



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

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich and Thompson answered "Present".

Also in attendance were Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Interim Public Works Director Buckley, Community Development Director Springer, Chief Norton, Economic Development Coordinator Hannah and Planning Manager Purvis.

D. Audience Participation

None.

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.

Community Development Director Springer introduced Warren James and Matt Nix of Reva Development Partners. Mr. James and Mr. Nix gave a presentation regarding a proposed multi-family development for the US Bank Site and the property to the east.

Trustee Christiansen asked if the parking on site is for residents only. Mr. James confirmed this.

Trustee Christiansen noted this site is not in the national historic district, but it is right next to it. Trustee Christiansen asked if there are plans to make sure the design and materials match the style of the neighboring historic district. Mr. James stated Reva Development is very aware of the historic district and noted they will continue to work with the Village Board throughout the process. Mr. James also noted presented tonight were concepts, and they are looking for initial input from the Village, which will be included in the process.

Trustee Christiansen asked if this development will meet affordable/attainable housing requirements. Mr. James stated they are looking to offer both higher end units as well as affordable/attainable housing.

Trustee Christiansen asked what they expect the rent range to be. Mr. Nix stated the rent range will be similar to Avere on Duane, but they will also have units to meet the affordable/attainable housing requirements.

Trustee Christiansen stated she appreciates the green space on the site. Trustee Christiansen asked if the park on the north side of the building will have merging areas of private/public use. Mr. James stated the plaza area will be private, and will need some type of key card to access. Mr. James noted the park will be for public use. Mr. James noted these plans are conceptual and they can go in different ways with the plans.

Trustee Thompson stated he likes the townhomes on Duane Street and asked if there was any consideration of expanding the townhomes along the whole length of Duane Street. Mr. James stated all concepts are on the table, and they will continue to study options, including expanding the amount of townhomes.

Trustee Thompson stated he likes the penthouse option, the rooftop and the parking layout. Trustee Thompson stated over all this concept looks good.

Trustee Gould noted the units are built on a platform and stated a pedestrian can see the wall on top of the parking garage, which will be above ground. Trustee Gould asked if there is an option to have the parking structure fully underground. Mr. James explained it is their goal to diminish the impact of parking on the site. Mr. James explained why it is not possible to have the parking completely underground, but noted they will continue to do research.

Trustee Gould asked if the steps in the park are on private property or on park district property. Mr. James stated they would be located on both private and park district property and stated they would work with the park district regarding this portion of the development.

Trustee Gould asked if the setback requirements would be different if the development was considered entirely residential. Planning Manager Purvis stated the proposed development is considered residential due to the limited amount of commercial space. Planning Manager Purvis did note there are different setback requirements for multi-use developments and residential developments. Planning Manager Purvis stated this zoning is based off the development of Avere on Duane.

Trustee Kalinich stated the proposed development is visually appealing, and noted she especially likes the green space. Trustee Kalinich stated she appreciates the amenities offered. Trustee Kalinich stated affordable/attainable housing is very important to her, and she wants that included in the development.

Trustee Kalinich asked where visitor parking will be offered. Mr. James stated there will be a certain number of visitor parking available on site and also noted there are many public parking options in the area, including the new Civic Center parking garage.

President Senak asked what the time frame for construction is. Mr. James stated they would hope to begin construction in spring of 2022 and the project would take 18-24 months to complete.

President Senak asked if that schedule includes public meetings with the Plan Commission and Village Board to receive public input. Mr. James stated the public meetings are included in the timeline. Mr. James stated staff has been fantastic to work with and they believe they can get the project complete in that timeframe.

President Senak noted the Architectural Review Commission may be reinstated, and wanted to make them aware that if it is, an extra step would be added to the process. President Senak noted he would either like the Architectural Review Commission or Plan Commission to review the designs during the process. Mr. James noted this will be part of the process they will plan for.

President Senak noted the development, without the penthouse, meets current Zoning Code restrictions. Mr. James stated they do not intend to make a full size 5th floor.

President Senak stated he would like to see a 3D model of the development and asked if it would be possible to include this in the Village's 3D model of the downtown. Mr. James stated they can provide the information required for the 3D model to the Village to add it to the downtown model.

President Senak stated he would like to see that process begin right away so the Village Board and public can see the development and height.

President Senak asked if they can also begin comparing the height of the development to the buildings on Park Avenue and Crescent Boulevard. Mr. James stated they have been working on a height comparison to all building in the downtown area and will provide that information with staff and the Board.

President Senak asked if they are open to a retail component included in the development. Mr. James stated they looked very carefully on options for retail. Mr. James stated they are proposed an outside pedestrian zone of retail. Mr. James stated the property off Forest Avenue has a 4 foot grade change, which is not conducive to having retail.

President Senak asked the following questions to the Village Board for their specific feedback:

1. Do you want affordable housing units in the development, and if so, are you willing to provide funding through a TIF incentive?

Trustee Fasules stated he would like to offer 1-2 units of affordable housing, and stated he is in favor of using a TIF incentive. Trustee Fasules asked if it is possible to make the development owner occupied instead of rented. Trustee Fasules stated this is a missed opportunity for additional townhouses and owner occupied housing. Trustee Fasules noted residents continue to say they do not want multi-family developments and we continue to bring them to town.

President Senak asked if it is possible to make the development owner occupied. Mr. James stated it is possible, but it is not recommended and is very complicated. Mr. James stated the best way to have this development under a single owner.

