



Agenda
Village of Glen Ellyn
Special Village Board Workshop
Monday, May 17, 2021
7:30 PM

Glen Ellyn Civic Center, Galligan Board Room
Meeting Held Virtually - Via Zoom Only

Meeting Procedures Statement

This meeting will be conducted by audio and video conference as well as broadcasted on cable and streamed online without a physically present quorum of the Village Board because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in this meeting at the appointed date and time, please visit the following link:
<https://us02web.zoom.us/j/81953764115?pwd=K2tsOWI2TW80UHdVR0poMjlDSkI3Zz09>

Password: 451111

Or join by telephone:

*Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799
or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669
900 9128*

*Webinar ID: 819 5376 4115
Passcode: 451111*

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Audience Participation**

1) Open:

The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. To participate in this meeting at the appointed date and time, please visit:

<https://us02web.zoom.us/j/81953764115?pwd=K2tsOWI2TW80UHdVR0poMjlDSkI3Zz09>

In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment. Members of the public are welcome to speak or submit public comment forms on any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

E. US Bank Site Concept Discussion (Presented by Community Development Director Springer) (Discussion Only)

- 1) Community Development Director Springer will present and review preliminary development concepts for the US Bank site at Forest Avenue and Duane Street.

F. Other Business

G. Motion to adjourn to Executive Session for the discussion for the selection of a person to fill a public office, including a vacancy in public office, pursuant to 5 ILCS 120/2 (C)(3), without returning to open session thereafter



**Glen Ellyn Village
Board**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/17/2021 7:30 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1127)**

DOC ID: 2021-1127

Community Development Director Springer will present and review preliminary development concepts for the US Bank site at Forest Avenue and Duane Street.

Statement of the Issue:

Please see attached memo.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Workshop Memo 05-17-2021
2. 2001 Comp Plan Sections
3. 2009 Downtown Strategic Plan Sections
4. 2020-2022 Strategic Plan Summary
5. 2021 Draft Comp Plan Section
6. Concept Plans Prepared by OKW Architects

MEMORANDUM



TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager

DATE: May 13, 2021

RE: Village Board Workshop Discussion – May 17, 2021
Proposed multi-family development on the US Bank site located at 453 Forest Avenue & 576-580 Duane Street

Request. Reva Development Partners are seeking informal feedback from the Village Board of Trustees on a multi-family development proposal for the US Bank site (453 Forest Avenue) and the adjacent property to its east (576-580 Duane Street). The property is currently under contract, and the development team is in the process of preparing a plan for the site. Reva Development Partners recently completed a multi-family development project called Avere on Duane, located on Duane Street between Prospect Avenue and Melrose Avenue, across from the Glen Ellyn Public Library.

Background. The subject property is located on the northeast corner of Forest Avenue and Duane Street in the C5B Central Service Subdistrict. The assemblage of the two properties would result in a site of approximately 1.23 acres. The surrounding zoning and land uses are as follows:

North:	Conservation Recreation District	Prairie Path Park
East:	C5B Central Service Subdistrict	Office Building
South:	C5B Central Service Subdistrict	Funeral Home
South:	R4 Residential District	Multi-Family Residential Buildings
West:	C5B Central Service Subdistrict	Municipal Parking Lot

Village Planning Documents. The following are brief summaries from various long and short- range Village planning documents related to the subject property, and recommendations for residential development in the downtown. All plan sections noted below are attached for the Village Board's review.

2001 Comprehensive Plan – The 2001 Comprehensive Plan does not highlight the bank site as a potential development site. Page 48 of the Comprehensive Plan indicates that the site is outside of the pedestrian shopping area. On page 42 of the plan it is noted that downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units.

2009 Downtown Strategic Plan – On page 7.6 of 12 of the Downtown Strategic Plan, this area is highlighted as an opportunity site. It is suggested that the bank property should be retrofitted into a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern. It is also noted on page 7.3 of 12 that the Village should increase the number of downtown residential living opportunities. Page 8.3 of 8 indicates that 450 new dwelling units should be constructed in the downtown.

2020-2022 Strategic Plan – One of the top five strategic priorities of the Strategic Plan is Development. The specific target indicated in the plan is the addition of 400 new multi-family units in the downtown by 2022.

2021 Draft Comprehensive Plan – The US Bank site is highlighted as a catalyst site in the Village’s draft Comprehensive Plan. Catalyst sites are those sites that are vacant and/or underutilized parcels where redevelopment of the site could have a significant positive effect on the surrounding area. The concept illustrated in the plan is a three to four-story mixed use development with ground floor commercial along Forest Avenue and condominiums or apartments on the upper floors. Townhomes are suggested as an acceptable alternative. The plan suggests that through coordination with the Glen Ellyn Park District, Prairie Path Park might also be enhanced as part of the redevelopment of the site.

Project Description. Reva Development Partners have provided a concept design for a multi-family development (attached), which includes a draft site plan, floor plans, building sections and three-dimensional block models of the proposed building. The number of units has not been determined at this point and will be dependent upon how much parking they are able to provide to support the residential units. The exterior architectural appearance for the project has not yet been designed. The project features a unique residential product with a combination of townhome units (along the Duane Street frontage) and apartments. Additional details about the project that are known at this time are noted below. Please note, additional deviations are likely to be determined upon submittal of a formal application and more detailed plans for the site.

Building Height – A four-story building is proposed, with a height of 45 feet to the top of the roof. Please note, the height shown on the attached plans does not include any rooftop units, elevator overruns, or a building parapet – which will all be included in the overall height for the structure. A building height of 60 feet is permitted in the C5B District. The petitioner does not anticipate a request for a building height deviation.

Step Backs – The fourth floor of the building is stepped back 12 feet along the Duane Street and Prairie Path frontages reducing the overall bulk of the building. The Zoning Code requires that portions of a building that exceed 45 feet be stepped back from the front building façade not less than 15 feet. It is anticipated the main bulk of the building will be below 45 feet. On this property, the Forest Avenue side of the building would be defined as the front. Therefore, a deviation would be required for this step back requirement along Forest. However, in lieu of a 15-foot step back for any portion of the building above 45 feet along Forest, the developer has proposed a 12-foot step back along Duane and the Prairie Path, the long sides of the building, which will offer a greater bulk reduction than meeting the zoning Code requirement. The developers have indicated that they have designed the building to be sensitive to the adjacent park and Duane Street side of the development, which effectively acts as the front of the site.

Setbacks – The proposed design for the site includes a subgrade parking garage, which would project out of the ground by several feet in some locations, creating a terracing effect. The parking garage footprint would extend beyond the residential building footprint by several feet on all sides of the building. The below chart shows what the required setbacks for the C5B District are for multi-family buildings; what the proposed setbacks to the partially below grade parking garage would be; and what the setbacks would

be for the majority of the building (floors 1-4). Setback deviations would be required for each setback requirement.

	Required	Garage	Floors 1-3	Floor 4
North (Interior Side)	15 Feet	0-4 Feet	15 Feet	27 Feet
South (Corner Side)	25 Feet	5 Feet	20 Feet	32 Feet
East (Rear Yard)	30 Feet	0 Feet	18 Feet	18 Feet
West (Front Yard)	25 Feet	2 Feet	17 Feet	17 Feet

Lot Coverage – Due to the unique layout of the building, with the larger garage footprint, the proposed lot coverage would be near 92%. The residential portion of the building covers approximately 50% of the site. The Zoning Code allows a lot coverage of 65%, therefore a deviation would be needed for the lot coverage of the proposed garage structure.

Impervious Surface Setback – The access to the below grade parking garage is proposed from Duane Street. The driveway is approximately 18 feet wide and would be constructed up to the property line on the east side of the site. An impervious surface setback of 8 feet 3 inches is required. A deviation would be needed for the driveway in its proposed location.

Access & Circulation – As noted above, the entrance to the parking garage would be accessible from a one-way access drive off of Duane Street. Vehicles would exit the garage from a one-way drive onto Forest Avenue.

Parking – The proposed parking garage design features 134 parking stalls. The parking ratio is unknown at this time as the number of dwelling units has yet to be determined.

Park Amenity – While the project would be predominately residential, the developers would like to incorporate a space adjacent to Prairie Path Park, where a small vendor(s) might sell Italian Ice, coffee, etc. The proposed “park amenity” is designated on the northwest part of the site plan and is approximately 1,300 square feet in area.

Prairie Path Park – The developers have been in contact with the Glen Ellyn Park District to begin discussing the potential to work together to improve Prairie Path Park and/or coordinate the open space for the development so that it enhances rather than detracts from the existing park.

Approval Process. In order to construct the project as proposed the developers will go through the following approval process:

1. Pre- Application – A pre-application conference will be held with the Plan Commission to provide informal feedback to the developers on the overall development, any deviations that might be necessary, and proposed design of the building.
2. Formal Submittal & Staff Review – Staff will review the formal submittal of the plans and applications for the required approvals. Once determined to be complete, a public hearing will be scheduled with the Plan Commission.

