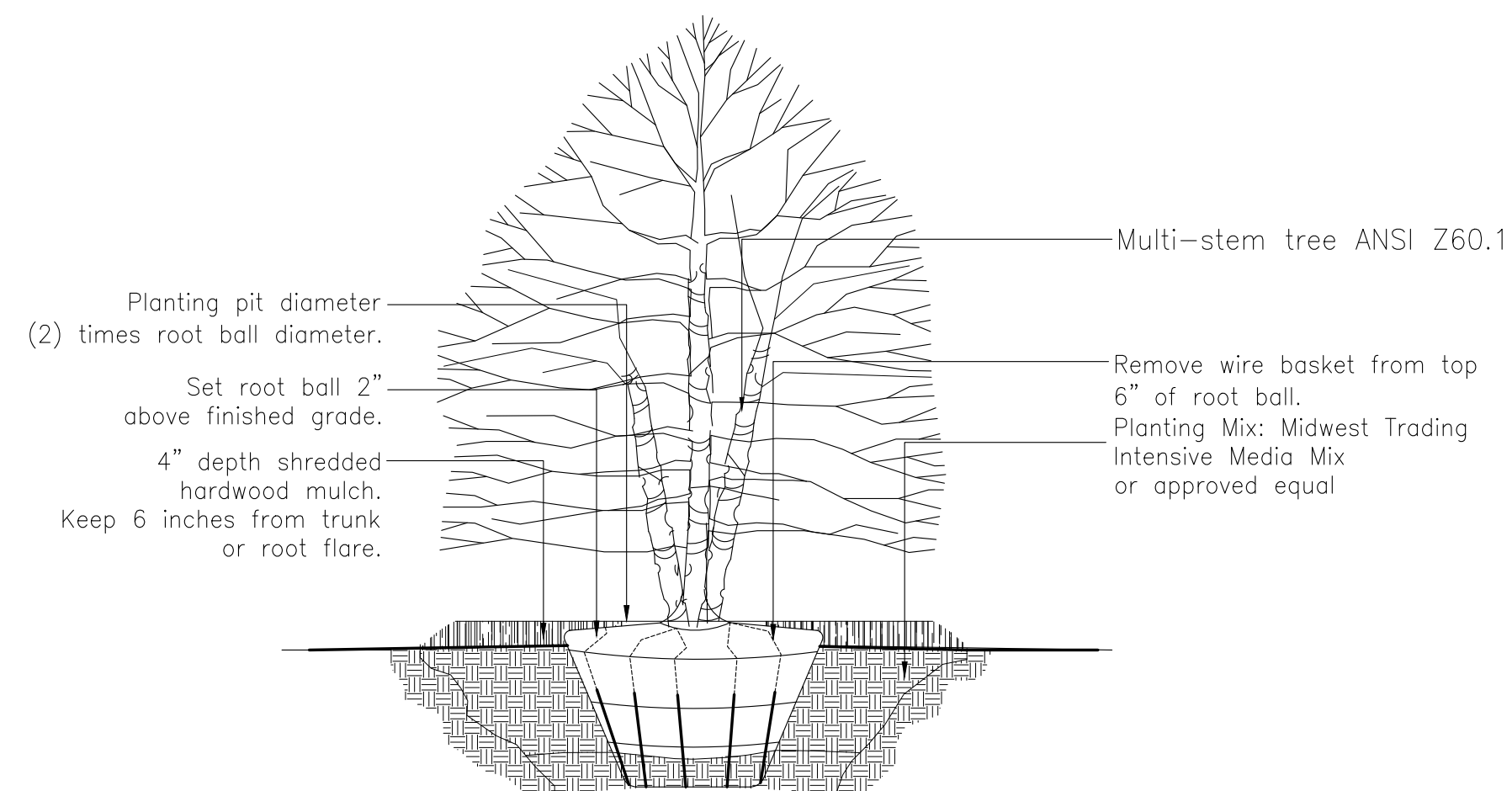
Plant List

Ornamental Trees			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
AMC	5	6'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
CER	1	6'	Cercis canadensis	Eastern Redbud	BB/Clump
MAA	2	36"	Magnolia liliiflora x stellata 'Ann'	Ann Magnolia	BB/Clump
VUJ	1	6'	Viburnum x juddii	Judd Viburnum	BB/Clump