Trustee Christiansen stated she is in favor of affordable/attainable housing and stated she is in favor of using a TIF incentive. Trustee Christiansen also noted she would like to expand what affordable housing is considered.

Trustee Thompson stated affordable housing is a must and stated he is in favor of using a TIF incentive. Trustee Thompson stated affordable housing should not just be offered in the smallest units, but noted the need for affordable housing for families in larger units.

Trustee Gould stated she is in favor of the affordable housing included in the proposal and stated she is in favor of using a TIF incentive.

Trustee Kalinich stated she is in favor of affordable housing and stated she is in favor of using a TIF incentive. Trustee Kalinich also stated it is important to consider larger sized units for affordable housing as well.

2. Do you have any expectations in the building façade or materials to be used?

Trustee Fasules stated he would like it to fit the character of the town, but does not want to set any limits on materials. Trustee Fasules stated as long as it is similar to Avere, it will be good.

Trustee Christiansen stated she encourages for Reva to meet with the Historic Preservation Commission and noted she would like to see it fit into the national historic district, which is right next to the development site.

Trustee Gould stated she would like it to be unique, and not just look like all the other buildings in the area. Trustee Gould also noted it is important to pay attention to all the setbacks, and the massing of the entire development.

Trustee Kalinich stated she agrees with Trustee Fasules and does not have a design and material expectation. Trustee Kalinich stated she would like the development to have historical character. Trustee Kalinich also noted she especially likes the green space included in the proposal.

President Senak stated he likes the parking garage proposal. President Senak stated he would like to see a modern structure that can fit in a historic town. President Senak stated he wants to assure the design and material is high quality. President Senak stated the character of the structure and its surroundings are very important.

Trustee Thompson stated he echoes his fellow Trustees comments.

3. Do you have any expectations for commercial square footage?

Trustee Fasules stated he has no additional comments regarding this.

Trustee Christiansen stated the path/park side amenities fit her needs for commercial square footage.

Trustee Thompson stated the path/park side amenities are good, and suggested some seasonal amenities/retail.

Trustee Gould stated she has no additional comments regarding this.

Trustee Kalinich stated she has no additional comments regarding this.

President Senak stated typically, it is not the Village's place to dictate what private developers do on their property. President Senak noted as this project is requesting TIF incentives, the Village is in the place to have a say in what is included in the development. President Senak stated he would like additional retail in this development. President Senak also noted it is a goal of his to get a grocery store in the downtown area, and stated he would like to have discussions regarding this possibility. Mr. James stated he is happy to have those discussions.

4. Do you have any issues with the requested deviations?

Trustee Fasules stated less is more, and noted 2 to 3 feet is not a large variation request. Trustee Fasules stated he would need to look at everything together and to see the whole development to give a final recommendation.

Trustee Christiansen stated the deviations are not just height, but also a setback and lot coverage request. Trustee Christiansen stated the massing in the entirety needs to be looked at. Trustee Christiansen stated she likes the green space and can live without the penthouse. Trustee Christiansen also noted they have to be very careful with the overall appearance of the development.

Trustee Thompson stated he is comfortable with the requested deviations, and noted he likes the penthouse. Trustee Thompson stated each side of the development needs to be reviewed as all are visible.

Trustee Gould stated she would like to see the deviation requests managed a little more. Trustee Gould stated she is not as concerned about the 5th floor, but noted the development and massing needs to be reviewed as a whole. Trustee Gould noted large lot coverage and setback variances and stated that the variances should be managed in total – the three groups – lot coverage, setbacks and height. Trustee Gould noted that she was not so concerned about the height alone, but needed to look at it in totality.

Trustee Kalinich stated seeing the development in totality will help make a decision. Trustee Kalinich stated the green space is important as it is helping reduce lot coverage. Trustee Kalinich noted she likes the underground parking.

5. Do you have any concerns related to the overall site design?

Trustee Fasules stated he wants this to be a unique development. Trustee Fasules stated they did a great job with Avere on Duane and stated he wants this to be an even better project.

Trustees Christiansen, Thompson, Gould and Kalinich echoed Trustee Fasules' statement.

6. Is there any interest, if possible, to vacating the property on Forest Avenue, and the adjacent parking lot and including it into the development?

Village Manager Franz noted this could be on the table, but noted the Village does not own the property the commuter parking lot is on.

Trustee Christiansen stated that section of development would have to be designed in concert with the train station/ped tunnel project.

Trustee Fasules stated if that space was included, a mixed-use development would be required.

Trustee Thompson stated he likes the idea of moving the development and extending it to the west. Trustee Thompson stated retail space should be included.

Trustee Gould stated she would need more information on how that would impact downtown parking.

Trustee Kalinich stated she would need more information on how that would impact downtown parking.

President Senak stated the Village Board would be open to a discussion regarding the proposal, if Reva Development desires.

President Senak also noted DEI is very important to the Village, and encouraged Reva to use minority contractors, if possible. President Senak also noted he likes when local businesses/contractors are used.

Mr. James stated they bank with Wintrust Bank in Glen Ellyn. Mr. James noted they have a strong relationship with their contractor, who they intend to use for this project but they will look into options of bringing on a diverse group.

Village Manager Franz spoke regarding the TIF process.

President Senak asked what the next steps are. Village Manager Fran stated staff will continue to work with Reva on design and Reva will continue to work on a proforma.

RESULT:	DISCUSSION ONLY
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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.

RESULT:	APPROVED [5 TO 0]
MOVER:	Kelley Kalinich, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Christiansen, Fasules, Gould, Kalinich, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, Caren Cosby Village Clerk