3. Public Hearing – The Plan Commission will conduct a public hearing and consider the requests for a Preliminary and Final Planned Unit Development with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, and Exterior Appearance approval. The Plan Commission will make a recommendation to the Village Board.
4. The Village Board will consider the requests for a Preliminary and Final Planned Unit Development with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, and Exterior Appearance approval and approve, approve with conditions, or deny the requests.
5. If the project is approved, the developers will submit a Plat of Consolidation which will be administratively reviewed.

Action Requested. The Village Board is requested to provide feedback to Reva Development Partners on the concept plans submitted for the subject property. This feedback will assist the developers in designing formal plans for Village review. The Village Board may wish to provide feedback on the following:

1. Any expectations for inclusion of affordable units into the development. Whether those units should be priced for residents earning 60% of the area median income (affordable as defined by the Illinois Housing Development Authority), or 80-120% of the area median income (work force housing).
2. Any expectations related to the building façade and building materials to be used.
3. Any expectations for commercial square footage.
4. Any concerns related to the deviations that have been identified.
5. Any concerns related to the overall site design.

Attachments.

- Applicable Sections from the 2001 Comprehensive Plan
- Applicable Sections from the 2009 Downtown Strategic Plan
- 2020-2022 Strategic Plan Summary
- Applicable Sections from the 2021 Draft Comprehensive Plan
- Concept Plans prepared by OKW Architects

Cc: Warren James, Reva Development
Matt Nix, Reva Development
Fritz Duda, Reva Development

The primary traffic issues within Downtown relate to the delays caused by rail traffic along the Union Pacific line that passes through the heart of the commercial area. While Downtown is served by three at-grade crossings, the delays at these crossings are a concern to many residents and business persons and a constraint to emergency vehicle response.

- **Parking.** Parking within Downtown is provided by a series of off-street parking lots and curb parking spaces along most streets. In addition to a number of private parking lots that serve specific businesses, the Village operates twelve municipal parking lots located both north and south of the railroad. Spaces in several municipal lots are designated for commuters.

A recent parking study undertaken by the Glen Ellyn Economic Development Corporation determined that, while there is an adequate number of total parking spaces to serve Downtown, parking is not well distributed, particularly within the heart of the commercial area. Parking concerns will increase in the future as Downtown continues to experience new development.

- **Appearance and Character.** Downtown has an attractive appearance and character due in part to its small, compact size; a number of buildings with architectural and historic interest; the area's pedestrian orientation; recent streetscape improvements along several streets and walkways; the presence of the Prairie Path; and the close proximity of attractive and well maintained in-

stitutional properties and residential neighborhoods.

However, several improvements could be undertaken to further upgrade the image, appearance and convenience of the Downtown streets, buildings, parking lots and open spaces.

Improvement and Development Guidelines

Downtown should continue to be improved and enhanced as the historic, pedestrian-oriented shopping, service and multi-purpose focal point for Glen Ellyn. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of the mix of uses and the range of businesses, services and other activities it offers to the community.

The traditional image and character of Downtown should be maintained and enhanced, existing uses and properties should be improved and upgraded, public improvements should be undertaken to enhance the public rights-of-way, and compatible new development and redevelopment should be promoted in selected locations.

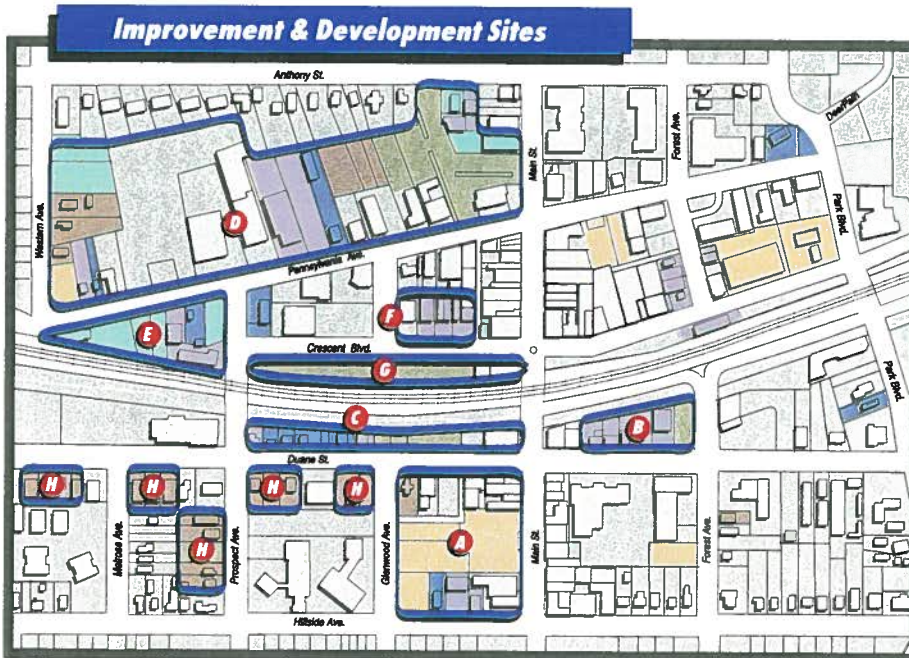
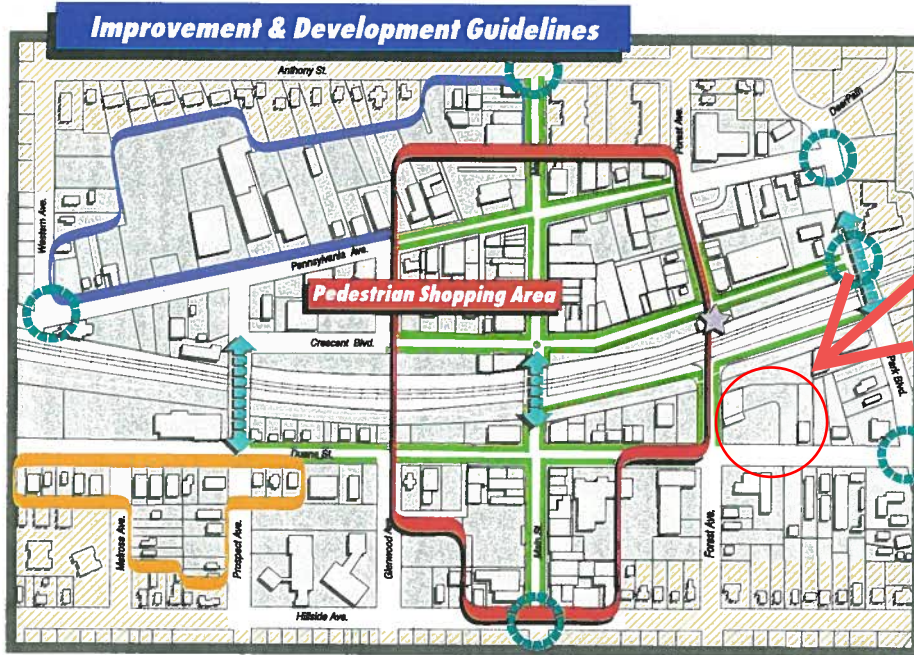
Improvement and development recommendations for Downtown Glen Ellyn are described below and highlighted in Figures 12 and 13. Recommendations relate to: a) land-use, b) existing buildings, c) new construction, d) streets and transportation, e) parking, f) streetscape and pedestrian amenities, and g) open spaces.

LAND-USE:

- Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units. It should continue to be oriented primarily to the needs of the Glen Ellyn community.
- Downtown should remain relatively small and compact, and the present character of the area should essentially be maintained. However, the intensity of use could be increased in several blocks through the redevelopment of vacant properties, selected parking lots and other existing uses.
- The commercial portion of Downtown should be generally bounded by the properties along the north side of Pennsylvania Avenue on the north, Western Avenue and Prospect Avenue on the west, Duane and Hillside on the south, and Park Boulevard on the east (see the Land-Use Plan in Figure 12). The Downtown commercial area should not undergo expansion into adjacent neighborhoods.
- The central portion of Downtown should continue to be reserved primarily for retail and pedestrian-oriented service uses. It should include an attractive mix of local and national stores and businesses.
- Main Street between Pennsylvania and Hillside Avenue, and Crescent Boulevard between Main and Forest, should continue to be enhanced as the "pedestrian shopping area."

Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.

Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.

Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.

Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.

Work with Metra to replace the existing commuter station with a new Downtown facility.

Improve pedestrian connections between the north and south sides of Downtown.

Promote replacement of older structures with high-quality townhomes and similar multi-family developments.

Maintain, preserve and protect surrounding neighborhoods. (See text for additional improvement and development guidelines)

Improvement & Development Sites:

Projects either underway or being discussed (see accompanying text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be reused and upgraded or replaced with new development.