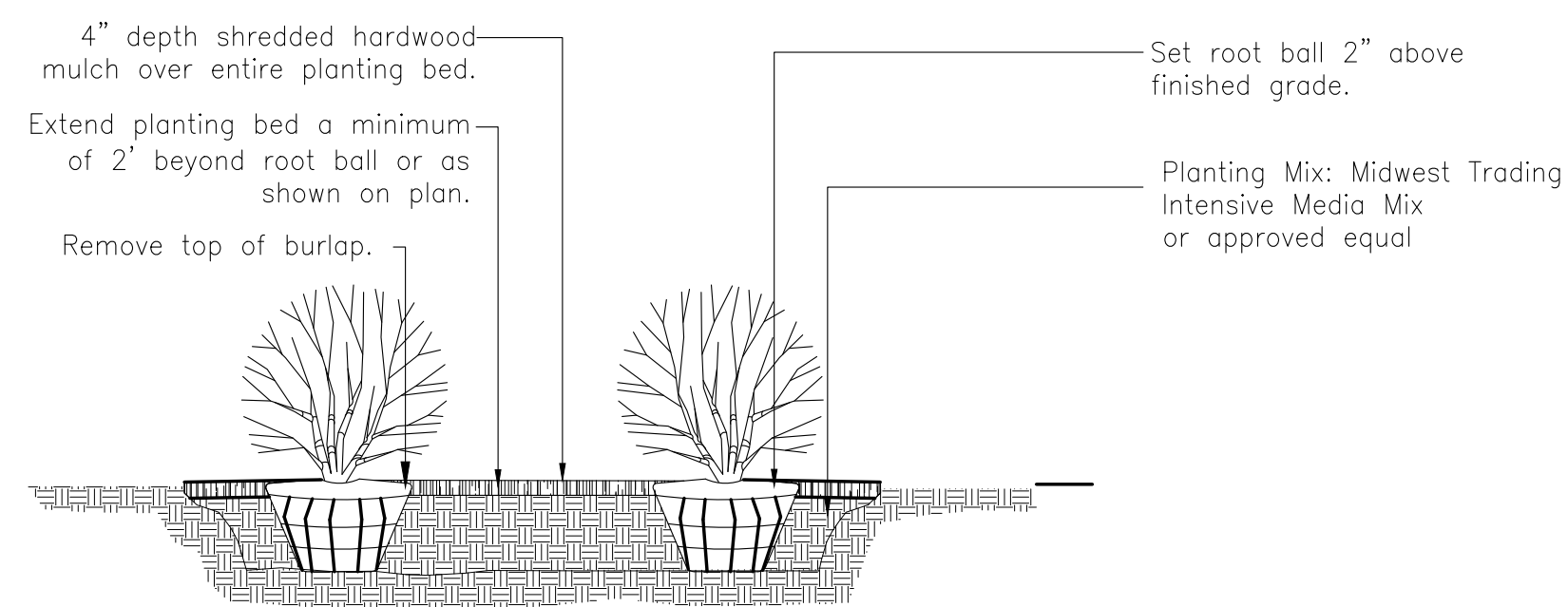
Shrubs	Key	Qty.	Size	Botanical Name	Common Name	Remarks
CLE	3	24"		Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	BB
HPW	5	24"		Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	BB
HYB	6	24"		Hydrangea paniculata 'Bobo'	Bobo Hydrangea	BB
HYI	9	24"		Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	BB
TOS	7	6"		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	BB
VBM	6	24"		Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB

Perennials, Ornamental Grasses and Groundcovers				Common Name	Remarks
Key	Qty.	Size	Botanical Name		
ACH	16	1 gal.	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	77	1 gal.	Allium 'Summer Beauty'	Summer Beauty Allium	Container
AWB	36	1 gal.	Aster dumosus 'Wood's Blue'	Wood's Blue Aster	Container
CMK	9	1 gal.	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
DIA	38	1 gal.	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pinks	Container
PAN	5	1 gal.	Panicum virgatum	Switch Grass	Container
SCH	11	1 gal.	Schizochrysis scoparium	Little Bluestem	Container
SPO	13	1 gal.	Sporobolus heterolepis	Prairie Dropseed	Container
THY	200	3"	Thymus praecox 'Coccineus'	Creeping Thyme	Pots

