



Minutes
Village of Glen Ellyn
Special Meeting
Monday, July 8, 2019
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. 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	Excused	
Craig R. Pryde	Village Trustee	Present	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	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	
Julius Hansen	Public Works Director	Excused	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Greg Jones	Village Attorney	Present	
Rich Daubert	Professional Enginner	Present	
Kelly Purvis	Planner	Present	
Amy McKenna	Development Civil Engineer	Present	
Cole Jackson	Associate Planner	Present	

D. Village Recognition: (Village Clerk)

The Glen Ellyn Chamber of Commerce sent a letter of appreciation for the Village's assistance with the 2019 Taste of Glen Ellyn. The Chamber notes that the Taste's success would not have been possible without the cooperation, time, energy and support of the Village as well as the hardworking employees of the Glen Ellyn Police Department and Public Works.

E. Audience Participation

1. Open:

None.

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

RESULT:	APPROVED [5 TO 0]
MOVER:	Kelli E. Christiansen, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Pryde, Christiansen, Thompson, Senak
EXCUSED:	Fasules
PRESENT:	McGinley

Motion to approve the following items (Trustee Christiansen):

1. Glen Ellyn Village Board - Special Meeting - Jun 17, 2019 6:30 PM
 2. Glen Ellyn Village Board - Regular Workshop Meeting - Jun 17, 2019 7:00 PM
 3. Approve the Recommendation of Village President Diane McGinley for the Appointment of Zoning Board of Appeals Commissioner Michelle Covington, for a Term Ending May 31, 2022.
 4. Ordinance No. 6702 An Ordinance Approving a Variation from the Interior Side Yard Setback Requirement for a Deck on the Property Located at 532 Turner (Community Development Director Springer)
 5. Ordinance No. 6703, An Ordinance Approving a Variation from the Front Yard Setback Requirement for a Front Porch on the Property Located at 431 Carleton Avenue (Community Development Director Springer)
- G. 2019-2020 Refuse Rates (Presented by Finance Director Coyle) (Trustee Pryde)**
1. Ordinance No. 6704-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code

Finance Director Coyle presented information on the 2019-2020 refuse rates and stated each year the Village Board meets to discuss the refuse rate changes which will take effect on the August 1, 2019 Village Services bill. Finance Director Coyle stated the current contract increases rates by CPI, with a minimum increase of 3% and a maximum increase of 5%, and this year's base rates will increase by 3% in accordance with the contract. Finance Director Coyle stated staff has reviewed the supplemental rates and is proposing a total increase to the supplemental rate of \$0.33 per account per month. Finance Director Coyle reviewed the Branch and Brush Rate, the Toter Rate, the Administrative Fee and the Clean Sweep. Finance Director Coyle stated the Village received no recycling rebates for 2018 so there is no credit for these in the 2019-2020 year. Finance Director Coyle stated based on the projections, the fund will remain in compliance with its reserve policy (25% of operating expenses) over the remaining life of the contract.

Trustee Enright asked if the Village will ever receive recycling rebates again. Finance Director Coyle stated this rebate has been at zero so the Village is not counting on this. Trustee Enright asked if the Village could be charged for recycling to which Finance Director Coyle stated not in this contract.

RESULT:	APPROVED [5 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Pryde, Christiansen, Thompson, Senak
EXCUSED:	Fasules
PRESENT:	McGinley

H. Avere on Duane (Presented by Community Development Director Springer) (Trustee Enright)

Community Development Director Springer presented background on Avere on Duane which is being proposed by petitioners Reva Development Acquisitions, LLC, which consists of Warren James and Matt Nix. Community Development Director Springer stated the petitioners are the contract purchasers of the properties located at 427-443 Duane Street and 4254 and 431 Melrose Avenue, and they have submitted a formal application for the Planned Unit Development of the subject properties with a new multi-family residential building featuring 48 luxury apartment units, an underground parking garage and a surface parking lot on the south side of the site. Community Development Director Springer stated the subject properties are located on the south side of Duane Street between Melrose Avenue and Prospect Avenue with a portion of the site extending southerly along the east side of Melrose Avenue. Community Development Director Springer stated a majority of the property is zoned C5B Central Business District, Central Service Subdistrict, and the property extending southerly along Melrose Avenue is zoned R4 Residential and R2 Residential.