Residential properties that may be subject to redevelopment.

Surface parking lots along the frontage of primary shopping streets should be considered for new development.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development.

Market Niche for Downtown Glen Ellyn

Increasing the stock of Downtown housing, and encouraging the retention and expansion of existing retail and office businesses, to create a sustainable Downtown, requires a concentration and linkage of uses and improvements to the public realm that mutually reinforce development, redevelopment, and property enhancements. Unlike the traditional sequence of development, recommended actions will begin with a program to create an increasingly magnetic mixed-use agglomeration focused on residential, eating and drinking places, entertainment, and recreational and cultural activities.

Primary Challenge: Creating a Critical Mass of Compatible Uses

Retaining and attracting unique eating and drinking, and cultural and recreational uses, in a mixed-use environment represents the primary potential market challenge for Downtown Glen Ellyn. From a consumer's perspective, a successful Downtown serves as an anti-mall agglomeration. Eating and drinking places represent a relative strength that differentiates the Downtown from standard retail formats found outside of the Downtown. Encourage additional restaurants and cafes offering opportunities for outdoor eating and drinking.

The basic building block of eating and drinking places should be augmented with the retention and enhancement of existing entertainment and recreational-oriented uses such as the Glen Art Theatre and the attraction of additional entertainment and recreational uses. The Illinois Prairie Path and nearby Lake Ellyn also serve as recreational-oriented uses.

The mixed-use aspect, including housing, (the occupants of which reinforce demand for retail and eating and drinking and entertainment establishments, and include decision-makers for professional office space demand and sources of labor), create a dynamic environment and multi-purpose visits. Adding housing Downtown is especially important given the surrounding area is substantially built-out and population growth is likely to be limited. The creation of multi-family housing will serve the needs of empty nesters and younger-aged, smaller-sized households.

Recommended Priority Strategies and Actions

Several kinds of actions will encourage the evolution of Downtown from its historic functions to the newer role that the Downtown can serve to the benefit of its residents and local economy.

Increase the Number of Downtown Residential Living Opportunities

The size or scale of the potential demand sources suggest that once confidence increases, the credit market seizure ends, and the national housing market recovers, even a relatively small capture rate within the primary market area of Glen Ellyn and Wheaton would support the development of more new housing than has been than has been created or built in Downtown Glen Ellyn in recent decades. If, for example, housing built Downtown captures 20 percent of the potential demand of the 2,300 empty-nester, younger age², and single/divorced professional households with the potential to move in the next five years, this would equate to on average approximately 91 housing units per year or a total of 456 additional units over five years.³

Encourage a Critical Mass of Restaurant, Entertainment, and Retail Uses and Events

The challenge will be to attract a critical mass of eating and drinking-related establishments, stores, and services that have unique attractions or drawing power and are not readily duplicated in competing locations. New commercial space in the Downtown will need to capture demand now being realized by existing shopping agglomerations, and should be constructed to meet the needs of modern retailers. National retailers prefer locations on Roosevelt and Butterfield Roads, and in or adjoining nearby regional malls such as Oak Brook Mall, Yorktown Center in Lombard, and specialty centers such as Wheaton Town Square which offer greater accessibility, visibility and agglomeration advantages than does Downtown Glen Ellyn. Locations in or near the regional-serving centers serve to generate spill-over benefits for retailers part of the agglomerations or cluster of retail uses.

² First-time home buyers, and 20- and 30-something young professionals.

³ See Appendix B: Market Analysis and Strategic Action Plan for Downtown Glen Ellyn, Page 53.

Opportunity Sites

Communities will always change and evolve, and Glen Ellyn is no exception. The properties illustrated and listed below are identified for their potential to be redeveloped, repurposed, and/or reinvigorated.



Figure 23: Properties Susceptible to Change

Source: Town Builder Studios

North side of Pennsylvania, left to right:

- A. Redevelop or retrofit vacant small office building.
- B. Redevelop or repurpose buildings and utilize back yards of adjacent residential properties.
- C. Redevelop Fire Station property – with or without relocation of Fire Station.
- D. Redevelop or repurpose buildings, and retain historic features.
- E. Redevelop or retrofit auto service property.

South side of Pennsylvania, left to right:

- F. Potential residential redevelopment with structured parking.
- G. Potential residential redevelopment with structured parking.
- H. Convert properties to a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.

North side of Duane, left to right:

- I. Preliminary Planned Unite Development (PUD) approved for 20 townhomes on the three westernmost properties. (The developer will not be moving forward with this project.)
- J. House and Duane/Lorraine lot could be converted to other uses yet retain parking.
- K. PUD approved for a row house development between Prospect and Glenwood.
- L. Retrofit properties to historically-sensitive, mixed-use building designs, and include some greenspace.
- M. Retrofit bank property into a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.
- N. Convert low-activity corner to new uses that cater to Illinois Prairie Path users.

4. Increase the amount of Downtown **office** space that attracts small and growing businesses.
5. Create new Downtown **amenities** by increasing recreation and parkland opportunities.
6. Increase the number of **cultural events and activities** that could make Downtown Glen Ellyn a destination for residents and non-residents alike.
7. Eliminate the perception of **government-imposed obstacles** to operating a business and reinvesting in private property in the Downtown.
8. Establish safe and efficient pedestrian, bicycle, and automobile **traffic and access** patterns to, through, and from the Downtown.
9. Improve the sufficiency and convenience of the Downtown **parking** supply north and south of the tracks.
10. Establish a **distinguishing feature** in the Downtown that differentiates Glen Ellyn's Downtown from other communities' downtowns.
11. Establish a Downtown implementation **funding** plan to ensure that reinvestment occurs and initiatives are achieved.

Strategies and Measures

Strategies are important to the implementation of the *Downtown Strategic Plan*, because they identify specific action items to make the goal and objectives a reality. Measures are tangible items that are outcomes of the strategies. The following strategies and measures correspond to the list of objectives:

1. **Retail** in a mixed-use setting that includes office and housing creates a dynamic environment and multiple-purpose visits. Retain and attract a retail mix for the Downtown that includes unique eating and drinking establishments and also provides outdoor eating and drinking opportunities. Retain and enhance entertainment and recreational uses such as the Glen Art Theatre, Illinois Prairie Path, and Lake Ellyn.

Measure: Reduce the Downtown vacancy rates, ensure a no net loss of retail, restaurant, and entertainment tenant space in the Downtown; incorporate such uses in the first floors of mixed-use buildings; ensure that new commercial space is built to meet the needs of modern retailers; and manage the utilization of Downtown core business hours.

2. New housing opportunities in the Downtown increases the **population** base in the community without encroaching on the surrounding single family neighborhoods. Since the surrounding area is substantially built-out, and the limited population growth will primarily result from the movement of empty-nester, younger-aged, and smaller-sized households, the Downtown is an ideal location for increased housing opportunities.

Measure: Construct a minimum of 450 new dwelling units in the Downtown.

3. **Buildings** deteriorate over time in the absence of proper maintenance and renewal. In the past, sufficient maintenance and renewal did not occur. Interior upgrade needs include heating/ventilation/air conditioning systems, telecommunications, electrical, plumbing, and interior finishes. Exterior upgrade needs include historic restorations, historically-sensitive façade upgrades, awnings, signage, and rooftop repairs.

Measure: Establish a historic district in the Downtown core area. Make available financial incentives to business owners and property owners in the form of grants, low-interest loans, and/or tax credits, for building maintenance, renovations, and upgrades. This includes incentives for historic or landmarked properties within a historic district. The EDC currently offers grant programs to assist with exterior façade improvements and interior renovations. These programs should continue, and possibly be enhanced.