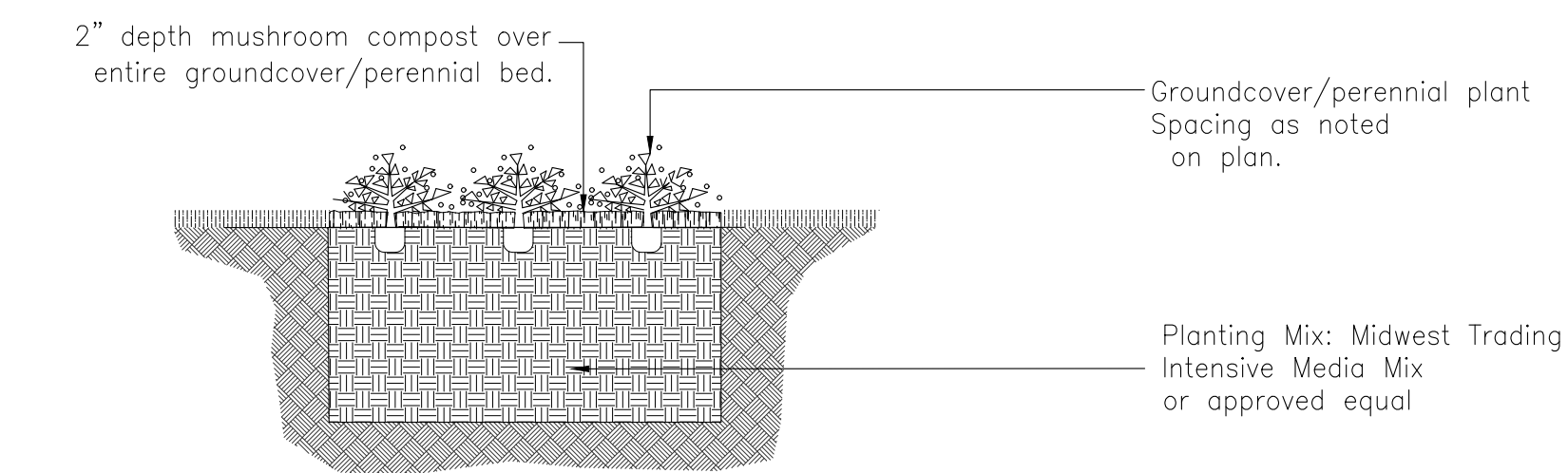
3 PLANT LIST | AMENITY AREA



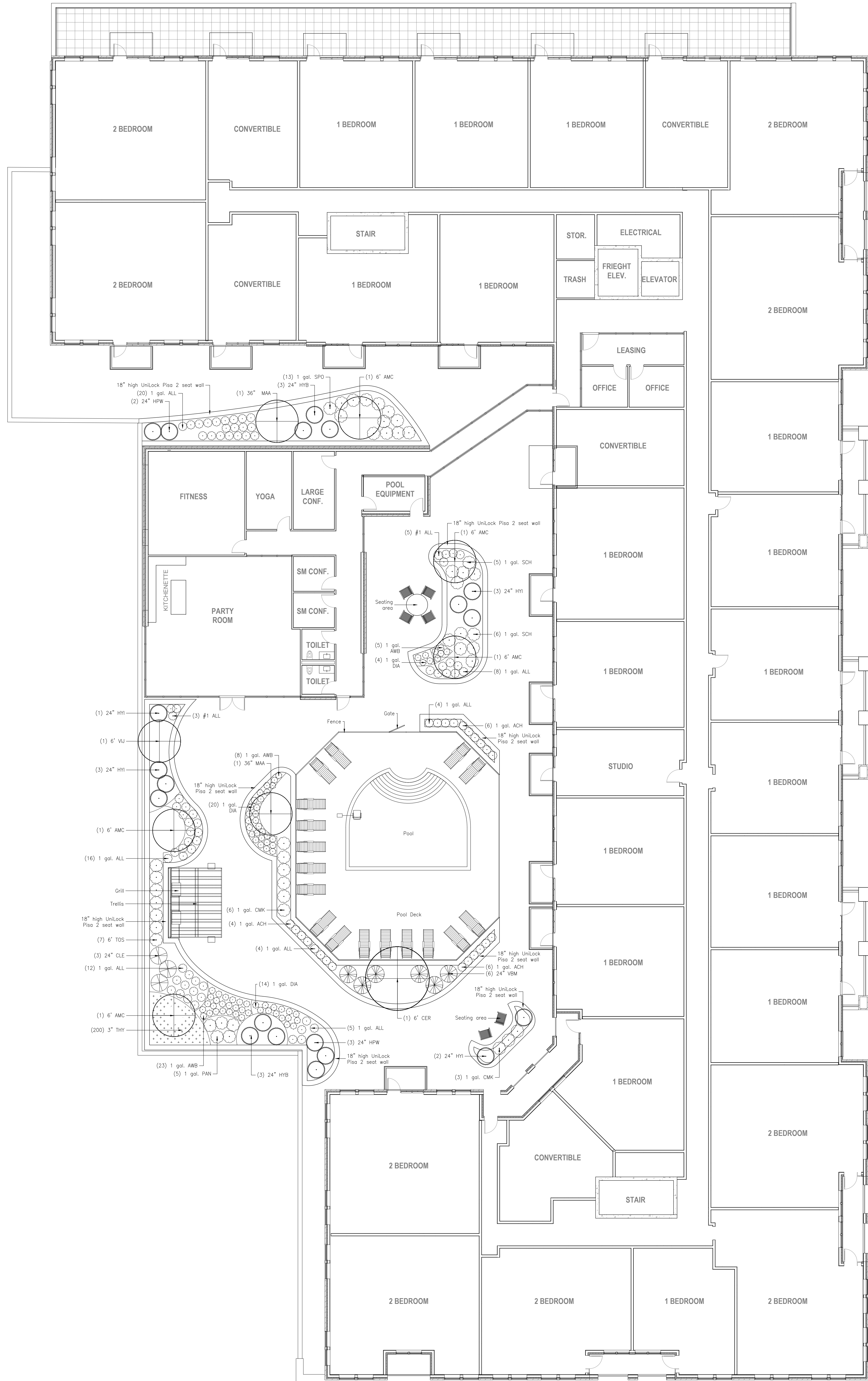
Detail
Deciduous Ornamental Tree Planting