Community Development Director Springer stated the petitioners are requesting approval of a Special Use for a Planned Unit Development with 8 deviations, a Special Use Permit to allow multi-family dwelling units in the C5B Central Business District, a Zoning Map Amendment, a Sign Variation, Exterior Appearance Approval, a Redevelopment Agreement and the consolidation of the lots. Community Development Director Springer stated the consolidation of the lots is reviewed and approved by staff. Community Development Director Springer showed an overview map of the properties and stated the Comprehensive Plan does highlight this part of the downtown where multi-family developments would be fine. Community Development Director Springer stated in the Trustees' packet was a market analysis submitted by the petitioners, showing the demand in the area for this type of housing.

Community Development Director Springer stated the building height in C5B is allowed to be a maximum of 55 feet and 4 stories, and if there is underground parking, an additional 5 feet in height is allowed so a maximum of 60 feet would be allowed. Community Development Director Springer stated the building is proposed to be 68.65 feet. Community Development Director Springer stated the average existing grade is where the Village measures the height, and in this case, even though the first floor is 9 feet higher than the average grade which puts the petitioners at a disadvantage due to the Zoning Code.

Trustee Enright asked about the height of the Glen Ellyn Public Library to which Community Development Director Springer stated it is 64 feet, with the highest ridge at approximately 69 feet. Trustee Senak asked if the library is measured at the average existing grade as well. Trustee Pryde stated every site is unique due to the grade of the site. Community Development Director Springer showed a graphic on how average grade is measured and explained this process. Community Development Director Springer stated the average grade depends on the topography of the site. Village Planner Purvis showed a grade elevation map and stated the site does go up 20 feet from the north to the south of the site.

Community Development Director Springer stated the petitioners are proposing shortened setbacks so the development is moved forward more on the site so there is an increase in distance between the building and the existing single-family homes to the south. Community Development Director Springer stated in the Code, the setbacks are to be 25 feet for a residential development. Community Development Director Springer stated the petitioners are proposing a 17.81-foot setback along Melrose Avenue, an 8-foot setback along Prospect Avenue and a 10-foot setback along Duane Street. Community Development Director Springer stated the library has an 8-foot setback from Duane Street.

Community Development Director Springer stated there will be a surface parking lot proposed to the south of the site, and this lot will be made up of pavers. Community Development Director Springer stated there will also be underground parking with 48 spaces which is 1 space per unit which will be numbered and assigned. Community Development Director Springer stated the surface parking lot will have an additional 34 spaces for residents and guests. Community Development Director Springer stated the site's proposed parking ratio will be 1.7 spaces per unit. Community Development Director Springer stated Code stated 1.92 spaces per unit, but staff is fine with the 1.7 spaces. Community Development Director Springer stated there was a traffic study done by KLOA and reviewed by the Village's Traffic Consultant, and the traffic generated by this development will be lower than the traffic for the existing buildings on this site now. Community Development Director Springer stated this is a low-lying site, but is not in a flood plain. Community Development Director Springer stated there have been water issues in this area when there are heavy rains. Community Development Director Springer stated the petitioners will be creating less impervious surface than what is currently on the site, and the stormwater will be re-routed to Prospect to avoid water in the low area on Duane Street and to go to a larger storm sewer. Community Development Director Springer stated the proposed landscaping plan far exceeds the Village's requirements, and there will be a 6-foot wood fence as a buffer. Community Development Director Springer stated staff reviews the Exterior Appearance for this project.