4. The benefits of having **office** users in the Downtown includes the opportunity for residents to walk to work, having a daytime and early evening population base to eat in Downtown restaurants and shop in stores. In

STRATEGIC PLAN SUMMARY 2020–2022

Village of Glen Ellyn

Strategic Priority	Desired Outcome	Key Outcome Indicator	Target	Strategic Initiatives
Financial Stability	Maintain financial stability	-Bond Rating	-Maintain AAA -Maintain fund balance targets	a) Strategy for revenue diversity & growth b) Capital prioritization c) 5 yr. forecast for Links & restaurant d) 5 yr. financial plan e) Continue & enhance financial scorecard
	Village Links/R22 is self-sustaining	-Net income -Cash reserves	-Positive net income annually -Cash reserves meet policy by 2024	
	Capital funding viability	-Fund balance targets	-Fund CC parking garage by May 2021 -Fund Streetscape by December 2024	
Development	Optimize new investment in the downtown	-EAV increase downtown -Alignment w/ comp plan	-5% increase dwtn EAV 2020-2022 -1 Catalyst site developed consistent w/ comp plan by 2022	a) ROI review b) Complete comp plan c) Downtown project impact analysis d) Business retention program e) Multi-jurisdictional business resource program f) Key marketing program
	Successful growth, development, expansion & retention	-Retail vacancy rates -Commercial sq. ft added -Multi-fam units added	-25k sq. ft new retail by 2022 -400 new units by 2022 (Downtown Plan)- Additional parking by 2022 (D Plan)	
	Effective stewardship of incentives	-Policy compliance -Leverage/ROI	-Evaluate and modify aware programs ___% ROI targets achieved	
Effective Governance	Robust citizen participation	-2017 community survey results	-< 80% of citizens believe there are opportunities to volunteer	a) Citizen academy b) Create Board effectiveness index c) Board and Commission improvement process d) Board application and recruitment process e) Comprehensive community survey
	Effective Board meetings	-Board effectiveness index -Board actions	-< % of issues continued -=> 7 out of 10 on annual effectiveness index evaluation	
	Quality of Village services	-2017 community survey results	->85% of citizens rate quality of services excellent or good	
	A well-informed community and engaged community	-Click rates, open rates -Staffing ratios -Service delivery targets	-< 80% of citizens indicate opportunities to participate in community matters -75 % respondents rate communications meet needs	
Workforce and Operations	Adequate staffing to meet service demands		-Staffing & service levels defined in 3 key areas by 2022 (Police/Com. Dev./HR)	a) Conduct staffing study b) Service delivery/alt. service delivery determinations c) Review pay & classifications d) Develop 5yr. IT plan
	Competitive compensation	-Compensation targets	-All positions reviewed every 3 years	
	IT infrastructure adequate to meet service delivery	-Replacement plan -User satisfaction rate	-+>90 % of users indicate IT meets delivery needs annually	
Infrastructure	Well managed projects	-Deadline compliance -Budget compliance	-Industry best practices implemented-each area by 2022	a) Major project tracking system b) 5 yr. CIP c) Metra projects d) Parking garage e) Master utility plan f) Best practices review g) Facility study & 5 yr. plan
	Transit oriented downtown	-ADA improvements -Parking optimization	-Streetscape complete by 2024 -Parking garage complete by 5/2021 -Metra Phase II by 2023	
	Safe & reliable roads & utilities	-Project milestones	-90% of master utility plan deadline targets met	

Duane St & Forest Ave

DOWNTOWN GLEN ELLYN CATALYST SITE

This catalyst site occupies portions of the blocks north of Duane Street to the east and west of Forest Avenue. Both blocks consist of one- and two-story commercial buildings served by dedicated surface parking that is fragmented by multiple access drives including a continuous curb cut along Forest Avenue for bank drive aisles. To the west of Forest Avenue, the concept below illustrates potential to accommodate a two-story mixed-use structure with offices located above ground floor commercial space fronting Duane Street. To the east of Forest Avenue, the concept illustrates potential for a three- to four-story mixed-use structure with ground floor commercial and condominiums or apartments on the upper floors. The structure is served by a parking dock that abuts Prairie Path Park. As an alternative, townhome development could be pursued at the eastern end of the site.

Design Considerations

- A proposed pedestrian railroad underpass will position Forest Avenue as a prime pedestrian access point for the Metra Station. New development should front Forest Avenue and enhance the pedestrian/visitor experience.
- New development would connect to the adjacent Illinois Prairie Path and Prairie Path Park. Through coordination with the GEPD, the park could be expanded as part of the development and enhanced with additional event space.
- Office and commercial flex space should be encouraged to accommodate businesses growing out of Innovation DuPage's incubator program at the Glen Ellyn Civic Center.
- Primary access should be provided from Duane Street with secondary access to Forest Avenue.
- Outdoor seating/dining uses should be encouraged along Forest Avenue near the train station.

Site Details

Overall property area:
West Site: 27,184 s.f./ 0.62 acres
East Site: 53,220 s.f./ 1.22 acres

Current Land Use:
Office Commercial
Bank Mixed-use

Current Zoning:
(C5B) CBD Central Service

Existing Parking:
30 parking spaces (approximate)

Building Details (west of Forest)

Mixed-Use:
Ground-floor Commercial – 9,000 s.f.
Upper-floor Office – 9,000 s.f.

Recommended Parking:
Parking Required: 72 spaces
*Parking Provided: 30 spaces**

Building Details (east of Forest)

Mixed-Use:
Ground-floor Commercial – 9,750 s.f.
Upper-floor(s) Residential – 36 units total
2nd-3rd floor / 18,670 s.f. per floor
4th floor / 9,720 s.f.
Upper-floors / 47,060 s.f. total

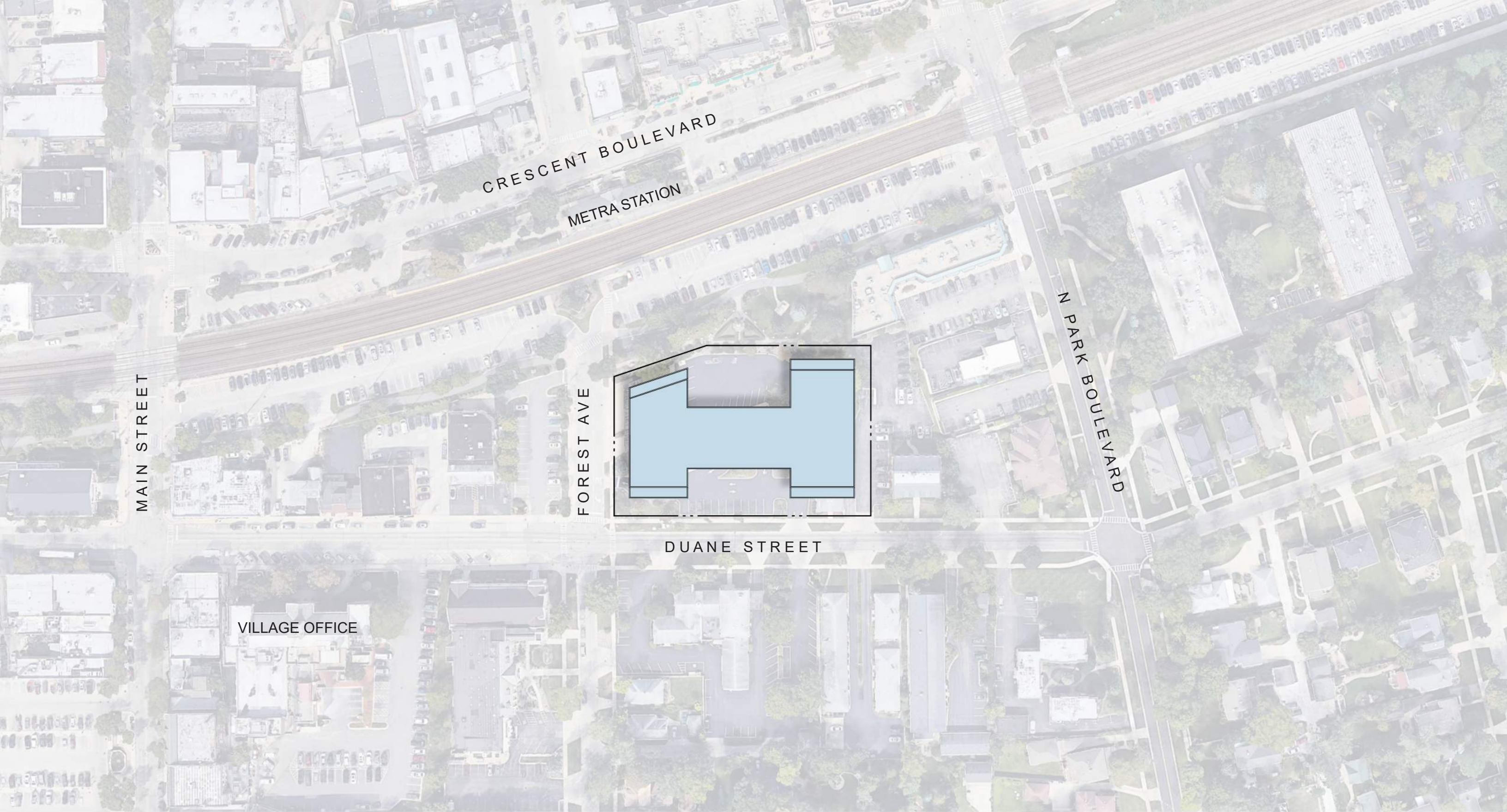
Recommended Parking:
Parking Required: 46 commercial spaces,
*46 residential spaces**
Parking Provided: 95 spaces

** The additional required parking could be waived due to available parking at the Civic Center across the street.*



NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.