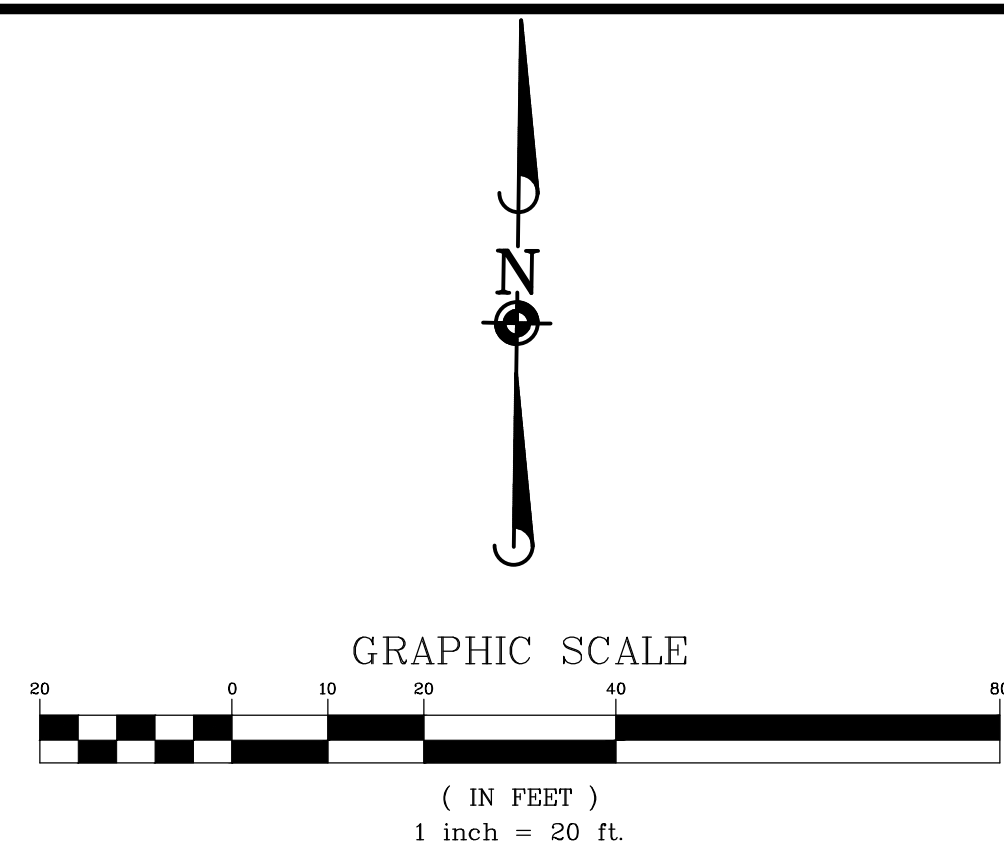


Detail
Shrub Planting



Detail
Groundcover/Perennial Planting





- © 2016 MANHARD CONSULTING LTD. ALL RIGHTS RESERVED

APEX 400	VILLAGE OF GLEN ELLYN, ILLINOIS	PRELIMINARY UTILITY PLAN
SHEET		
3	OF	3
WWW.GEIL01		

GLENWOOD AVENUE

HILLSIDE AVENUE

NORTH MAIN STREET



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ALL EXISTING TREES & PLANT
MATERIAL WILL BE REMOVED

GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

GRADING NOTES:

- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
- ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON 05-31-18. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

MANHARD CONSULTING LTD.
800 N. Main Street, Suite 200
Chicago, IL 60610
Tel: 312.462.1000
Fax: 312.462.1001
www.manhardconsulting.com

Construction Managers • Environmental Scientists • Planners
Civil Engineers • Surveyors • Water Resources Engineers • Wetland Engineers

APEX 400

VILLAGE OF GLEN ELLYN, ILLINOIS

PRELIMINARY GRADING PLAN

PROJ. MGR.: FF

PROJ. ASSOC.: CRM

DRAWN BY: REH

DATE: 06-19-18

SCALE: 1"=20'

SHEET

2 OF 3

WWW.GEIL01

REVISIONS

DATE	BY	REVISIONS
11-20-18	REH	REVISION PER VILLAGE PW COMMENTS #4
11-01-18	REH	REVISION PER VILLAGE PW COMMENTS #3
09-28-18	REH	REVISION PER VILLAGE PW COMMENTS #2
8-28-18	REH	REVISION PER VILLAGE COMMENTS

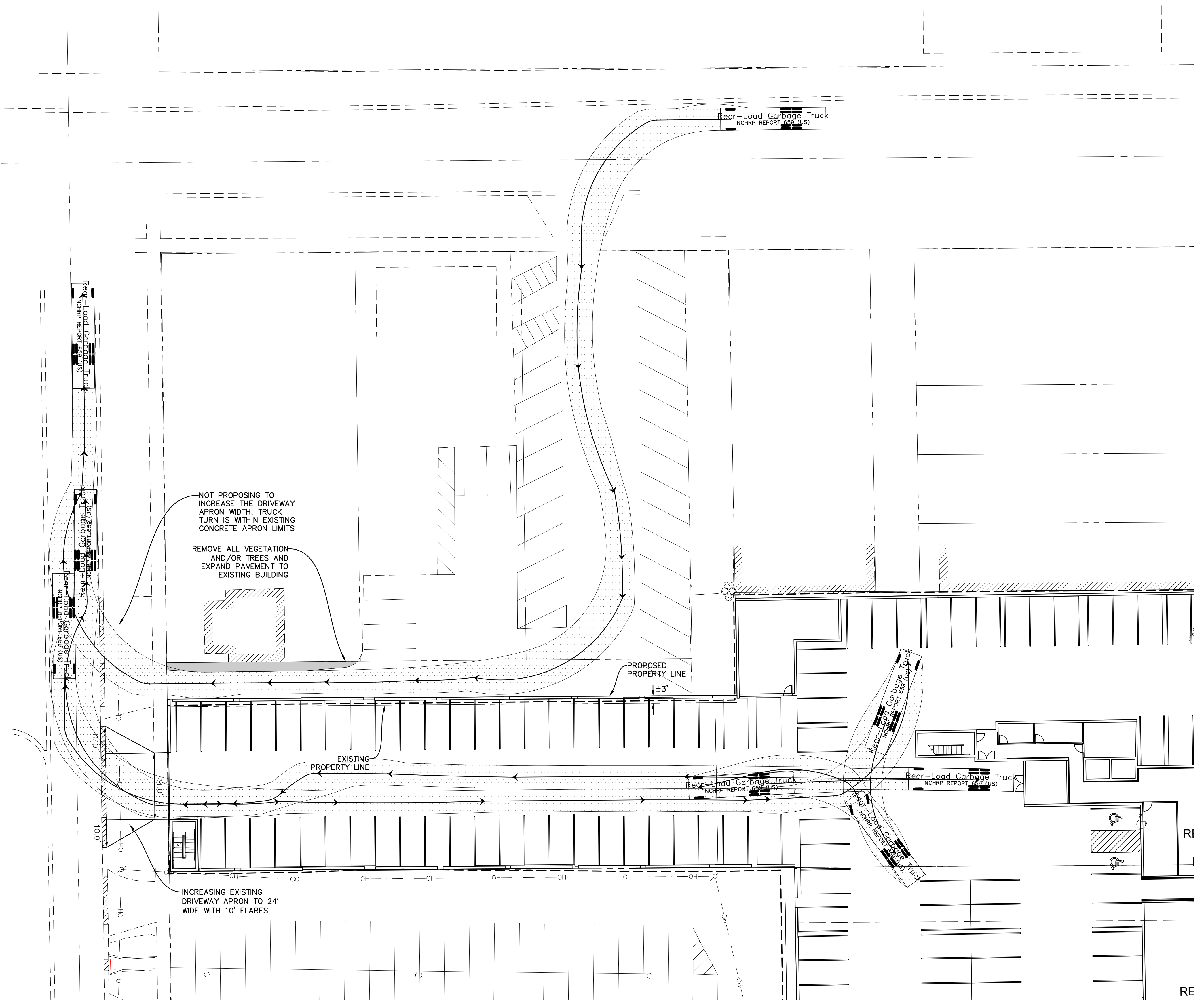
© 2018 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

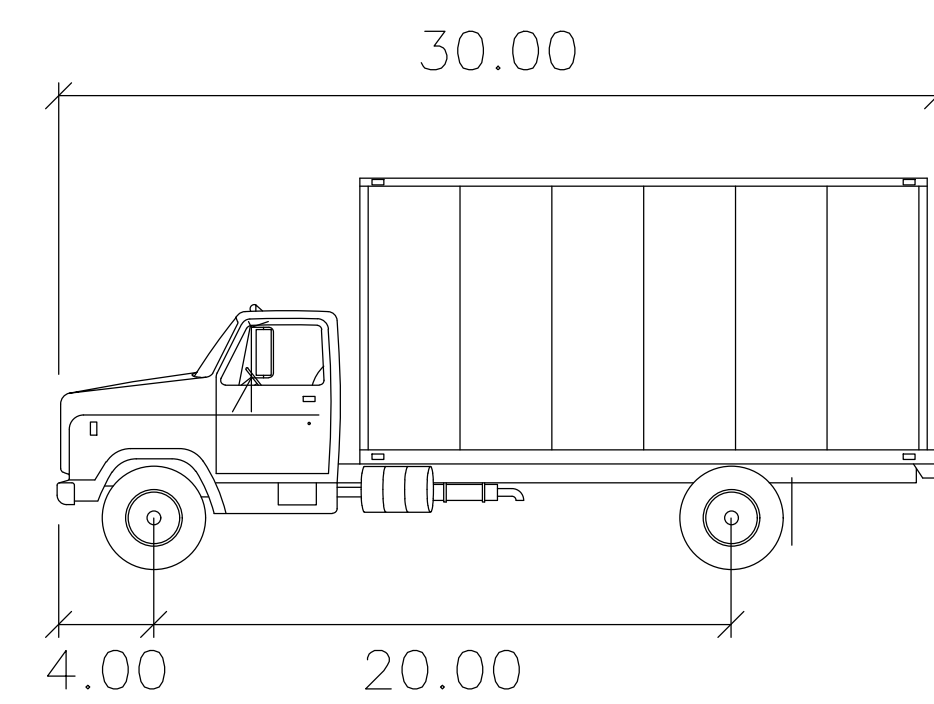
Attachment: GRADING PLAN (8987 - 400, 418 & 424 N. Main Street - Apex 400 Final PUD)

E.1.2

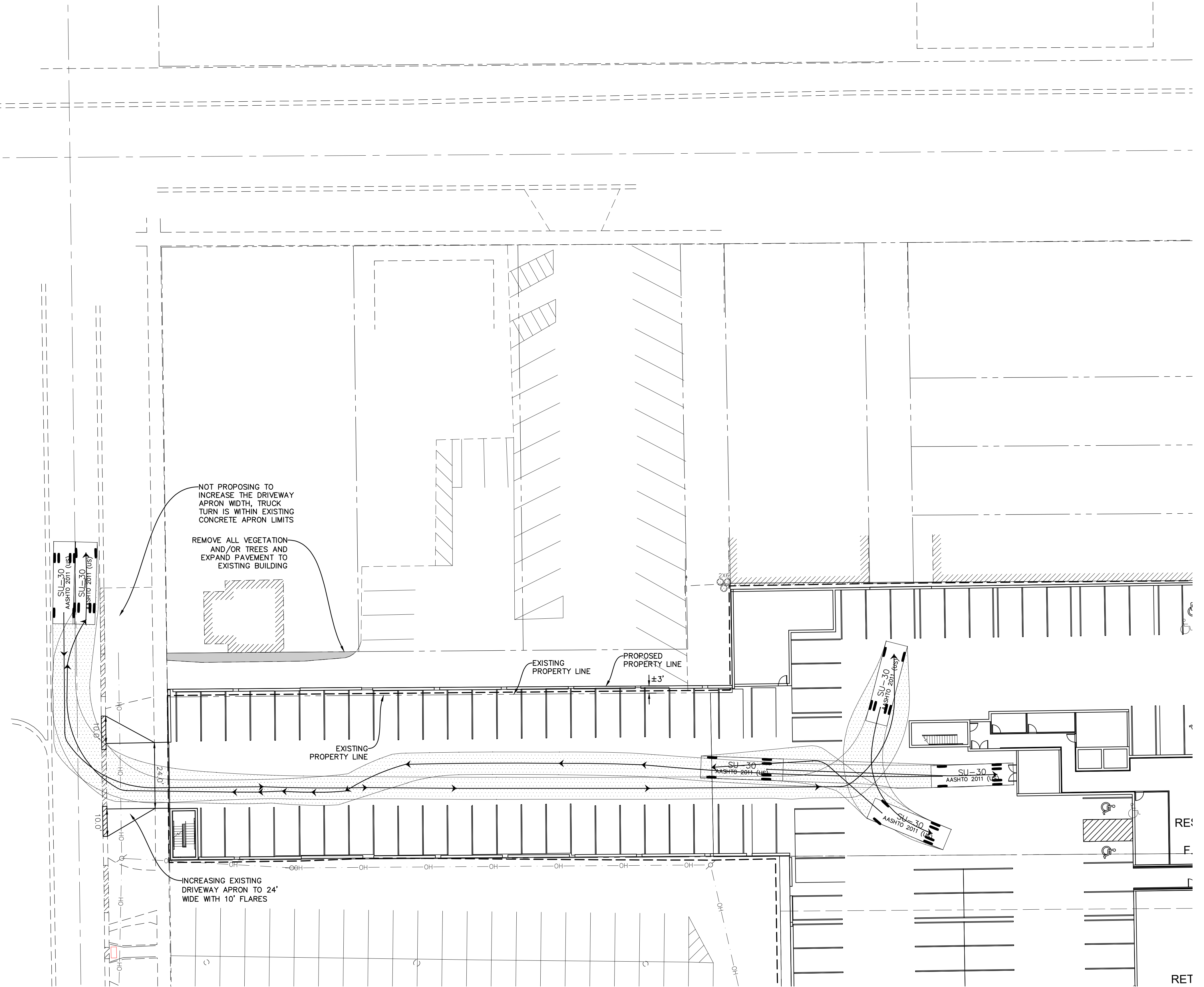


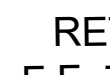
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4





SU-30 feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8





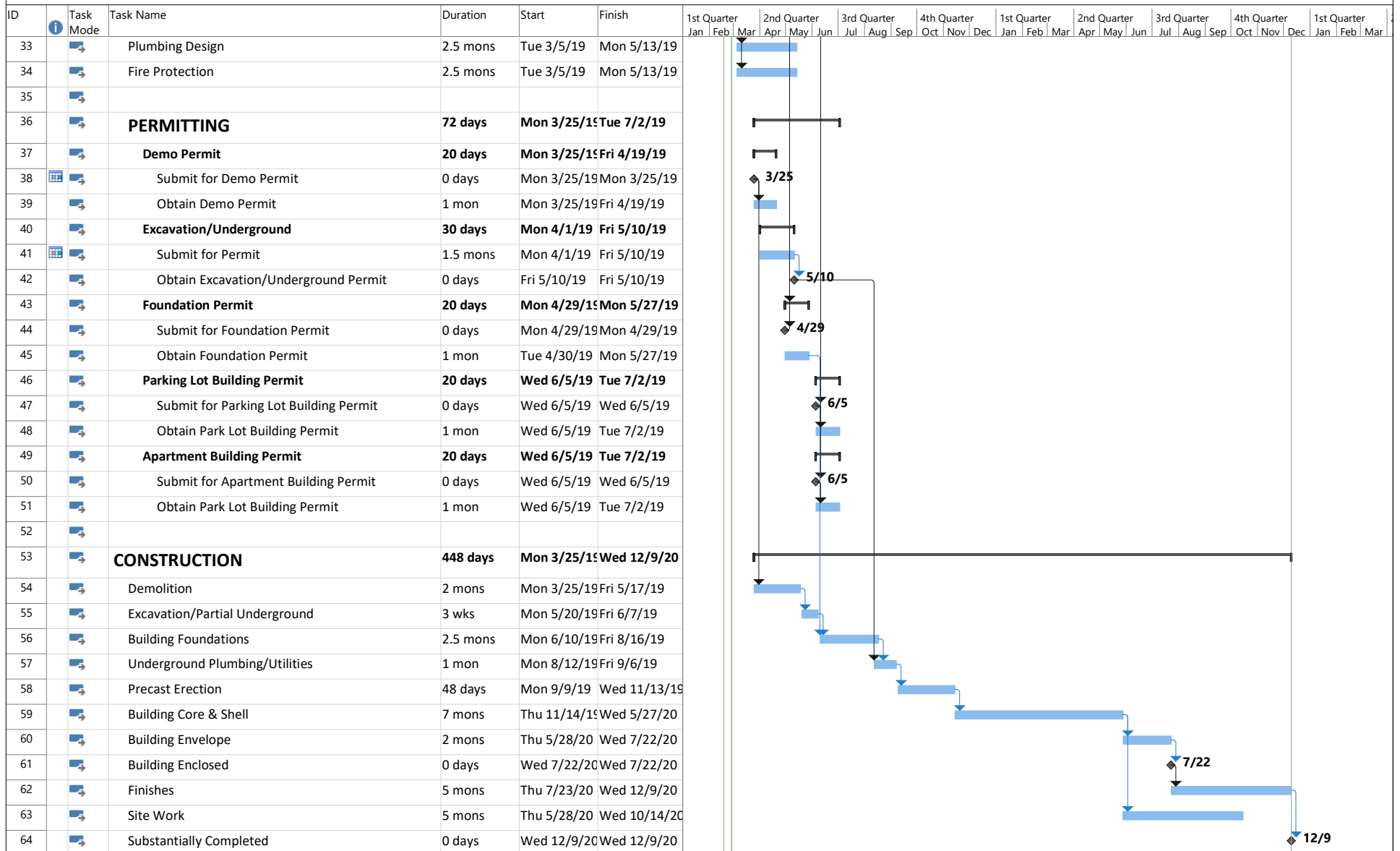
APEX 400 PRELIMINARY SCHEDULE - 2/27/2019

ID	Task Mode	Task Name	Duration	Start	Finish	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar
1		PRECONSTRUCTION	73 days	Fri 2/22/19	Wed 6/5/19									
2		Architectural Design	73 days	Fri 2/22/19	Wed 6/5/19									
3		Finalized Unit Layout for MEPs	0 days	Tue 3/5/19	Tue 3/5/19									
4		Finalize Core and Shell/Demising Walls	0 days	Tue 3/5/19	Tue 3/5/19									
5		Issued Design Development Drawings	0 days	Thu 4/11/19	Thu 4/11/19									
6		Issued for Foundation Permit Drawings	0 days	Mon 4/29/19	Mon 4/29/19									
7		Issued for Bid Drawings	0 days	Mon 4/29/19	Mon 4/29/19									
8		Submit for Building Permit (33% CD)	0 days	Wed 6/5/19	Wed 6/5/19									
9		Issue "Issued for Construction Drawing"	0 days	Thu 5/30/19	Thu 5/30/19									
10														
11		Framing (Denk & Roche)	47 days	Fri 2/22/19	Mon 4/29/19									
12		Preliminary Design (Line Loads) For Precast	3 wks	Tue 3/5/19	Mon 3/25/19									
13		Loading Design Completed (Submitted for Permit but not coordination)	5 wks	Tue 3/26/19	Mon 4/29/19									
14		Shop Drawings	8 wks	Fri 2/22/19	Thu 4/18/19									
15														
16		Precast (Mid-States Precast)	200 days	Mon 2/18/19	Fri 11/22/19									
17		Confirm Design Loads from Denk & Roche	1 wk	Tue 3/26/19	Mon 4/1/19									
18		Design Development	9 wks	Mon 2/18/19	Fri 4/19/19									
19		Precast Shop Drawings	9 wks	Mon 4/22/19	Fri 6/21/19									
20		Shop Drawing Approval	4 wks	Mon 6/24/19	Fri 7/19/19									
21		Begin Fabrication	0 days	Fri 7/19/19	Fri 7/19/19									
22		Fabrication	9 wks	Mon 7/22/19	Fri 9/20/19									
23		Install Panels	9 wks	Mon 9/23/19	Fri 11/22/19									
24														
25		Structural Design	34 days	Wed 3/13/19	Mon 4/29/19									
26		Conceptual Design	2 wks	Wed 3/13/19	Tue 3/26/19									
27		Receive Loading Information (Precast and Framing System)	4 wks	Tue 4/2/19	Mon 4/29/19									
28		Finalize Design "Issued for Foundation Permit"	0 days	Mon 4/29/19	Mon 4/29/19									
29														
30		MEP/FP Design & Coordination	86 days	Tue 3/5/19	Tue 7/2/19									
31		Mechanical Design	2.5 mons	Tue 3/5/19	Mon 5/13/19									
32		Electrical Design	2.5 mons	Tue 3/5/19	Mon 5/13/19									

Project: 02.27.19
Date: Wed 2/27/19

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

APEX 400 PRELIMINARY SCHEDULE - 2/27/2019



Project: 02.27.19
Date: Wed 2/27/19

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			