Community Development Director Springer stated all documentation required to meet the minimum contents to constitute a preliminary plan were provided for the Plan Commission's review; however, 3 items from the list of supporting documentation were not provided as these pieces were addressed in other ways. Community Development Director Springer stated the 3 items were a Cost Revenue Study, an Environmental Impact Study and a Covenants, Conditions and Restrictions. Community Development Director Springer stated the Plan Commission did review this project at a public hearing, and the Plan Commission did recommend approval of this proposed development.

Trustee Senak asked why the plans were submitted to the Plan Commission sequentially. Community Development Director Springer stated she has authority to do this per the Zoning Code, and this was based on a decision on knowing the Plan Commission, the Village Board and the community. Community Development Director Springer stated the Plan Commission did not see anything different. Trustee Senak asked if this was done by Community Development Director Springer or asked for by the developer. Community Development Director Springer stated there were conversations about this along the way, and the Comprehensive Plan and the Downtown Plan supported this so it was her decision. Trustee Pryde stated the level of detail in the submittal far exceeds what would normally be submitted.

Trustee Christiansen asked about the piece about any other deviations necessary to construct the development as depicted on the plans presented. Community Development Director Springer stated this is standard language in all public notices and is a catch-all in case something comes up.

Trustee Enright asked about the landscape plan by the surface lot. Community Development Director Springer showed on the site plan where the 6-foot fence will run and stated there will be a retaining wall too along with shrubs inside the fence.

Trustee Senak stated there will be a number of covenants with this and asked if this would run with the land to which Attorney Jones stated it will.

Warren James, principal with Reva Development, stated he has been in the business for 32 years as a builder and developer, with the past 8 years in multi-family development. Mr. James reviewed Reva's other developments, the existing conditions of the properties, the residential site plan, the current grade conditions, the building elevations, the building height, the building's amenities and apartment floor plans.

Matt Nix, principal with Reva Development, stated this type of development is in response to the down-sizing/empty-nester market. Mr. Nix stated they are creating products for people who have not rented in 25 to 30 years or more. Mr. Nix stated this type of development is for a renter-by-choice profile who is seeking flexibility by renting. Mr. Nix reviewed the market factors, the benefits of renting and the benefits to the community.

Trustee Enright asked about the retaining wall. Mr. James stated it will remain as it is holding back the property to the south. Trustee Enright asked if they could plant larger trees to help with the screening to the neighboring properties. Mr. James stated the landscape plan does exceed the Village's requirements, but they would be happy to screen better if they need to. Trustee Enright stated he feels the neighbors have some legitimate concerns that needs to be listened to.

Trustee Senak asked if Reva owns all their developments. Mr. James stated Reva owns the Deer Park one, but not the others. Mr. James stated Avere on Duane will be owned by Reva as they are using their own private and personal funds. Trustee Senak asked if this be LEED certified. Mr. James stated most of the communities are LEED Silver. Trustee Senak asked if this development would qualify for LEED Silver. Mr. James stated they can build to the standard, but it will not be LEED certified. Trustee Senak asked to Mr. James' knowledge, if anyone who is employed by the Village or sits on the Village Board or a Village Commission have a financial interest in this development to which Mr. James stated no.

Village Manager Franz summarized the past year on this project and stated the proforma was reviewed at a Village Board Workshop in June 2018 and has since been updated. Village Manager Franz stated the Redevelopment Agreement was drafted with Attorney Jones. Village Manager Franz reviewed the 7 essential business terms of the Redevelopment Agreement, including the 90%/10% (developer/village) split for the performance-based agreement, a cap of 10 years and an open-book approach. Village Manager Franz stated the incentives would be performance-based, include only the increment being generated by the project and be paid directly from the TIF District Fund, eliminating any risk to other Village funds.

Bob Rychlicki, President at Kane, McKenna and Associates, Inc., stated they have reviewed and analyzed Reva's proforma and incentive request. Mr. Rychlicki stated there would be an incremental increase in tax revenue. Mr. Rychlicki explained the TIF program and how it can be used. Mr. Rychlicki stated the risk position is being shifted to the petitioners.