DRAFT
FOR PUBLIC HEARING



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1" = 100'
0 25' 50' 100'



REVA DEVELOPMENT
PARTNERS LLC

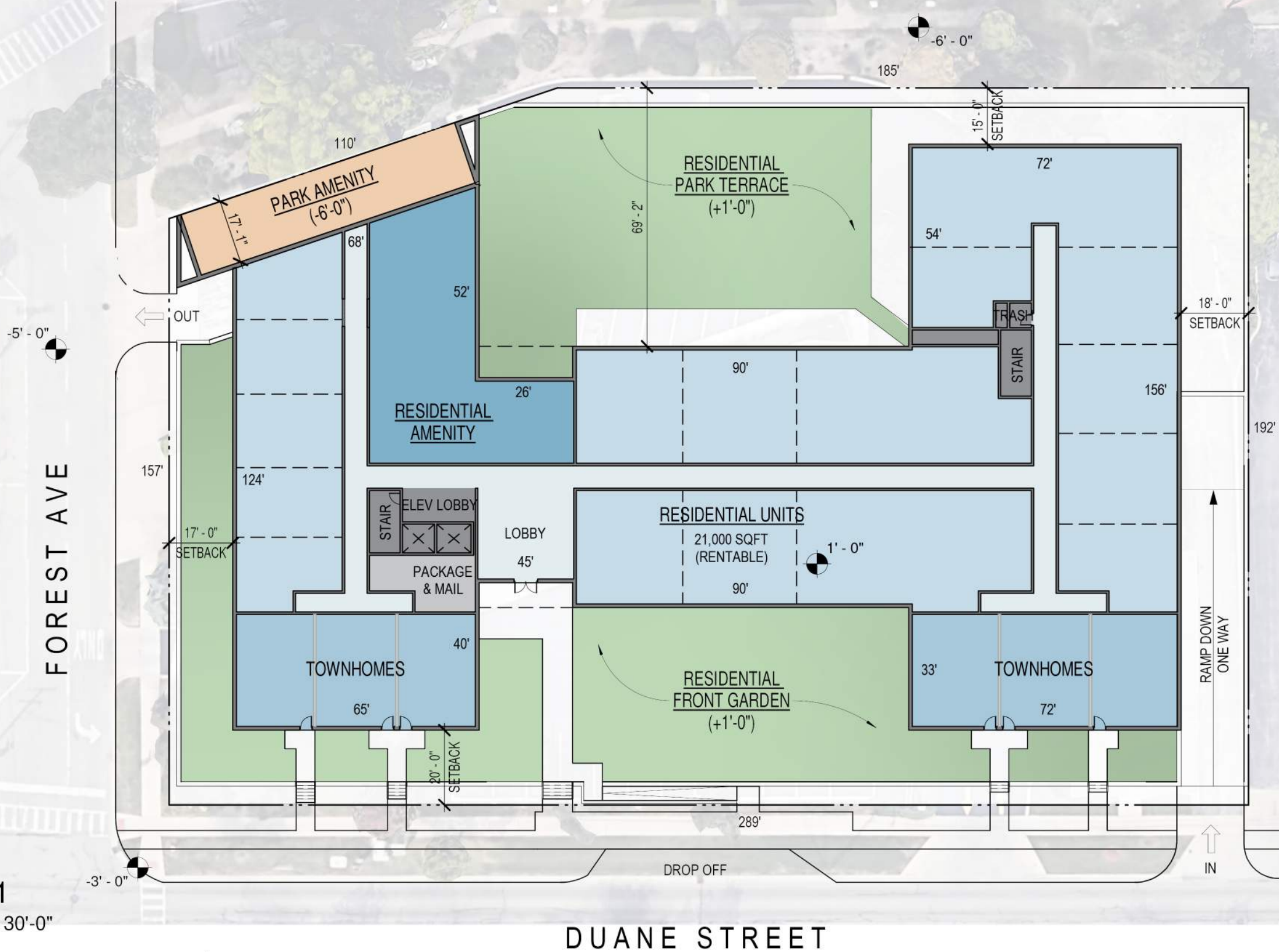
GLEN ELLYN RESIDENTIAL

FOREST & DUANE

04/12/21 Project #: 21022

PRAIRIE PATH PARK

DEVELOPMENT SUMMARY	
SITE AREA:	53,600 SF (1.23 Ac)
BUILDING:	4 STORIES
1ST FLOOR:	27,000 SF
2ND & 3RD FLOOR:	28,250 SF
4TH FLOOR:	25,000 SF
TOTAL:	108,500 SF
PARKING:	133 SPACES



1 LEVEL 01
SCALE: 1" = 30'-0"



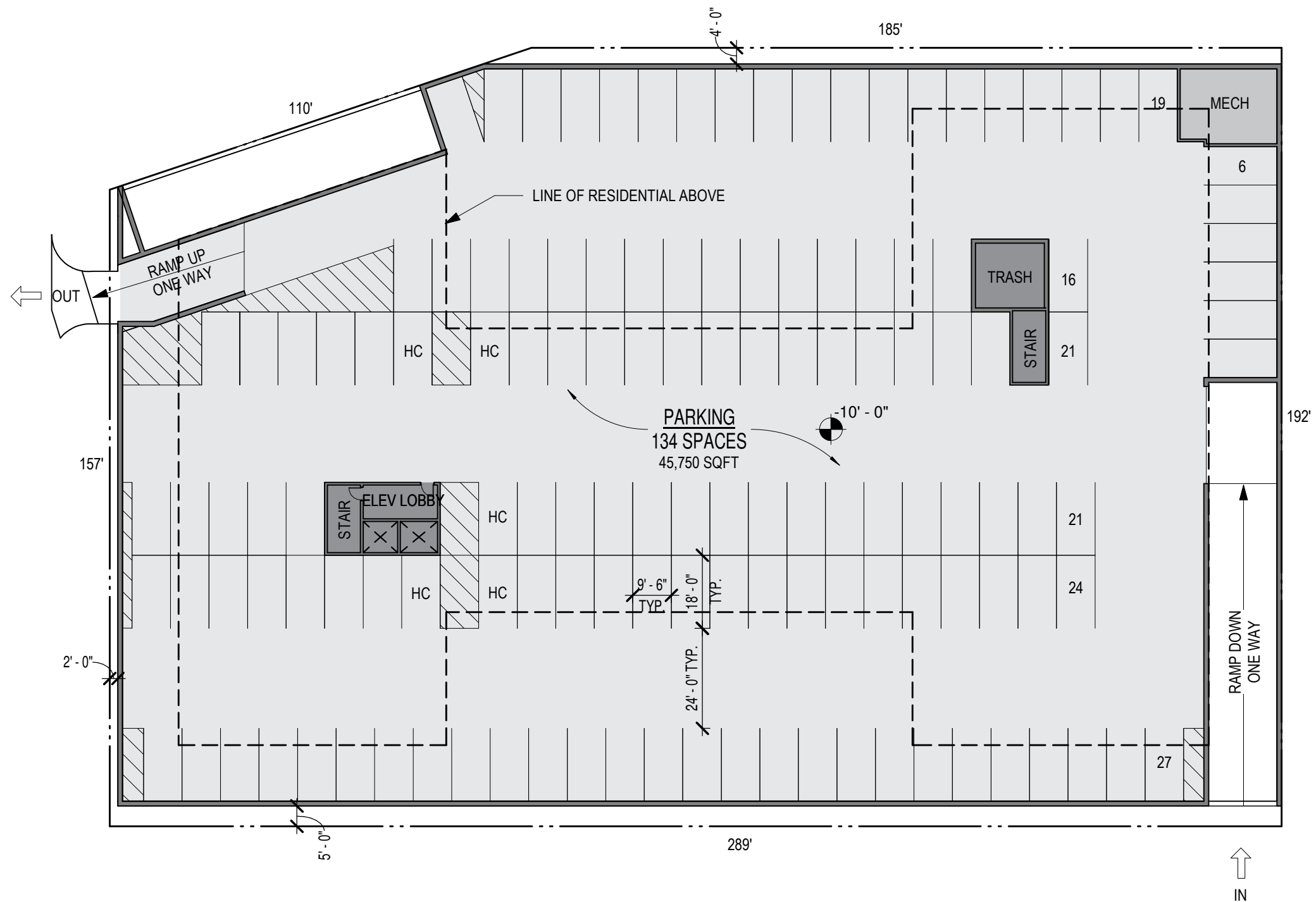
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'



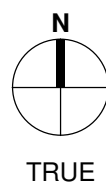
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1 BASEMENT SCALE: 1" = 30'-0"



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Chicago, IL 60661



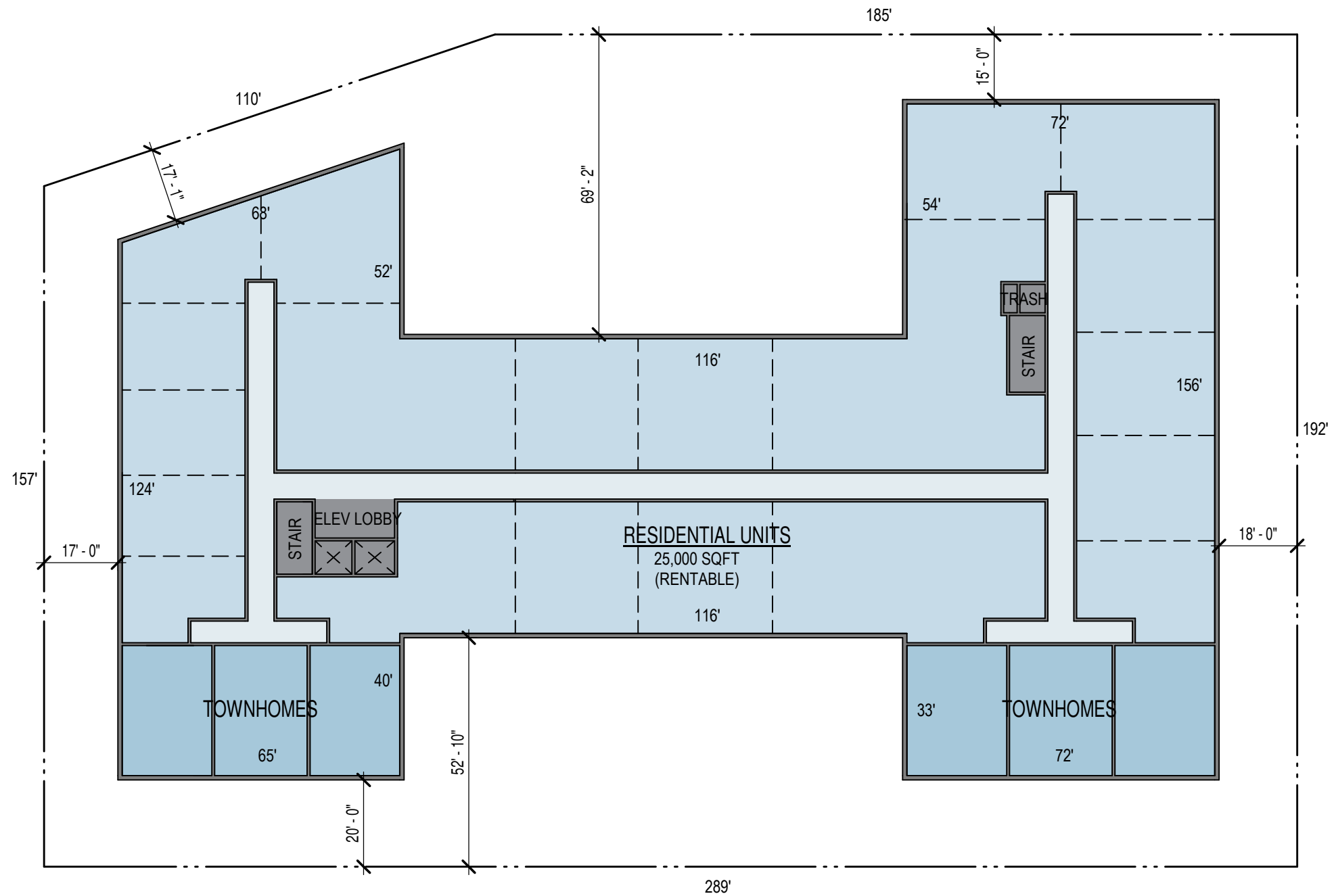
SCALE: 1" = 30'
0 7.5' 15' 30'



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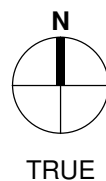
04/12/21 Project #: 21022



1 LEVEL 02
SCALE: 1" = 30'-0"



OKW ARCHITECTS
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Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'

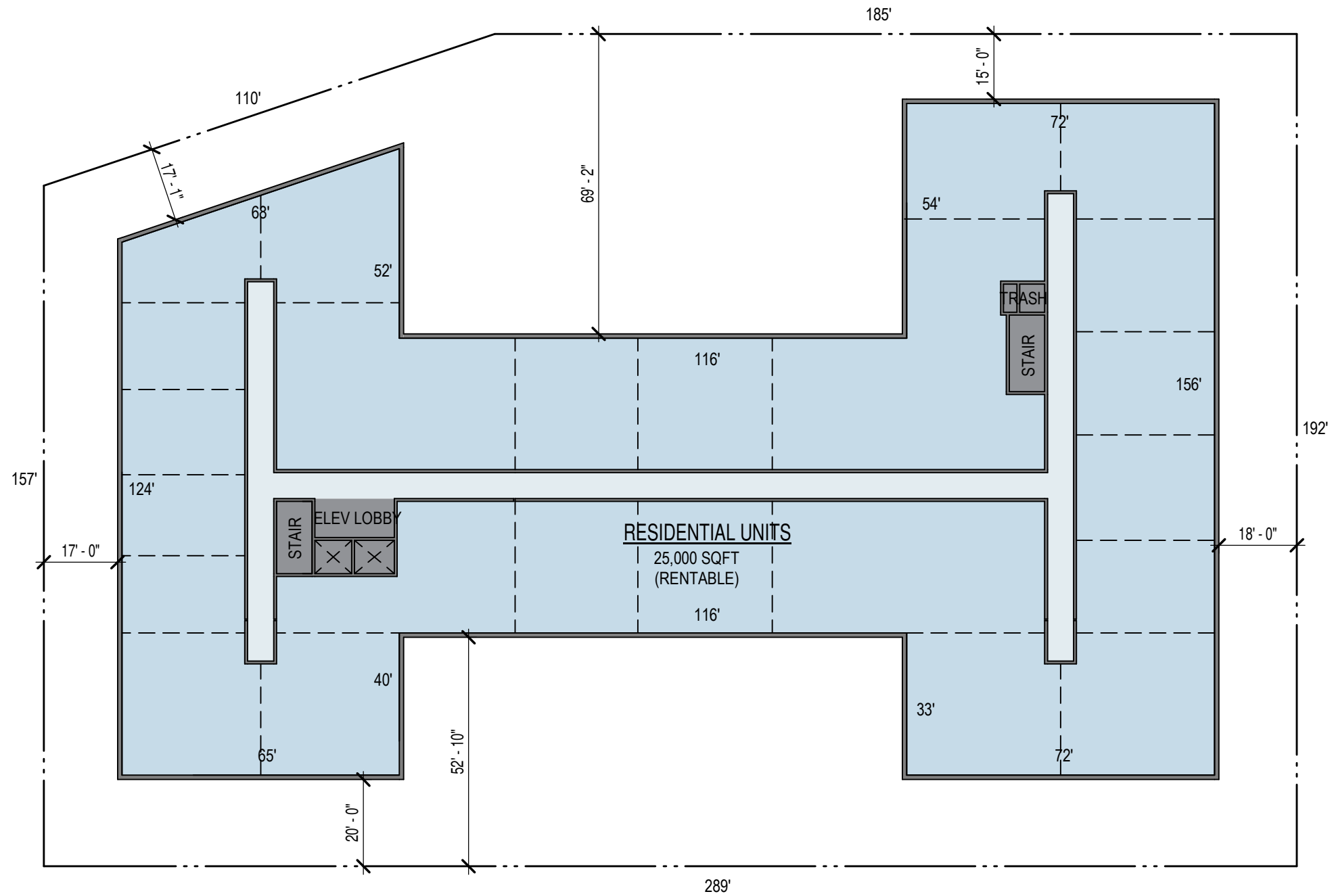


REVA DEVELOPMENT
PARTNERS LLC

GLEN ELLYN RESIDENTIAL

FOREST & DUANE

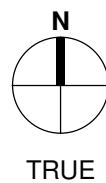
04/12/21 Project #: 21022



1 LEVEL 03
SCALE: 1" = 30'-0"



OKW ARCHITECTS
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Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'