Trustee Enright asked if any taxpayer dollars are going toward this to which Mr. Rychlicki stated this feeds its own.

Claudia Schafer, who resides at 410 Melrose Avenue, stated you cannot compare the library to Avere as Avere carries the height along the entire structure. Ms. Schafer stated the Avere development will create negative home values, and the neighborhood is already over-saturated with parking. Ms. Schafer stated they need a project that will provide the recommended number of parking spots per unit. Ms. Schafer stated the dream of 48 families will be the nightmare of 100 or more other people. Ms. Schafer stated the

Village really needs additional affordable housing for seniors, and they need a project more physically suited in this location.

Arthur Borkowski, who resides at 693 Elm Street, stated they are soon to be empty-nesters and still want to call Glen Ellyn home. Mr. Borkowski stated they would like to be close to the library, the downtown and other amenities. Mr. Borkowski stated he would like to be the first on the list to rent at Avere as it checks all his boxes to stay in Glen Ellyn. Mr. Borkowski stated he is strongly in favor of this.

Jim Bertholdt, who resides at 674 Essex Road, stated he and his wife are empty-nesters and will be looking to sell their home in the next few years. Mr. Bertholdt stated they would like to stay in Glen Ellyn, and he thinks this development will be a plus for Glen Ellyn. Mr. Bertholdt stated they will probably go down to 1 car as they will walk to the downtown. Mr. Bertholdt stated he likes the way they are talking about this development.

Jeff Scribner, who resides at 432 Hillside Avenue, stated he is there representing his family and his in-laws who live at 413 Melrose Avenue. Mr. Scribner stated he would like to see more sanity for the scale of this project as he does not think the scale of this project fits the neighborhood, and it should be only 3 stories. Mr. Scribner stated he has not been contacted by the petitioners, and none of his neighbors have been contacted either. Mr. Scribner stated the traffic will go up. Mr. Scribner stated at the Plan Commission meeting, the owner of 424 Prospect spoke as there was an offer made on their property. Mr. Scribner stated the petitioners should possibly get this property and convert it to a park space.

Adam Carter, who resides at 426 Hillside Avenue, stated development is needed in this area, but he urges the Village Board not to jump on the first development to come as this is a square peg in a round hole. Mr. Carter stated the 3-D model shown at the Plan Commission shows how out of scale this development will be. Mr. Carter stated this would be a concrete monolith that does not fit there. Mr. Carter stated the traffic study is based on statistics and not reality. Mr. Carter stated the constituents are not asking for this en masse so is this best. Mr. Carter stated he urges the Village Board to practice restraint and patience as they do not need an enormous apartment building in the community. Mr. Carter stated if the Village Board goes forward with this, they will irreversibly alter the nature of the downtown.

Trustee Enright stated he would like to see a few units put aside for affordable housing and see a meeting between the developers and the neighbors to help alleviate any concerns and reach an agreement. President McGinley stated the residents have benefitted as the developers moved the building up so it will be further away from the residents. President McGinley reviewed the benefits of this project, including stormwater improvements, burying the ComEd lines, the 6-foot wood fence and shrubs for screening and the roof matching the library.

Trustee Pryde stated the Village Board should address affordable housing down the road. Trustee Pryde stated to do affordable housing, there needs to be a source of funding to complete this. Trustee Pryde stated there are different levels of affordability that can be provided. Trustee Pryde stated he does not want to layer the affordable housing piece on unless it was talked about at the onset of the project. Trustee Pryde stated he thinks the architecture being presented is consistent with the architecture in the Village.

Trustee Senak asked to see the 3-D rendering shown at the Plan Commission. Community Development Director Springer put this on the screen and then showed other multi-story structures in town that are next to single-family homes.

Community Development Director Springer reviewed the Affordable Housing piece and stated per legislation, there has to be at least 10% of affordable housing in the community. Community Development Director Springer stated Glen Ellyn has 15.9%, and this is in line with other nearby communities.

Trustee Thompson stated he likes the idea of a housing-stock mix coming to Glen Ellyn. Trustee Thompson stated this area does need to be redeveloped, and he thinks the project looks attractive. Trustee Thompson stated he is fine with the height, the pitch of the roof, the setbacks, the landscaping and the sign variation. Trustee Thompson stated he thinks the parking is logical. Trustee Thompson stated he is concerned about the traffic, stormwater and the landscape screening. Trustee Thompson stated he thinks the TIF benefits are outstanding, and this will add more residential units to the downtown. Trustee Thompson stated he thinks the project will increase home values in the area. Trustee Thompson stated he is concerned about senior housing and affordable housing. Trustee Senak thanked Reva and the Village staff for this great effort. Trustee Senak stated the height is obviously an issue, and it is not one size fits all in Glen Ellyn. Trustee Senak stated he does not believe the height of this project is prohibitive, and it will be 22 feet lower than the Apex development. Trustee Senak stated they are only seeking an 8-foot variation on height. Trustee Senak stated this development will be located off Main Street on an east/west street which will not obscure light down Duane Street. Trustee Senak stated the petitioners have complied with the necessary requirements under the Special Use Permit and met each criteria so he is in favor of the project. Trustee Christiansen thanked the developers for their thoughtful and thorough work on the project. Trustee Christiansen stated she has concern around the cookie-cutter design, the parking, the setbacks and the perimeter seat wall, the precedent that these setbacks could bring, the increase in traffic and the rental rates. Trustee Christiansen stated she sees a lot of potential here and does think the revenue to the library, Village and schools are an upside. Trustee Enright stated the developer donations will be helping the Park District, the schools, the Fire Company and the Glen Ellyn Library. Trustee Enright stated he does request that the developers meet with the neighbors to come to an agreement that will appease the neighbors. Trustee Pryde stated he does not think the property values will go down. Trustee Pryde stated he supports the parking ratios. Trustee Pryde stated the Village Board can only vote on what is put in front of them, and Reva has demonstrated success with projects. Trustee Pryde stated he is not opposed to a developer and neighbor meeting, but he is fine with the current landscape plan as it is per Code. Trustee Thompson stated the Village could possibly put the staff and Forestry team on the tree issue. Trustee Thompson stated there is a tree cost-sharing program. President McGinley stated this is only for parkway trees. Mr. James stated they would be happy to meet with the neighbors. President McGinley stated this is fine, but does not need to be officially included in the motion.

1. Ordinance No. 6705, An Ordinance Approving a Redevelopment Agreement, Subject to Attorney Review, Between the Village of Glen Ellyn and Avere on Duane, LLC, concerning 427-443 Duane Street and 425 and 431 Melrose Avenue

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	McGinley, Enright, Pryde, Thompson, Senak
NAYS:	Christiansen
EXCUSED:	Fasules

2. Ordinance No. 6706, An Ordinance Granting Approval of a Special Use Permit for a Preliminary and Final Planned Unit Development, a Special Use Permit, a Zoning Map Amendment, a Sign Variation, and the Exterior Appearance of a Multi-Family Residential Development to be Known as Avere on Duane and Located at 427-443 Duane Street and 425 and 431 Melrose Avenue.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	McGinley, Enright, Pryde, Thompson, Senak
NAYS:	Christiansen
EXCUSED:	Fasules

I. Reminders

1. A Village Board Workshop is scheduled for Monday, July 15, 2019 at 7:00 PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, July 22, 2019 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

J. Other Business

None

K. Adjournment

Adjournment

RESULT:	APPROVED [5 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Pryde, Christiansen, Thompson, Senak
EXCUSED:	Fasules
PRESENT:	McGinley

Respectfully submitted, Debbie Solomon Recording Secretary

Reviewed and approved, John A. Chereskin Village Clerk