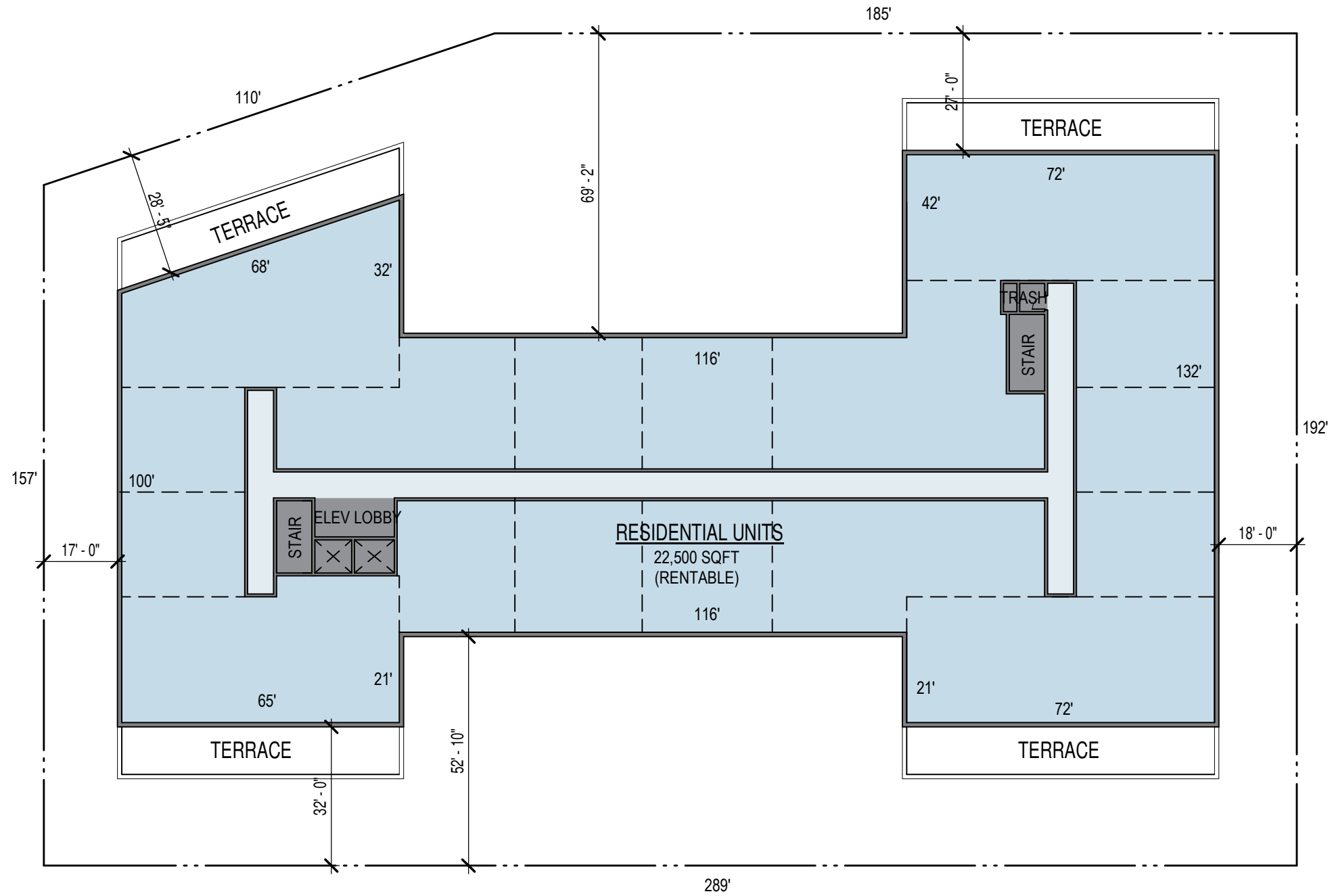


REVA DEVELOPMENT
PARTNERS LLC

GLEN ELLYN RESIDENTIAL

FOREST & DUANE

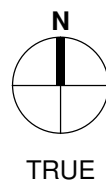
04/12/21 Project #: 21022



1 LEVEL 04
SCALE: 1" = 30'-0"



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Chicago, IL 60661



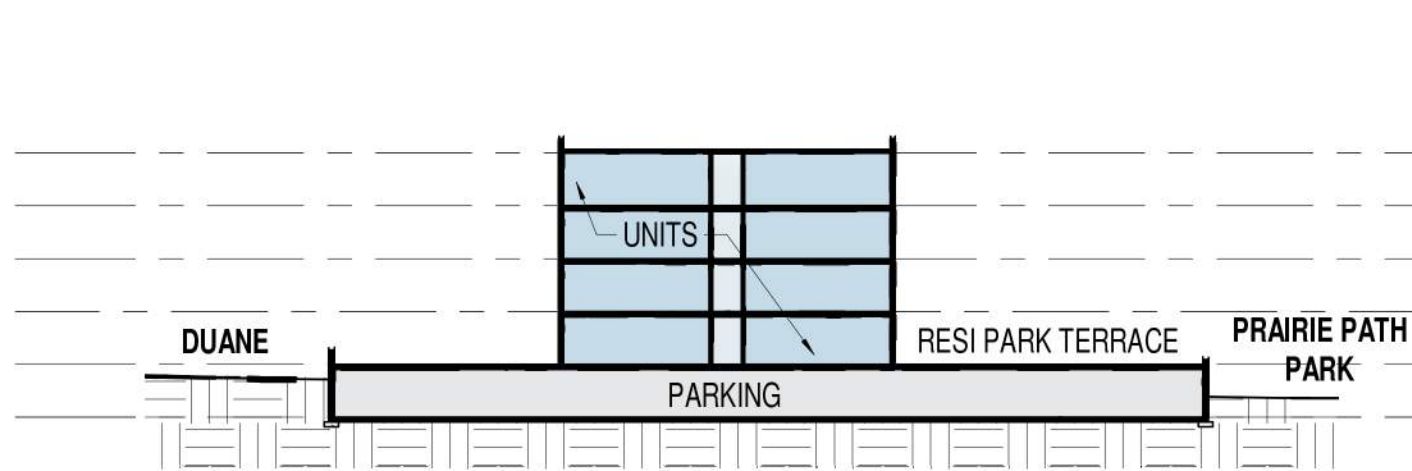
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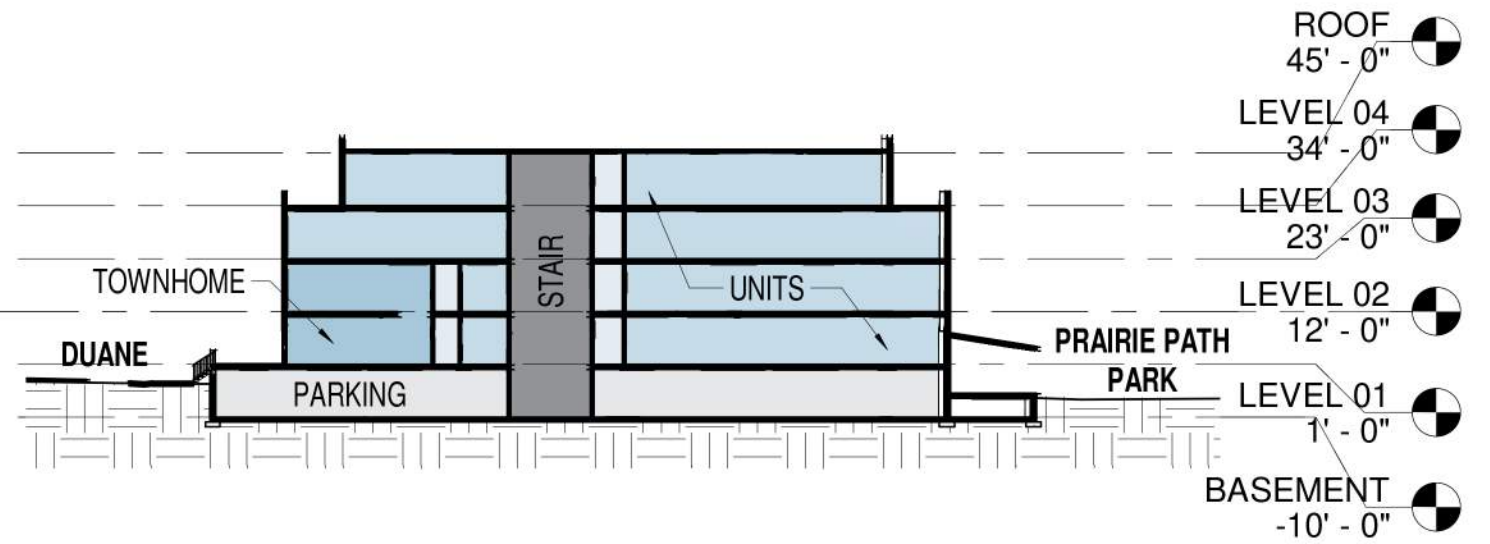
GLEN ELLYN RESIDENTIAL

FOREST & DUANE

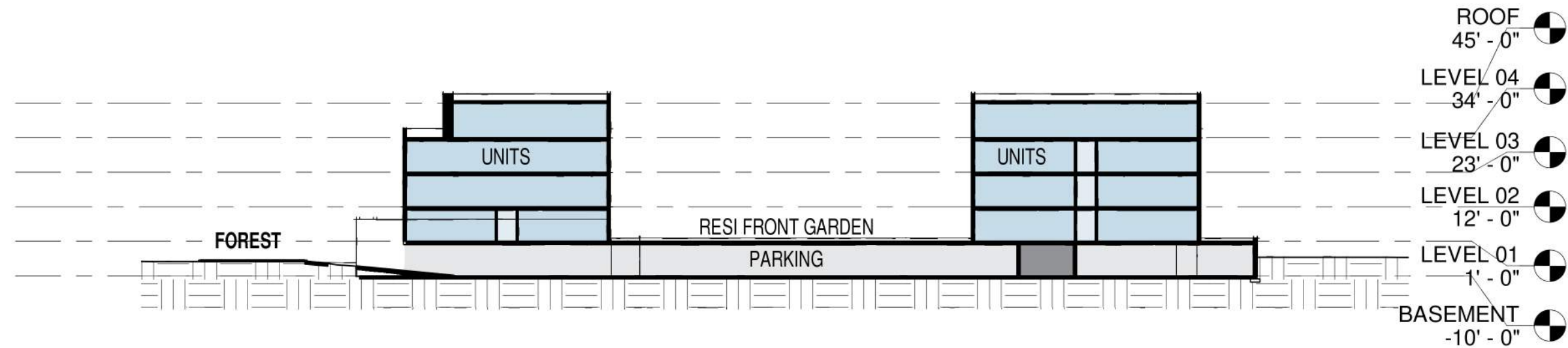
04/12/21 Project #: 21022



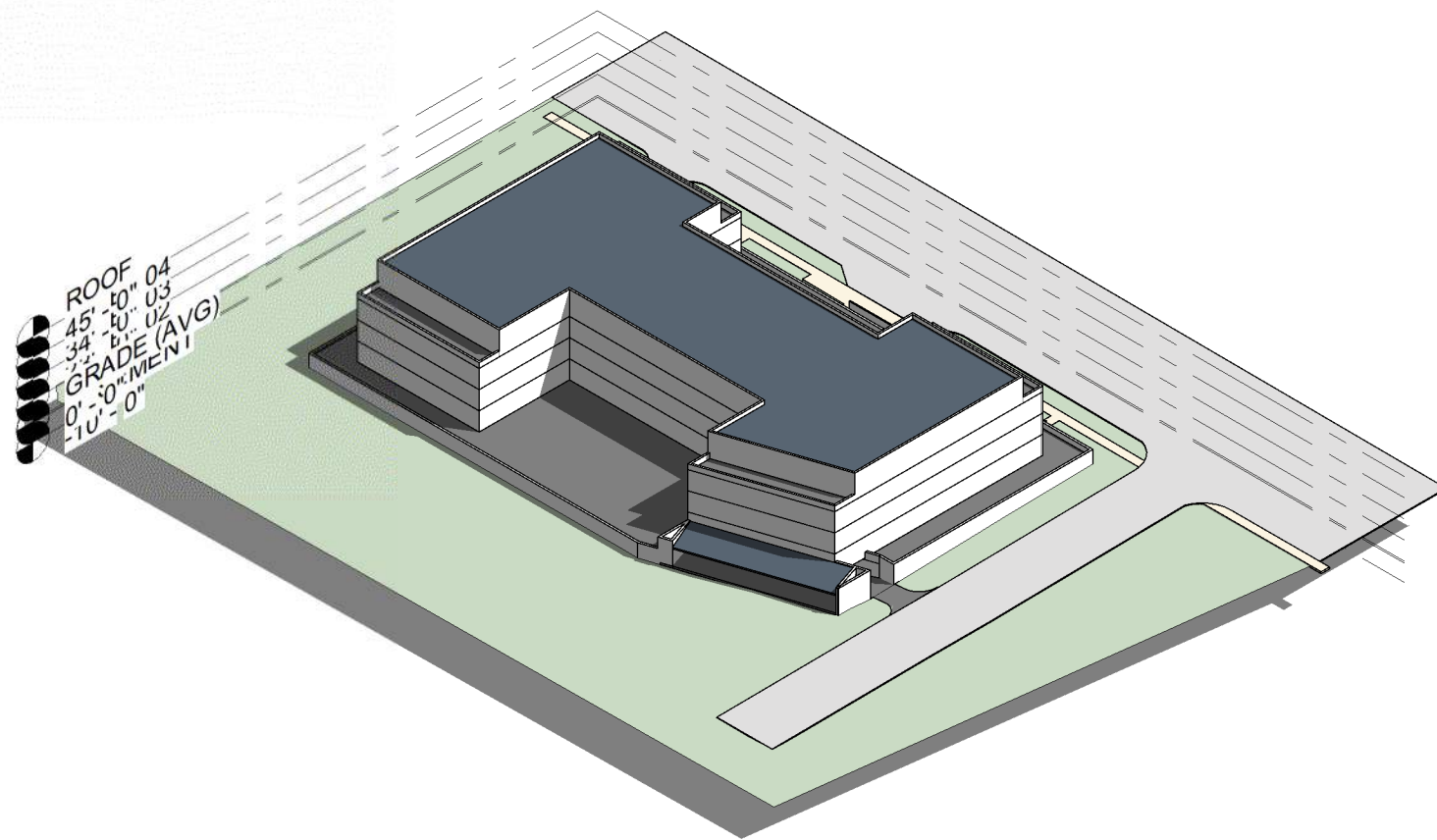
1 N/S SECTION THRU APARTMENT
SCALE: 1" = 40'-0"



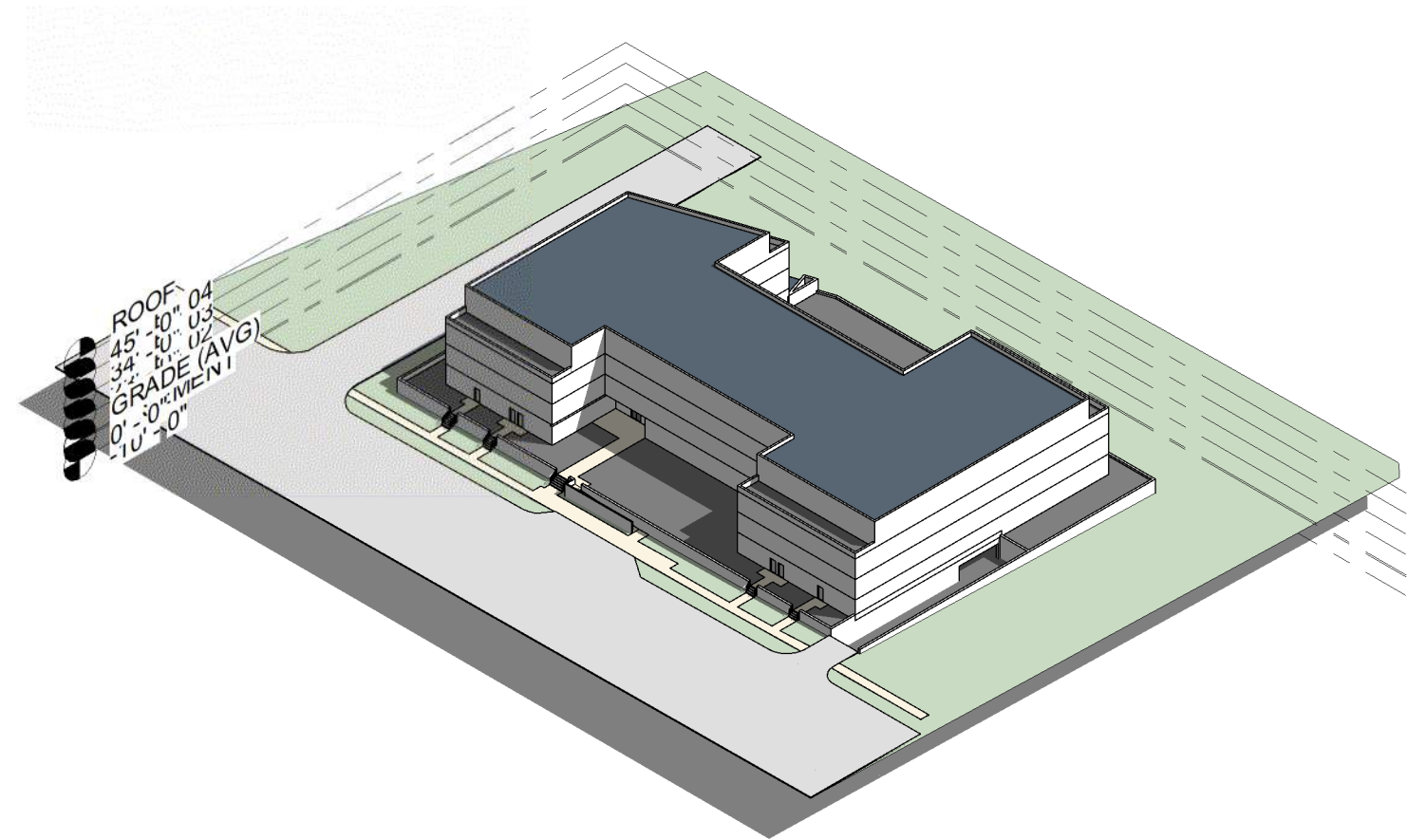
2 N/S SECTION THRU TOWNHOMES
SCALE: 1" = 40'-0"



3 E/W SECTION FACING PARK
SCALE: 1" = 40'-0"



1 NW VIEW
SCALE:



2 SE VIEW
SCALE: