

AGENDA
Glen Ellyn Plan Commission
Thursday, September 23, 2021 - 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street



1. **Call to Order.**
 2. **Public Comment (non agenda items).**
 3. **Approval of Draft Minutes.**
 - Draft minutes from the 9/2/2021 Plan Commission meeting
 - Draft minutes from the 9/9/2021 Plan Commission meeting
 4. **Public Hearings.**
 - 400 N. Main Street – Apex 400 PUD Amendment Request: It is requested that the Commission continue the Public Hearing that was scheduled for consideration at the 9/23/2021 Plan Commission meeting to 10/7/2021
 - 437 Duane Street & 424 Prospect Avenue – Avere on Duane PUD Amendment, Zoning Map Amendment, and Lot Consolidation Request: It is requested that the Commission continue the Public Hearing that was scheduled for consideration at the 9/23/2021 Plan Commission meeting to 10/14/2021
 5. **Pre-application Meeting.**
 - 453 Forest Avenue, 576-580 Duane Street – Avere on Forest, pre-application meeting: REVA Development Partners have requested a pre-application meeting with the Plan Commission for informal feedback on a proposed 4-story residential development
 6. **Trustee's Report.**
 7. **Chairman's Report.**
 8. **Staff Report.**
 9. **Other Business and Adjourn.**
- cc: Glen Ellyn Plan Commission
Liaison Trustee Thompson
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Atrian Fard, Planner

Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Manager
Dave Harris, Glen Ellyn Park District
Emily Tammaru, Community Consolidated School District 89
Seth Champan, Glenbard School District 87
Eric DePorter, Glen Ellyn School District 41
Dawn Bussey, Glen Ellyn Public Library
Barbara Dutton Thomas, Plan Commission Secretary
Lindsey Kaminsky, Executive Secretary
Lori Gloude, Administrative Assistant II

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, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays 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.

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 at least 24 hours before the meeting.



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1446)**

DOC ID: 2021-1446

Draft minutes from the 9/2/2021 Plan Commission meeting

Statement of the Issue:

See attached minutes.

Analysis:

NA

Budget Impact:

NA

Action Requested:

Review and approve.

Attachments:

1. 9-2-21 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
September 2, 2021

Call to Order and Roll Call

The meeting, a training session, was called to order at 7:03 p.m. by Chairperson Tim Loftus. Board Trustee Liaison Steve Thompson, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Planner Atrian Fard and Recording Secretary Barbara Dutton were in attendance. Roll was called. Present: Chairperson Loftus and Plan Commissioners Angela Fanella, Matt Halkyard, Peter Cooper, Mohammed Saeed and Jamie Vondruska. Absent: Commissioners Lloyd Berry and Laura Brown.

Program Presentation

Attorney Julie Tappendorf introduced herself as a specialist in zoning and land use matters with Ancel Glink, a law firm that works with local government, and delivered an overview of roles of municipal bodies with respect to zoning, land use and planning. Staff, she said, advise applicants on documentation to submit, and determine whether it complies with applicable codes. Only after an application is complete, does the Plan Commission have jurisdiction to hear it, she explained, adding that most applications require a Public Hearing. As an advisory body, she continued, the Commission receives evidence and testimony, and after deliberation takes action by making a recommendation to the Board, which also is provided a record of the evidence and testimony. The Board (which has additional standards at its disposal) may uphold a Commission recommendation or overturn it. Ms. Tappendorf noted that state statute requires notice of a Public Hearing to afford lead time, and the Open Meetings Act (OMA) stipulates 48-hour advance notice of all meetings.

Ms. Tappendorf discussed rules of procedure, which, she indicated, are established to provide structure to hearings. An applicant (or petitioner) should be provided with enough time to present their case, she said, similarly an objecting group should be given comparable time to offer public testimony. Commissioner Cooper asked if termination of debate rests with the Chair. Ms. Tappendorf stated that while it does, care should be taken so as not to cut off public input before everybody has had a chance to speak. She suggested an advance reminder of time limits (which are then followed), and the monitoring of redundant remarks. Due process, she continued, gives the right to cross examine. In cross examination – which usually happens when one or both sides have an attorney – an interested party can ask questions of a witness. (The Chair can limit this, certainly to items relevant to the application.) Chairperson Loftus asked if intent to cross examine should be scheduled with the Recording Secretary, like public comment. Ms. Tappendorf replied that cross examination doesn't typically take place during public comment, but that it has to be requested in advance (and a form exists for this). Commissioner Halkyard wondered if cross examination doesn't happen because the public isn't aware of the process, and thinks cross examination would be more efficient than a public comment exchange. Ms. Tappendorf said questions raised during public comment can be collected and answered later in the meeting, which might even be more efficient, and that members of the public might not be comfortable with the cross examination process. Community Development Director Springer said she thinks the cross examination

is mentioned in the Public Hearing brochure. Planning Manager Purvis asked if everyone has the right to cross examine. Ms. Tappendorf said that, while everybody has the right to speak during Public Comment, cross examination is only granted to those living within a certain distance of a subject property. This proximity renders an individual an “interested party” as they are more likely affected by a decision than are others.

Ms. Tappendorf explained that a Plan Commission hearings must occur in the meeting room, and that no “ex parte” communications are allowed. Commission members are not permitted to meet otherwise or communicate with an applicant or other interested people (e.g., residents) until after a recommendation is made. Commissioner Saeed asked if Commission members may discuss a subject among themselves. Ms. Tappendorf advised against any substantive discussion, saying communications can become discoverable, and pointing to OMA prohibition of discussion outside meetings.

Chairperson Loftus asked if it is Staff’s responsibility only to make sure an application is filled out properly, or whether Staff is to guide an applicant to make changes, for instance to reduce the number of variances. Development Director Springer said that Staff does meet with developers and offers feedback, and while Staff doesn’t give formal recommendations, it does use language in Staff reports to convey concerns. Ms. Tappendorf said this tactic is common, and that Staff has a good sense about what is realistic. Commissioner Saeed asked if a jurisdiction can limit the number of variations requested. Ms. Tappendorf said she doesn’t think this as feasible due to the difficulty assigning value to variations, and each property and project is distinct and different. She advocated a “fact-specific” approach, and said that afforded by flexibility could result in a desired result. Planning Manager Purvis pointed out that while Staff might have met with and discouraged a developer, the applicant has the right to be heard. Staff does not have the discretion to deny an applicant from moving forward if the application is inappropriate. Commissioner Cooper asked how a site visit is to be reflected in the record. Mr. Tappendorf replied that nothing prohibits a site visit but cautioned against trespassing, and against substantive conversations during one, as it gives an impression of ex parte. Commissioner Cooper asked if disclosure of site visits should be recorded. Ms. Tappendorf said she hasn’t seen this done, but it could be a good practice.

Turning to Standards for Requests of Relief as the next topic, Ms. Tappendorf reminded the Commissioners that it is their duty to consider all evidence and testimony to which to apply standards, and to focus on the relevant material before them, disregarding the extraneous. Chairperson Loftus asked if it is permissible to cut off applicant testimony that’s not relevant. Ms. Tappendorf suggested offering a reminder of what the Commission is gathered to consider. Commissioner Cooper asked whether an applicant’s claims of community involvement merit consideration. Ms. Tappendorf said they’re not part of the standards, but doesn’t see harm in presenting this. She said a PUD is a little different, in that it has financial dimensions, so such information might be a little more relevant. As to whether the number of Special Use Permits could be limited in a category, Ms. Tappendorf said it depends, citing cannabis dispensaries as an example of a type of operation of which a community might wish to limit numbers, as such (in addition to express statutory authority) has secondary impact. She advises, however, being cautious about limiting other types of businesses, as challenges will probably arise based on equal protection. Commissioner Vondruska asked if the Village limits the number of

special use permits for a given type of business. Development Director Springer said it doesn't, but that some uses were changed to special uses, as the operations weren't necessarily desirable in certain districts. Saying this is the way to regulate, Ms. Tappendorf explained that Zoning Code has two types of uses: permitted by right; and special use, which while deemed appropriate in a district, might have impacts on a neighborhood that require a hearing. She said impacts can also be mitigated by conditions (e.g., hours of operation), but should only be applied if they are relevant to the request. Referring to an example of a school Chairperson Loftus asked if the same rules would apply to both public and private schools. Ms. Tappendorf explained that both could be subject to the same zoning, but that schools usually carry a Special Use designation, due to their impacts. Chairperson Loftus asked if approved minutes or just the motion are transmitted to the Village Board. Planning Manager Purvis replied that occasionally draft minutes are sent, but approved minutes are forwarded when available noting that they don't hold up petitions waiting on approved minutes. Ms. Tappendorf indicated there is no requirement for approved minutes, and that Board members could potentially attend or watch a recording of a meeting if they wish.

Turning to a discussion of meeting rules and procedure, Ms. Tappendorf made the distinction between a "motion to continue" and a "motion to table" a hearing. Tabling one without setting a date, she said, requires republishing for notice when the subject comes back before the Commission, but a motion to continue to a specific date does not. She recommended identifying a date to which to continue a hearing, which can then be rescheduled if parties are not ready for presentation. Commissioner Saeed asked if Public Hearings for zoning take place before the Board. Ms. Tappendorf said no, the record is made here. Commissioner Vondruska asked if the Board hears public comment, to which the attorney replied that the Open Meetings Act requires it. The OMA, Ms. Tappendorf continued, stipulates that any public body cannot gather to discuss public business unless at a duly noticed meeting. One-on-one conversations are allowed, she said, but admonished care to avoid "serial communications" (which effectively become a meeting). Meetings have to be open and convenient, she added, saying that an overflow room or rooms could be needed to accommodate all interested participants in live meetings. Chairperson Loftus asked if a meeting has to stop if it is too crowded. Ms. Tappendorf said it should reconvene/reschedule to a larger venue, and that TVs could be employed. She reiterated the need to be cautious about communication, as any pertinent Village business is accessible through the Freedom of Information Act. Beyond ex parte, she listed conflicts of interest as an ethics issue. Illinois laws, she said, are narrow, so an issue has to be a financial interest to be deemed a conflict. Acquaintanceship with an applicant is not considered a conflict, she said, as long as a decision can be made based on standards, facts and evidence; hence, friendship/acquaintanceship, doesn't constitute a true conflict of interest unless a Commissioner thinks he can't be impartial. To conclude, Ms. Tappendorf discussed "spot zoning," which she defined as taking a property out of context. She referenced the "LaSalle Factors" in explaining that the State recognizes that uses evolve, and doesn't see rezoning as inappropriate if standards meet code. Commissioner Halkyard asked if Staff offers opinions on rezoning. Planning Manager Purvis replied that Staff doesn't give recommendations, though might express uneasiness with an application, and also noted that lot size is a determining factor in rezoning considerations.

Adjournment

Chairperson Loftus adjourned the meeting at 8:31 p.m. following a voice vote on a motion to adjourn by Commissioner Cooper, seconded by Commissioner Vondruska.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1447)**

DOC ID: 2021-1447

Draft minutes from the 9/9/2021 Plan Commission meeting

Statement of the Issue:

See attached minutes.

Analysis:

NA

Budget Impact:

NA

Action Requested:

Review and approve.

Attachments:

1. 9-9-21 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
September 9, 2021

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Chairperson Tim Loftus. Board Trustee Liaison Steve Thompson, Planning Manager Kelly Purvis, and Recording Secretary Barbara Dutton were in attendance.

Roll was called. Present: Chairperson Loftus and Plan Commissioners Lloyd Berry, Laura Brown, Matt Halkyard and Peter Cooper. Absent: Commissioners Angela Fanella, Mohammed Saeed and Jamie Vondruska.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the draft minutes of the August 26, 2021 Plan Commission meeting. Seconded by Commissioner Halkyard, the motion passed by voice vote.

Motion to Open the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request

A motion to open the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request was made by Commissioner Berry and seconded by Commissioner Brown. The motion passed by voice vote.

Staff Introduction

Village Planning Manager Kelly Purvis, 535 Duane Street, Glen Ellyn, was sworn in. She stated that the Petitioner had requested a continuation of the Public Hearing scheduled for this evening to September 23, 2021, the next available agenda for the Plan Commission.

While expressing appreciation for schedule conflicts, Commissioner Cooper voiced frustration about the Petitioner's last-minute cancellation of plans to appear at this evening's meeting, for which the Commissioner said he'd committed substantial time preparing. He said he hoped Staff would advise applicants seeking to reschedule to do so as early as possible to save Commissioners from having to re-do work to prepare for a meeting, as well as to respect Commissioners' efforts to set aside time for meetings. Commissioners Halkyard and Berry expressed similar sentiments. Chairperson Loftus asked Planning Manager Purvis if she could find out from the Village Attorney if the subject Hearing could be scheduled for a date other than the next Plan Commission meeting to avoid a lengthy meeting in which other topics are potentially slated. Planning Manager Purvis said meetings are limited to three agenda items, and with the Jenna Court petitioner requesting a continuation to October 14, the September 23rd meeting now has two items on the agenda (so Apex would be the third). She said, however, she can see if October 14, 2021 would work for the Apex 400 developer, and also can query legal counsel.

Motion to Continue the Public Hearing to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request

A motion to continue the Public Hearing, tentatively to September 23, 2021, to consider 400, 418-424 N. Main Street Apex 400 Planned Unit Development Amendment Request was made by Commissioner Berry and seconded by Commissioner Cooper. The motion carried by roll call vote: Commissioners Berry, Cooper, Brown, Halkyard and Chairperson Loftus all voted "yes."

Motion to Continue a Public Hearing on Brookshire Subdivision Jenna Court HOA Request for Sign Variation

A motion to continue to October 14, 2021 a Public Hearing concerning a request for a sign Variation for the Brookshire Subdivision was made by Commissioner Halkyard and seconded by Commissioner Brown. The motion passed by roll call vote: Commissioners Halkyard, Brown, Berry and Cooper, and Chairperson Loftus all voted "yes."

Trustee's Report

Village Trustee Thompson announced that the Board will be discussing and voting on the marijuana/cannabis text amendments at the upcoming Monday meeting. In response to a question from Commissioner Brown about the status of the downtown grocery store study, he said that the report delivered by the consultant was interesting and contained a lot of material. He added that, given the existing size limitations in the Village, identifying a suitable location for a specialty grocery store presents a challenge, but suggested that he wouldn't rule out the possibility of a specialty/ independent food store coming in.

Chairman's Report

None.

Staff Report

None.

Other Business

None.

Adjournment

Chairperson Loftus adjourned the meeting at 7:15 p.m. following a voice vote on a motion to adjourn made by Commissioner Berry and seconded by Commissioner Cooper.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1418)**

DOC ID: 2021-1418

**Apex 400, PUD Amendment Request: It is requested that the
Commission continue the Public Hearing that was scheduled for
consideration at the 9/23/2021 Plan Commission meeting to
10/7/2021**

Statement of the Issue:

NA

Analysis:

NA

Budget Impact:

NA

Action Requested:

Continue the public hearing to 10/7/2021

Attachments:



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1419)**

DOC ID: 2021-1419

Avere on Duane, PUD Amendment Request: It is requested that the Commission continue the Public Hearing that was scheduled for consideration at the 9/23/2021 Plan Commission meeting to 10/14/2021

Statement of the Issue:

NA

Analysis:

NA

Budget Impact:

NA

Action Requested:

Continue the public hearing to 10/14/2021

Attachments:



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1420)**

DOC ID: 2021-1420

**Avere on Forest, Pre-application Meeting: Reva Development
Partners have requested a pre-application meeting with the Plan
Commission for informal feedback on a proposed 4-story
residential development to be located at 453 Forest Avenue and 576-
580 Duane Street**

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

See attached Staff Report.

Action Requested:

See attached Staff Report.

Attachments:

1. PC Pre-ap Staff Report 09-23-2021
2. Aerial Map
3. Zoning & Location Map
4. Pre-application Notice
5. List of Properties Notified of Meeting
6. Location Map for Public Notice
7. 2001 Comp Plan Sections
8. 2009 Downtown Strategic Plan Sections
9. 2020-2022 Strategic Plan Summary
10. 2021 Draft Comp Plan Section

11. Pre-App Form
12. Narrative Statement
13. Concept Plans, dated 9-3-21

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager

DATE: September 16, 2021

RE: September 23, 2021 Plan Commission Meeting
Proposed multi-family development on the US Bank site located at 453 Forest Avenue & 576-580 Duane Street

PETITIONER: The petitioner is REVA Development Partners, represented by Warren James and Matt Nix.

REQUEST: Reva Development Partners are seeking informal feedback from the Plan Commission 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 developing 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. As of mid-September, the Avere on Duane property is fully leased.

EXISTING CONDITIONS: 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 1.26 acres. The surrounding zoning and land uses are as follows:

North: CR District	Prairie Path Park
East: C5B Subdistrict	Office Building
South: C5B Subdistrict	Leonard Memorial Funeral Home
South: R4 Residential District	Multi-Family Residential Buildings
West: C5B Subdistrict	Municipal Parking Lot

VILLAGE PLANS: 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 Plan Commission'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. The Village has recently approved a total of 223 new multi-family units in the downtown. Construction of the Avere on Forest project would bring the total to 300 new dwelling units.

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
SUMMARY:**

Reva Development Partners have provided a concept design for a 4-story multi-family development, which includes a site plan, floor plans, building sections, detailed elevations and renderings (attached). In addition, 2 potential building material palettes have been provided, and several conceptual sketches for the amenity areas and park have been included. The project features a unique residential rental product with a combination of townhome units (floors 1-2 along the Duane Street frontage) and apartments. Some of the building features include: 2 residential terraces (for outdoor amenity space concepts see sheet 22-24 of the concept plans), on-site storage, a fitness room, a club room, a pet wash station, a package room, and enclosed parking. Additional details about the project are

provided below. Please note, additional deviations may be found upon submittal of a formal application and more detailed plans for the site.

Architecture – As noted, there are 2 color palettes included in the submission (sheet 14 and sheet 18). Option A, shown on the elevations and most of the renderings, features a mix of warm grey brick and accent brick with light and dark grey fiber cement siding. Painted metal accents for this palette would be charcoal. The second palette (Option B), is shown on one rendering and features a light tan/brown brick and accent brick combination with light grey and clover green fiber cement siding. The painted metal accents would be bronze for this palette. Both options would be considered neutral/earth tones and would be compliant with the Village's Design Guidelines. The overall design of the building does not deviate from the Design Guidelines and specifically satisfies the following criteria:

- 2.3 Ancillary and accessory structures relate to the principal building in terms of materials, design and colors.
- 2.4 The face of the retaining walls relate to the texture and color of the principal building.
- 2.4.3 The signage is of a material, color and detailing that relates to the design of the principal building.
- 2.6 Plazas and pedestrian rest areas which create a well-designed focal point for the development have been included in the project design.
- 3.1 The rear entry to the building is enhanced.
- 7.1 Masonry is employed as the wall covering for all sides of the ground floor and is the primary material on upper floors. The materials and design character are consistent on all sides of the building.
- 7.2 The balconies are partially wrapped by the building structure.
- 7.3 The entry is readily identifiable and attractively designed.
- 7.4 Parking is beneath the residential units.

Unit Mix - The proposed development features 77-units, 4 of which will be townhomes (fronting Duane Street) and the remainder of which will be apartments. The units range in size from 866 square feet to 2,038 square feet. Compared to recently approved apartment buildings in the downtown, Avere on Forest will offer much larger units (Apex 400: 610 – 1,232 sf; Avere on Duane: 870 – 1,656 sf; Glenwood Station: 557-1,336 sf). Approximately 62% of the units have at least 2 bedrooms and 3 of the unit types (71% of the total units) offer a den. The average unit size would be 1,306 square feet with average rents estimated at \$3,200 per month. See the chart below for more information about the proposed unit mix.

Avere on Forest, Unit Mix

Unit Plan	Type	Area	Total Units	Square Footage
1 Bed Room	A1	866	12	10,396
1 Bed Room + Den	B1	964	18	17,360
2 Bed Room + Den	C1	1,431	29	41,494
3 Bed Room	D1	1,457	6	8,739
3 Bed Room + Den	E1	1,803	8	14,420
3 Bed Room Townhome	F1	2,038	4	8,150
Totals/Averages		1,306	77	100,559

The developer anticipates that 95% of the units will be occupied within 9 months of project completion.

Building Height – A 4-story building is proposed, with a height of 49 feet to the top of the roof. The height of the building to the top of the parapet is approximately 51 feet, and to the top of the elevator overrun would be 56 feet. A building height of 60 feet is permitted in the C5B District. The petitioner does not anticipate a request for a building height deviation. The bulk of the building is further reduced at each of the building corners; the top of the pergola on each of the corners is approximately 48 feet from average grade. The developers have included a surrounding context height study in their packet (sheet 13) which shows several projects in the vicinity of similar size.

Step Backs – 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. In this case, the Forest Avenue side of the building would be defined as the front. No step back is proposed and a deviation would be required.

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 1-4
North (Interior Side)	15 Feet	3 - 28 Feet	3 - 8 Feet

South (Corner Side)	25 Feet	3 - 5 Feet	14 - 16 Feet
East (Rear Yard)	30 Feet	0 - 20 Feet	17 - 20 Feet
West (Front Yard)	25 Feet	1 - 4 Feet	16 - 19 Feet

Being that the building is “I”-shaped, approximately 40% of the building is setback nearly 74 feet from Duane Street and approximately 45 feet from Prairie Path Park.

Lot Coverage – Due to the unique layout of the building, with the larger garage footprint, the proposed lot coverage would be near 86%. The residential portion of the building covers approximately 58% 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. It should be noted that the bulk of the building, which this regulation is intended to minimize, falls within the permitted lot coverage for the site.

Impervious Surface Setbacks – 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 – The entrance to the parking garage would be accessible from a one-way access drive on Duane Street (southeast part of the site). A residential key fob would be required to enter the garage. Vehicles would exit the garage from a one-way drive onto Forest Avenue (northwest part of the site).

Parking – The proposed parking garage design features 130 enclosed parking stalls or 1.68 per unit. Based upon the unit mix in the development, 139 parking stalls or 1.8 per unit would be required. The proposed ratio is similar to what was approved for the Avere on Duane development which had 82 parking stalls for 48 units (parking ratio of 1.7 per unit) and greater than what was approved for the Glenwood Station development which had 102 parking stalls for 86 units (1.1 per unit). While a deviation will be required for the number of parking stalls, due to the site’s proximity to the train station, commuter parking lots and Civic Center parking garage, the proposed parking should be adequate for the development.

ATM – An ATM is proposed to be located on the northwest corner of the building near the park amenity space. The Village does not currently have regulations for a walk-up ATM, which is not otherwise part of a bank property. A text amendment to establish regulations for this use will be

needed in order for the ATM to be included in the development site.

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 local vendor might sell ice cream/Italian Ice, coffee/donuts, beer/wine, etc. At this time, the developers have not had discussions with specific operators. The proposed “park amenity” is designated on the northwest part of the site plan and is approximately 1,150 square feet in area. Please see the attached rendering (sheet 17) and conceptual designs for the park amenity (sheet 24).

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 on the design of the open space for the development so that it enhances rather than detracts from the existing park. Two example sketches of the park area have been attached (sheet 20-21). Scheme A keeps many of the exiting park features intact (the gazebo, story walk, bike parking and service station) while providing some additional seating opportunities, an outdoor dining space and an outdoor fitness area. Scheme B eliminates the gazebo and story walk, but provides a larger open activity lawn, an outdoor fitness green, outdoor dining area and additional seating opportunities. Of course, approval from the Park District would be required for either of these plans to move forward. At this time, the Park District seems to be favoring a more simple design with less amenities and a focus on open green space.

Additional Details – Signage, lighting, landscaping, stormwater management, traffic generation and circulation will be evaluated as part of the formal project submittal.

REVIEW 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 the applications have been 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 approval of a Preliminary and Final Planned Unit Development Plat and Plan with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, a Zoning Text Amendment to create regulations for a stand-alone ATM, and an Exterior Appearance application. The Plan Commission will make a recommendation to the Village Board.
4. The Village Board will consider the requests for approval of a Preliminary and Final Planned Unit Development Plat and Plan with Deviations, a Special Use Permit to allow dwelling units in the C5B Central Service Subdistrict, a Zoning Text Amendment to create regulations for a stand-alone ATM, and an Exterior Appearance application. Review of a Redevelopment Agreement and TIF request will take place concurrent with the Zoning Entitlements process. The Village Board may approve, approve with conditions, or deny the requests.

If the project is approved, the developers will submit building permit plans for staff review which will substantially conform to the plans approved by the Village Board.

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a pre-application conference for the project and provide comments that will assist the petitioner in preparing a formal application. The Commission's review should concentrate on the overall design concept for development of the site, and the anticipated deviations. In reviewing the project, the Commission may wish to:

1. Provide feedback on the anticipated deviations, particularly the building setbacks and proposed lot coverage.
2. Provide feedback on the proposed parking ratio of 1.68 parking stalls per unit.
3. Clarify any concerns.

ATTACHMENTS:

- Aerial Map
- Zoning & Location Map
- Notice of Pre-Application Meeting
- Mailing List of residents within 350' of subject property
- Location Map for Notification

- 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
- Petitioner's Pre-application Form
- Petitioner's Narrative Statement
- Concept Plans prepared by OKW Architects, dated September 3, 2021

Cc: Staci Springer, Community Development Director
Warren James, REVA Development Partners
Matt Nix, REVA Development Partners

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09-23-21\PC Pre-ap Staff Report 09-23-2021.doc



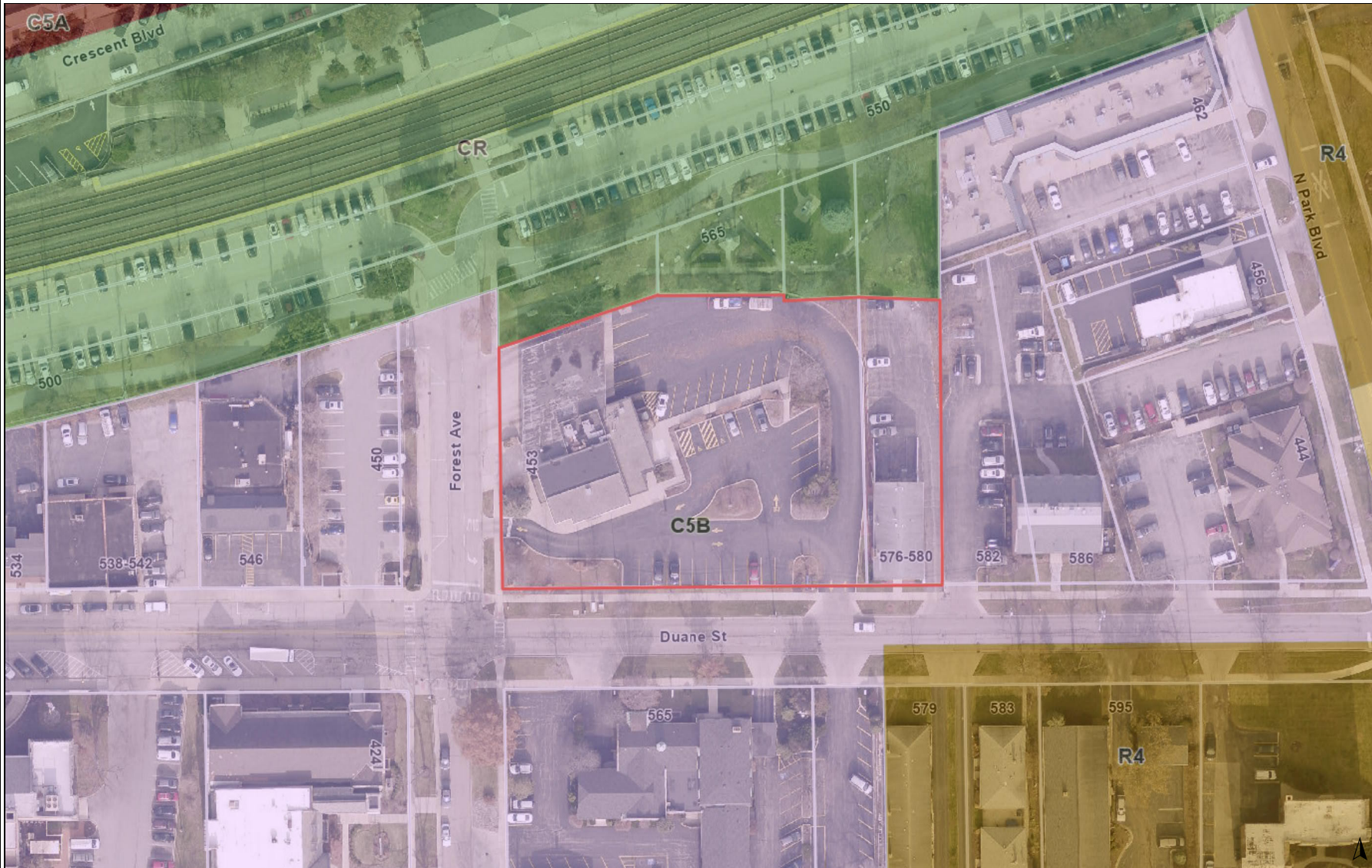
0 250 500
ft

Print Date: 9/16/2021

Notes

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

GIS Consortium | Zoning & Location Map



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 250 500 ft

Print Date: 9/16/2021

Notes

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NOTICE OF PRE-APPLICATION MEETING

REVA Development Partners is requesting a pre-application meeting with the Glen Ellyn Plan Commission to discuss the conceptual plans for a multifamily development to be located on approximately 1.26 acres at 453 Forest Avenue (the US Bank property) and 576-580 Duane Street. The conceptual plan is for a four-story, 77-unit building featuring townhome units and apartments with a below grade parking garage. The subject property is located on the northeast corner of Forest Avenue and Duane Street in the C5B Central Service Subdistrict. The enclosed map illustrates the location of the property.

The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, September 23, 2021 at 7:00 p.m.**, in the Galligan Board room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The purpose of the meeting is for the Commission to provide informal feedback to the developer, prior to plans for the site being fully designed.

All persons who are interested are invited to attend the pre-application meetings to listen and be heard. Plans related to the proposed planned unit development are available for public review at any time prior to or after the Plan Commission meeting in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the project should be directed to Kelly Purvis, Planning Manager, (630) 547-5371.

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 24 hours in advance of the meeting.

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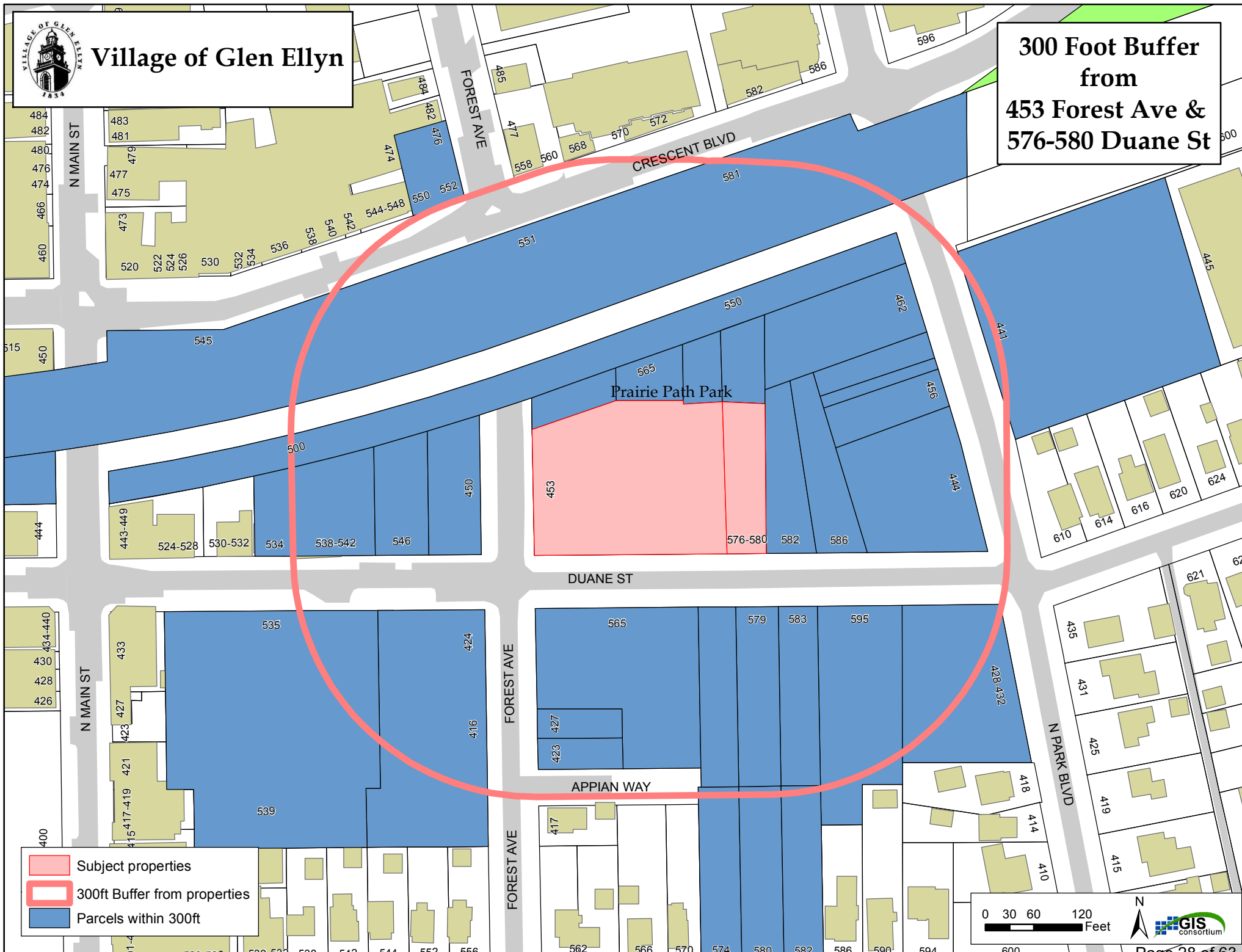
BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT	BILLCITY	BILLSTATE	BILLZIP
428 PARK LLC	1S660		MIDWEST RD	330	OAKBROOK TERR	IL	60181
565 DUANE LLC	5645	W	35TH ST		CICERO	IL	60804
ANDERSON, DANIEL P	595		DUANE ST	1D	GLEN ELLYN	IL	60137
BEN ENTELA LLC	220	W	CENTRAL AVE		LOMBARD	IL	60148
BOWERS, JAMES P	441	N	PARK BLVD	2C	GLEN ELLYN	IL	60137
BRUA, KARI	130	S	CANAL ST	504	CHICAGO	IL	60606
CORHIRT GE LLC	26W271		DURFEE		WHEATON	IL	60187
COZZI, ELLIE	441	N	PARK BLVD	4B	GLEN ELLYN	IL	60137
CROWLEY, BRIAN	580		HILLSIDE AVE		GLEN ELLYN	IL	60137
DAVIS, STANLEY W	12498		HARBOUR RIDGE BL		PALM CITY	FL	64990
DIETER, BETTE R	22W240		STANTON RD		GLEN ELLYN	IL	60137
DRISCOLL, SEAN & COURTNEY	582		HILLSIDE AVE		GLEN ELLYN	IL	60137
DUPAGE COUNTY HWY DEPT	130	N	COUNTY FARM RD		WHEATON	IL	60187
DVORAK PARTNERS LP	406	N	MAIN ST		LOMBARD	IL	60148
ELSON, EVELYN E	441	N	PARK BLVD	2D	GLEN ELLYN	IL	60137
EVANS, WANDA	441	N	PARK BLVD	3-I	GLEN ELLYN	IL	60137
EVENSEN, GARY & KAREN	441		PARK BLVD	2-A	GLEN ELLYN	IL	60137
FIRST UNITED METHODIST	424		FOREST AVE		GLEN ELLYN	IL	60137
FLAHERTY, MICHAEL & JILL	280		HAWTHORNE		GLEN ELLYN	IL	60137
FLEMM, CORINNE	441	N	PARK BLVD	5B	GLEN ELLYN	IL	60137
FLEMM, TAMARA	441	N	PARK BLVD	1L	GLEN ELLYN	IL	60137
FLORADAY, BURTON S & V D	441	N	PARK BLVD	3H	GLEN ELLYN	IL	60137
GANZHORN, RICHARD C	441		PARK BLVD	4I	GLEN ELLYN	IL	60137
GENTILE SR, R & P SCHRADER	441	N	PARK BLVD	3B	GLEN ELLYN	IL	60137
GILARDI, DONALD & C A	441	N	PARK BLVD	5G	GLEN ELLYN	IL	60137
GLEN CROSSING	1263	S	HIGHLAND AVE		LOMBARD	IL	60148
GLEN ELLYN PARK DIST	185		SPRING AVE		GLEN ELLYN	IL	60137
GLEN RECREATION ONE	4840	N	TALMAN		CHICAGO	IL	60625
GONNELLA, DAVID	595		DUANE AVE	1C	GLEN ELLYN	IL	60137
GREEN, ROSS & KATHERINE	595		DUANE ST	2B	GLEN ELLYN	IL	60137
HANNENBERG, GARY W & RUTH	441	N	PARK BLVD	2F	GLEN ELLYN	IL	60137
HOAGLAND, BARBARA	441	N	PARK BLVD	5C	GLEN ELLYN	IL	60137
HOBEIN SR, JAMES & K	441	N	PARK BLVD	2-G	GLEN ELLYN	IL	60137
HUFFMAN, JEANIE	595		DUANE	2A	GLEN ELLYN	IL	60137
JOURDAN, ROBERT	22W301		AHLSTRAND RD		GLEN ELLYN	IL	60137
KASBEER, RICHARD & SUSAN	25748		PASEO EL CAJON		MONTEREY	CA	93940
KELLER, SUSAN	595		DUANE	2D	GLEN ELLYN	IL	60137
KIEFER, MARGARET M	441	N	PARK BLVD	5D	GLEN ELLYN	IL	60137
KING TRUST	372		GRANDVIEW AVE		GLEN ELLYN	IL	60137
KOHLER, S & L MANGIARDI	595		DUANE ST	2C	GLEN ELLYN	IL	60137
KOOY, LAURA	441	N	PARK BLVD	5E	GLEN ELLYN	IL	60137
LAYTON, MICHAEL J	595		DUANE ST	1A	GLEN ELLYN	IL	60137
LEONARD, CAROLYN M	441	N	PARK BLVD	4D	GLEN ELLYN	IL	60137
LOMBARDO, FRANK	1N680		FOREST AVE		GLEN ELLYN	IL	60137
LYNCH, LOIS I	441	N	PARK BLVD	4H	GLEN ELLYN	IL	60137
MANNING, KEITH E	441		PARK BLVD	4-F	GLEN ELLYN	IL	60137
METZ, PAUL E & MARIA	574		HILLSIDE AVE		GLEN ELLYN	IL	60137
NOEL, SARA L	441	N	PARK BLVD	5H	GLEN ELLYN	IL	60137
NORTHWESTERN MEMORIAL	211	E	ONTARIO ST	1400	CHICAGO	IL	60611
PALICKI, WILLIAM & SHERYL	441	N	PARK BLVD	5A	GLEN ELLYN	IL	60137
PALLADINO, PASQUALE	1127		COMPTON POINT		ADDISON	IL	60101
PALLADINO, PAT & V C	1127		COMPTON PT		ADDISON	IL	60101
PARK BOULEVARD PROPERTY	456		PARK BLVD		GLEN ELLYN	IL	60137
PETERSON, CHRISTINE	1356		MOSSWOOD CHASE		TALLAHASSEE	FL	32312
PETRAUSKAS, BERNADETTE L	441		PARK BLVD 3-K		GLEN ELLYN	IL	60137
POLK, TERRY & MICHELE	441		PARK BLVD	2K	GLEN ELLYN	IL	60137
POWERS, CHARLAINE L	441	N	PARK BLVD 3-J		GLEN ELLYN	IL	60137
RABUN, LANCE J	441	N	PARK BLVD	2I	GLEN ELLYN	IL	60137
REICHARDT, GARY	441	N	PARK BLVD	4-E	GLEN ELLYN	IL	60137
RIMMEL, ROBERT & SUSAN	441		PARK BLVD	4-G	GLEN ELLYN	IL	60137
ROSE, NEIL M & PATRICIA M	441	N	PARK BLVD	1-M	GLEN ELLYN	IL	60137
SCHULTZ, VALERIE T	441	N	PARK BLVD	2E	GLEN ELLYN	IL	60137
SCOWN, SUSAN	441	N	PARK BLVD	2H	GLEN ELLYN	IL	60137
SIME, JOHN W	441		PARK BLVD 3-D		GLEN ELLYN	IL	60137
SINGER, JANET K	441	N	PARK BLVD	5J	GLEN ELLYN	IL	60137
STARZYK, LORETTA	441		PARK BLVD	5K	GLEN ELLYN	IL	60137
SWADE, PAUL	478		TEQUESTA DR	218	TEQUESTA	FL	33469
THEILGAARD, SHERRY C	441		PARK BLVD	3-F	GLEN ELLYN	IL	60137
TRELAND, K & K EVENSEN	441	N	PARK BLVD	2A	GLEN ELLYN	IL	60137

TRIPP, DAVID J	441	N	PARK BLVD	4K	GLEN ELLYN	IL	60137
US BANK CORP	2800	E	LAKE ST		MINNEAPOLIS	MN	55406
VILLAGE OF GLEN ELLYN	535		DUANE ST		GLEN ELLYN	IL	60137
WALDSCHMIDT, RONALD	441	N	PARK BLVD	4-A	GLEN ELLYN	IL	60137
WATERMAN, MICHAEL & V	441	N	PARK BLVD	5I	GLEN ELLYN	IL	60137
WEST SUBURBAN BANK	441	N	PARK BLVD	4-C	GLEN ELLYN	IL	60137
WILSON, PATRICIA L	441	N	PARK BLVD	3G	GLEN ELLYN	IL	60137



Village of Glen Ellyn

**300 Foot Buffer
from
453 Forest Ave &
576-580 Duane St**



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.

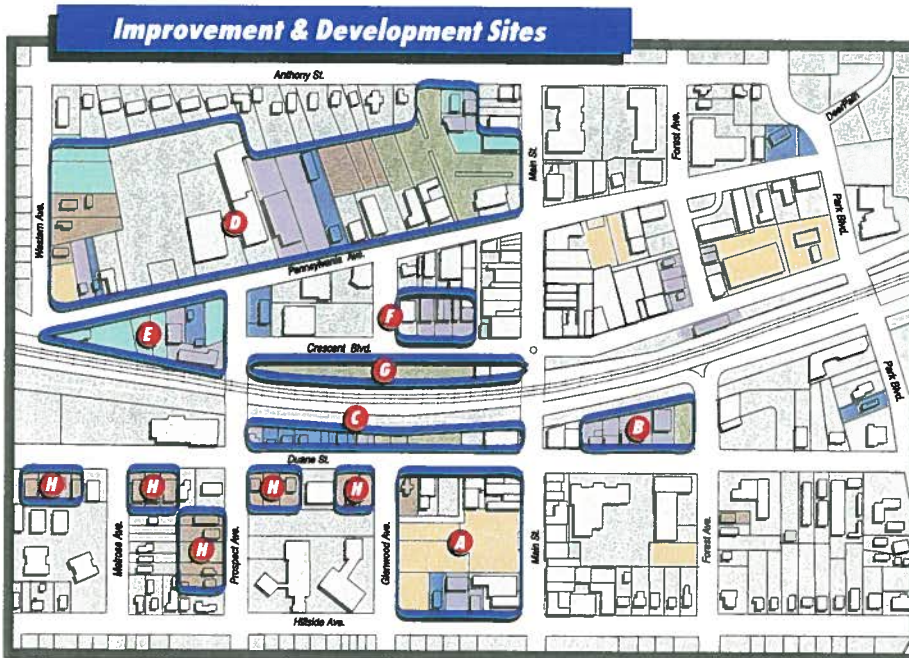
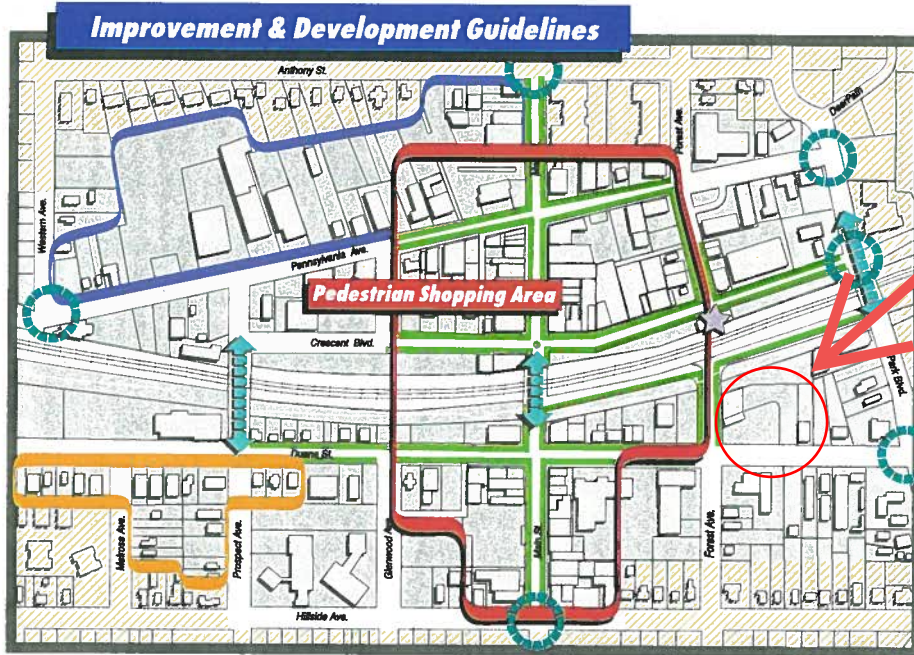
Improvement and development recommendations for Downtown Glen Ellyn are described below and highlighted in Figures 12 and 13. Recommendations relate to: a) land-use, b) existing buildings, c) new construction, d) streets and transportation, e) parking, f) streetscape and pedestrian amenities, and g)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



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

CLEAR PAGE

I. APPLICATION INFORMATION:

- A. Date Filed: **09/09/2021**
- B. Project Name: **AVERE on Forest (US Bank Site)**
- C. Project Description: **77 units multifamily development**
- D. Address of Property: **453 Forest Ave. & 580 Duane Street**
- E. Permanent Index No: **05-11-322-025 | 05-11-322-011** Zoning: _____
- F. Name of Applicant: **REVA Development Acquisitions, LLC**
- G. Address of Applicant: **116 W Illinois St., 7th FL, Chicago, IL 60654**
- H. Phone No. (Business): **312-320-6712** (Home) _____
- I. Fax No. (Business): _____ (Mobile) **312-320-6712**
- J. E-mail Address of Applicant: **matt.nix@revadevelopment.com**
- K. Name of Property Owner: **US Bank Corp. | Third & Crescent LLC**
- L. Address of Property Owner: **800 Nicollet Mall, 21st FL, Minneapolis, MN 55402 | 580 Duane St, Glen Ellyn, IL 60137**
- M. Phone No. (Business): **612-303-7738 | (630) 532-9392** (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: **neil.davis@usbank.com | cj.mccann@kw.com**

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.

Signature: _____ Date: **09/09/2021**



September 13, 2021

Ms. Kelly Purvis
Planning Manager
VILLAGE OF GLEN ELLYN
535 Duane St.
Glen Ellyn, IL 60137

RE: AVERE on Forest – PUD Concept Submittal

Dear Ms. Purvis,

REVA Development Partners is pleased to present a Concept Submittal for the redevelopment of the US Bank Site at Forest and Duane. The experience of working with Glen Ellyn village officials and staff on our successful completion of AVERE on Duane, and having real-time market knowledge is the reason we are excited to pursue a second luxury rental housing development in the community. AVERE on Duane has proven the strength of the market with a very rapid lease up while achieving proforma rents. Despite the challenges posed by the COVID- 19 pandemic, the project was completed on time and on budget with a great execution by our general contractor (Kinzie Builders) working in collaboration with village staff to avoid unexpected cost overruns or delays. As of mid-September, AVERE on Duane will be 100% occupied, with the vast majority of our residents having a strong connection to Glen Ellyn (either down-sizing empty nesters, parents of adult children living in Glen Ellyn, or couples seeking to put down roots in the area). AVERE on Duane has been able to offer a flexible, maintenance-free lifestyle to those that want to live in Glen Ellyn without the complications of home ownership.

The proposed development, AVERE on Forest, is an exciting opportunity to respond to the surplus demand for this type of luxury rental housing. Given its premier location in downtown Glen Ellyn and adjacency to the new Metra station and pedestrian underpass improvements, REVA and its team of consultants have endeavored to design a building that maximizes the potential of the site while being very sensitive to height and design constraints to ensure it will fit into the character of the surrounding neighborhood. In order to design the most appropriate building for this location, we have undertaken a more complex building design/structure which will include 100% below grade parking, raised gardens/amenity areas, and many unique architectural features. We are also seeking to redesign and activate the adjacent Prairie Path Park. We look forward to working with the Village of Glen Ellyn on this very exciting project.

Sincerely,

REVA DEVELOPMENT PARTNERS, LLC

By: Warren A. James and Matthew T. Nix, Principals



AVERE ON FOREST

DUANE & FOREST

GLEN ELLYN, IL

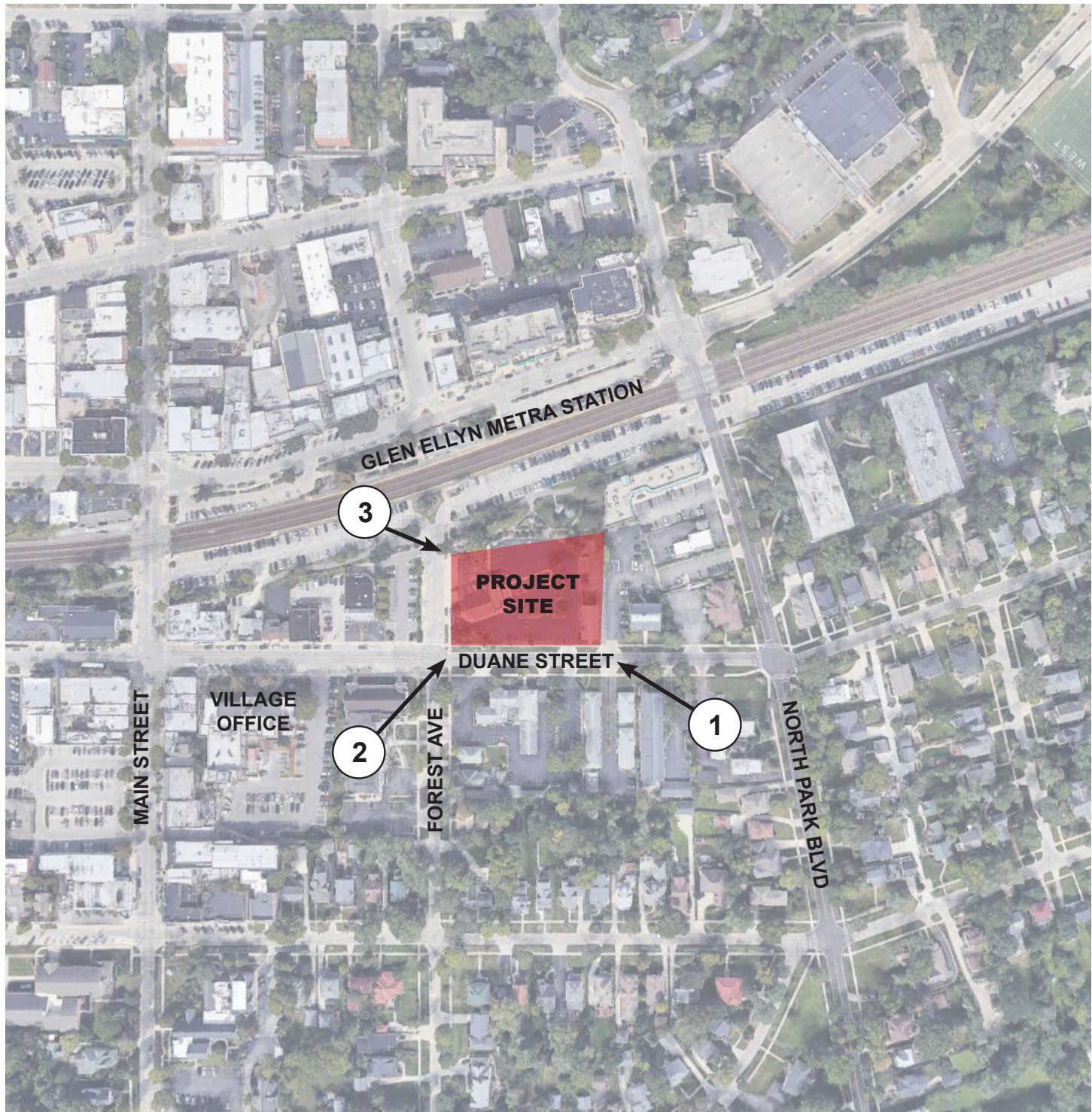


VILLAGE WORKSHOP
PRELIMINARY PACKAGE

SEPTEMBER 3, 2021



SITE & CONTEXT



1



2



3



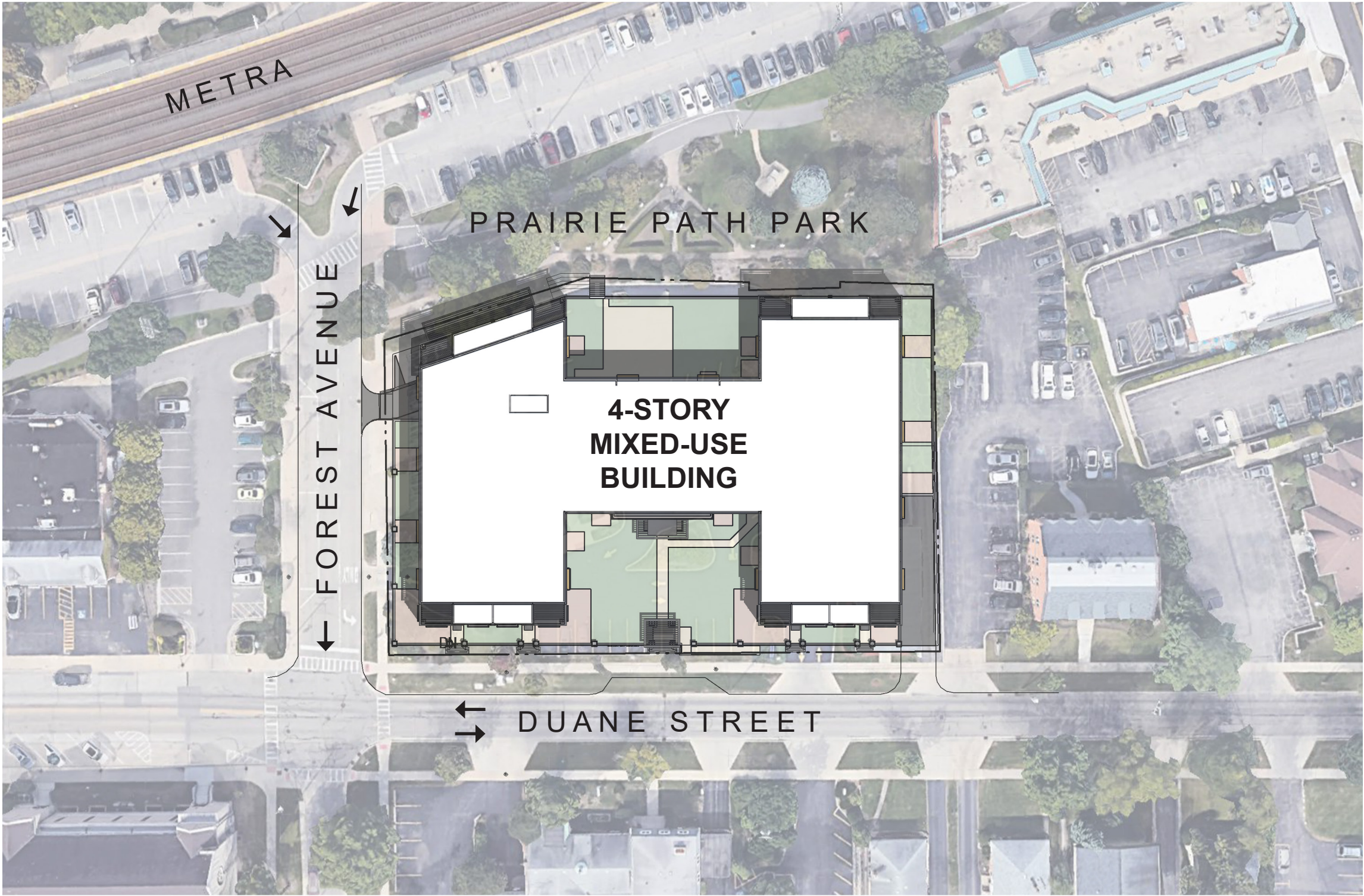
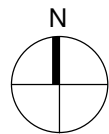
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PARTNERS LLC

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DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

SITE PLAN
SCALE: 1"=60'

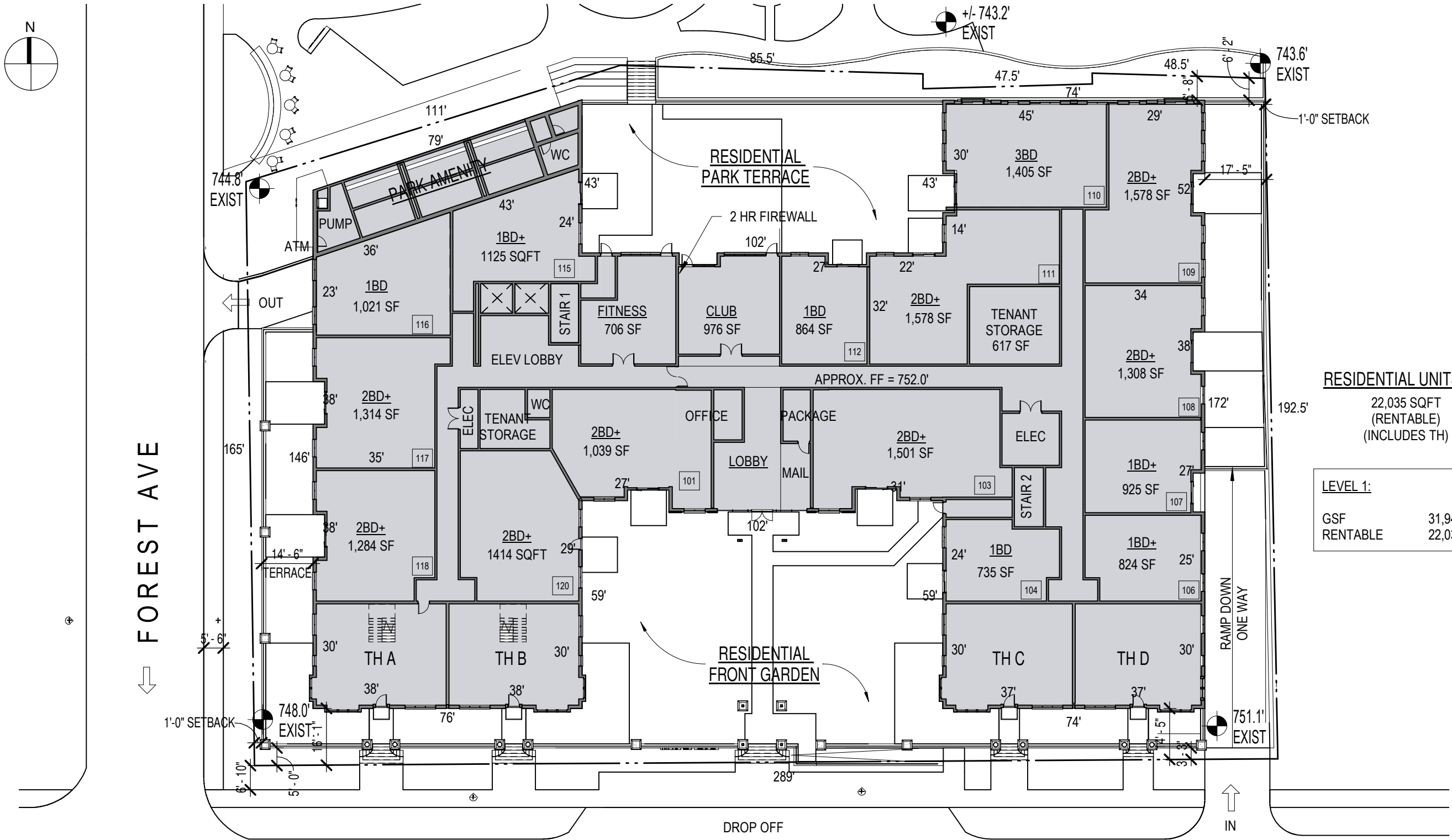


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LEVEL 1 FLOOR PLAN
SCALE: 1"=30'



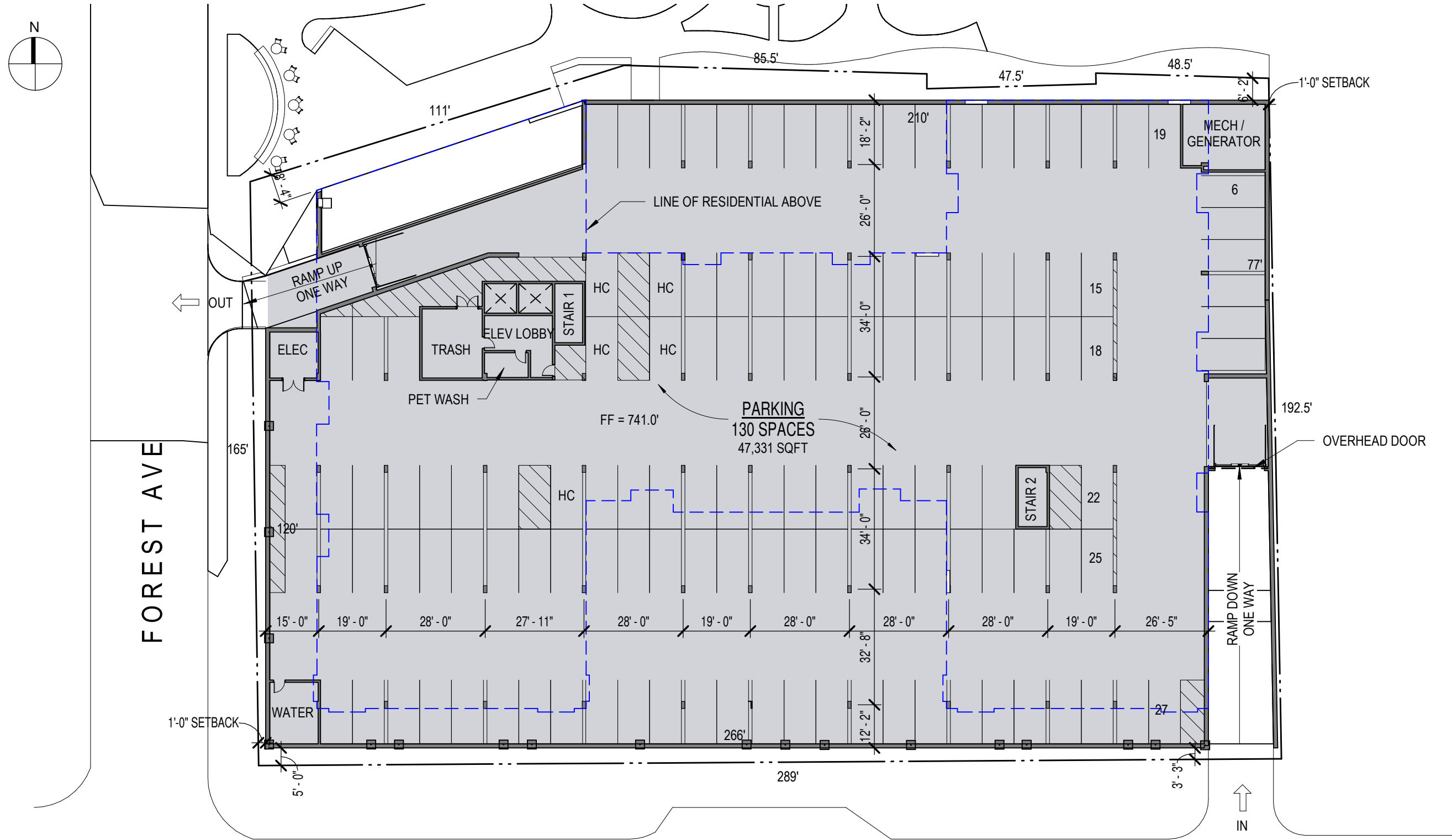
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BASEMENT PLAN
SCALE: 1"=30'



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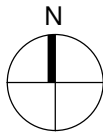


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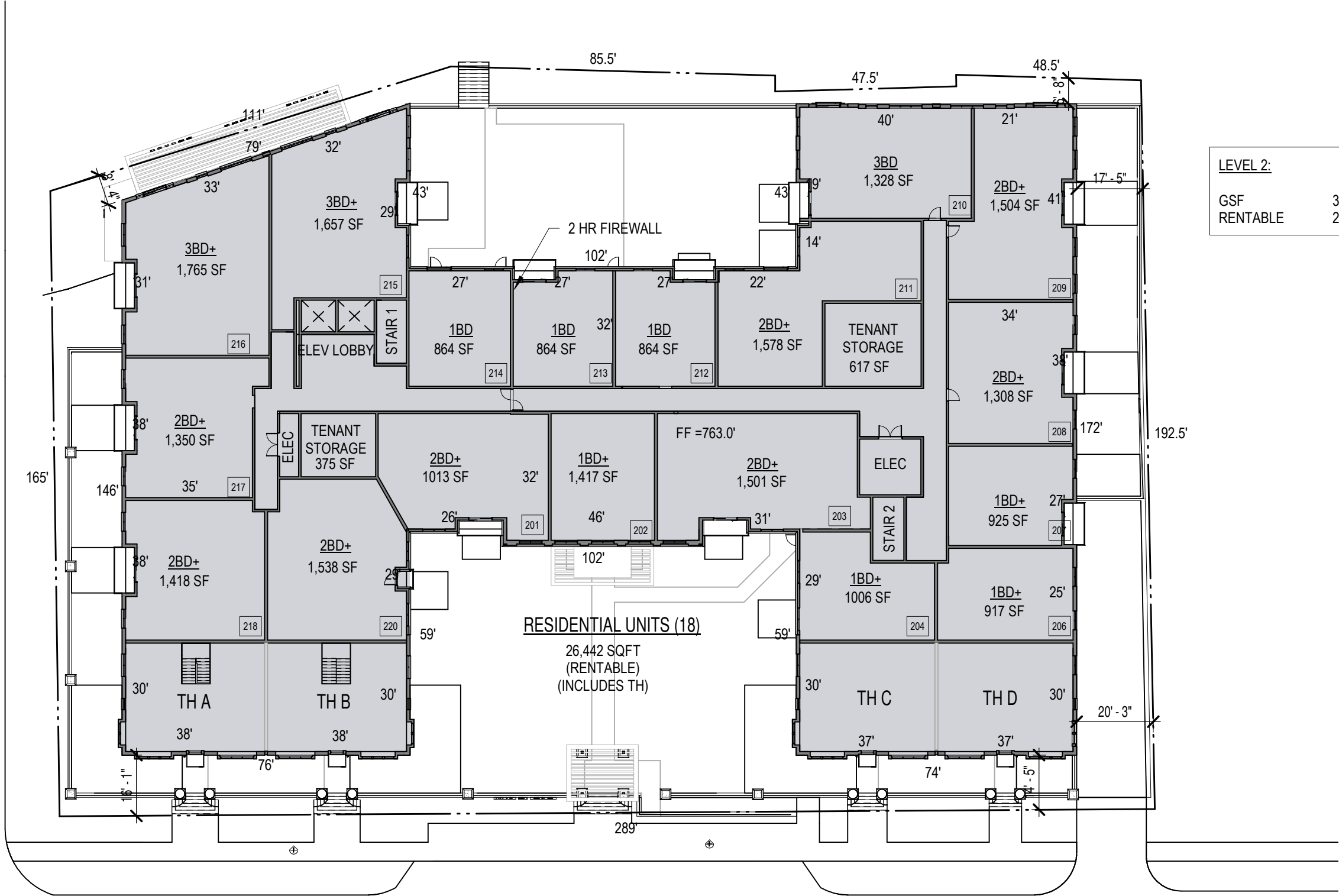
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LEVEL 2 FLOOR PLAN
SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



LEVEL 2:	
GSF	31,942 SF
RENTABLE	26,442 SF

RESIDENTIAL UNITS (18)
26,442 SQFT
(RENTABLE)
(INCLUDES TH)



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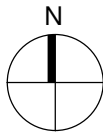


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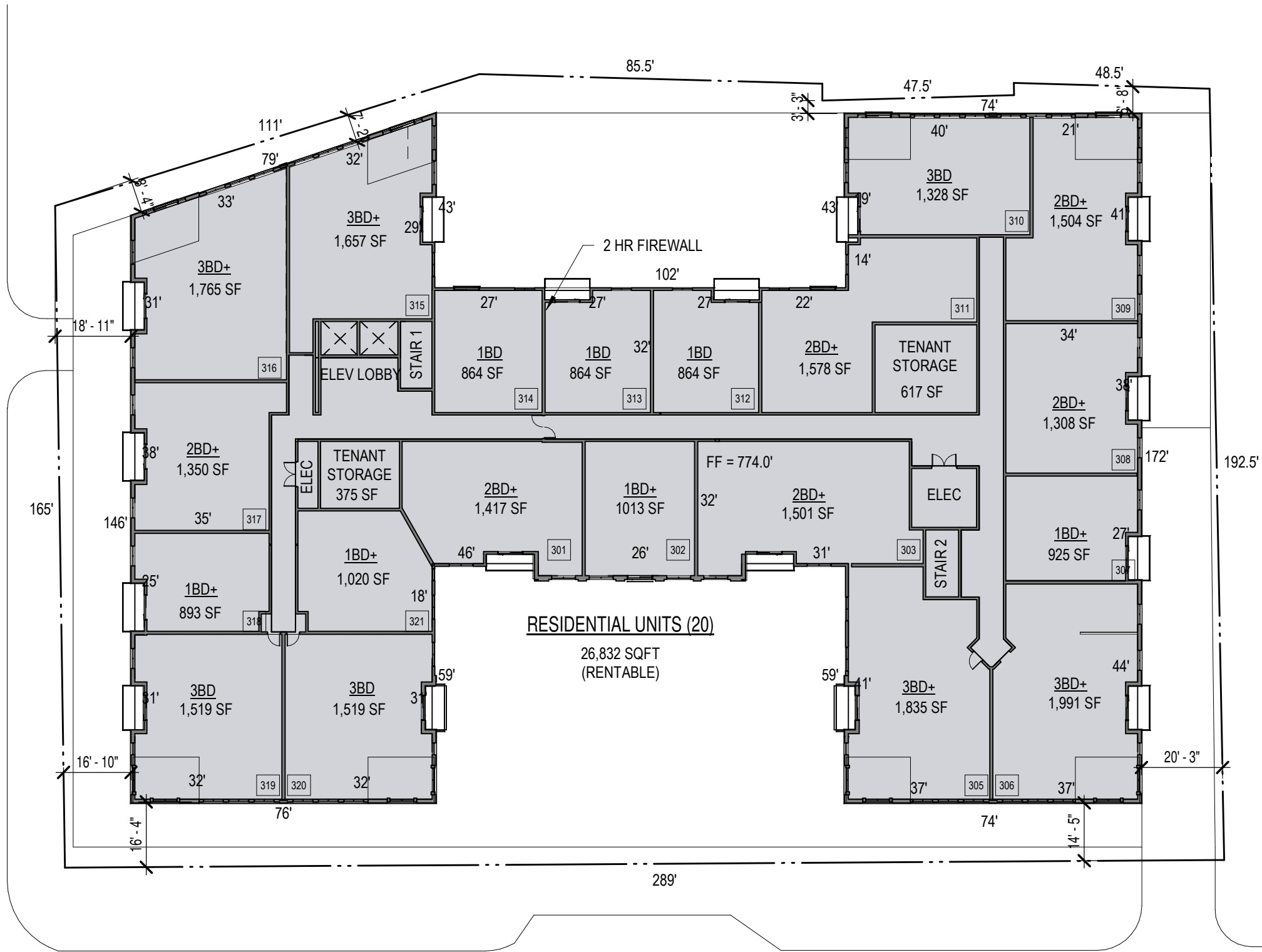
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LEVEL 3 FLOOR PLAN
SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



LEVEL 3:	
GSF	31,942 SF
RENTABLE	26,832 SF



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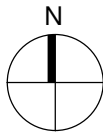
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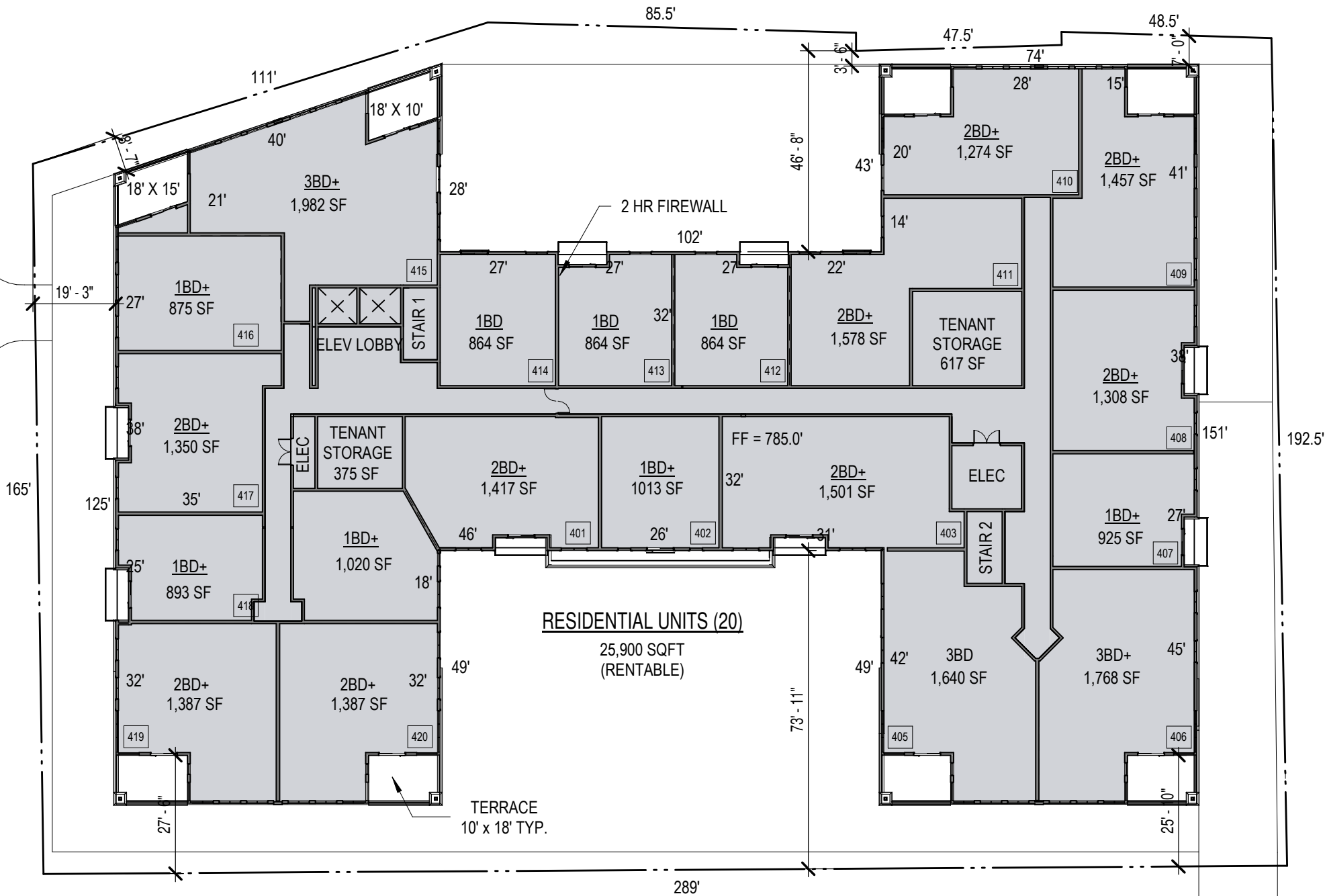
LEVEL 4 FLOOR PLAN

SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



LEVEL 4:	
GSF	30,568 SF
RENTABLE	25,900 SF



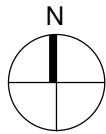
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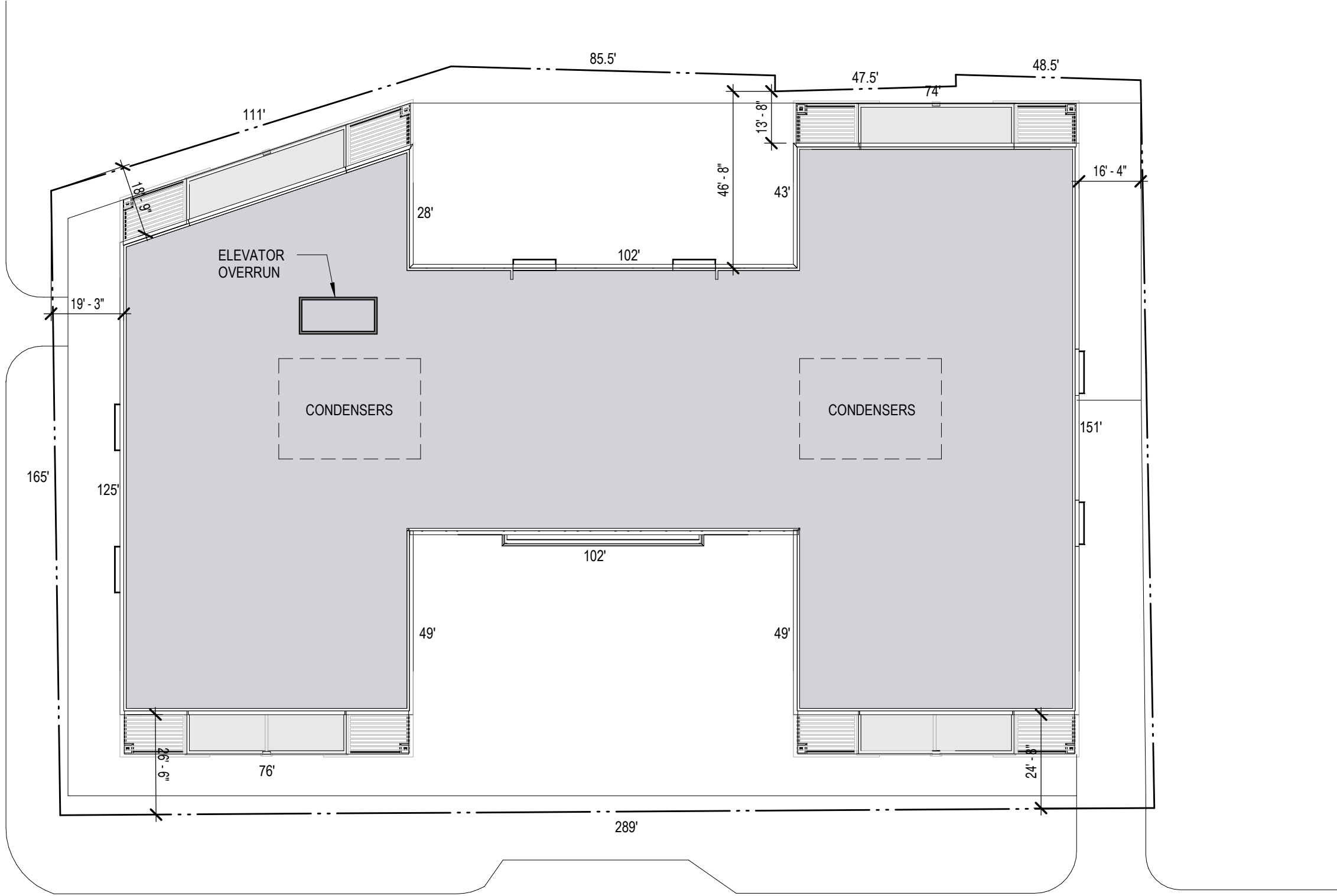
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ROOF PLAN
SCALE: 1"=30'



FOREST AVE

PRAIRIE PATH PARK



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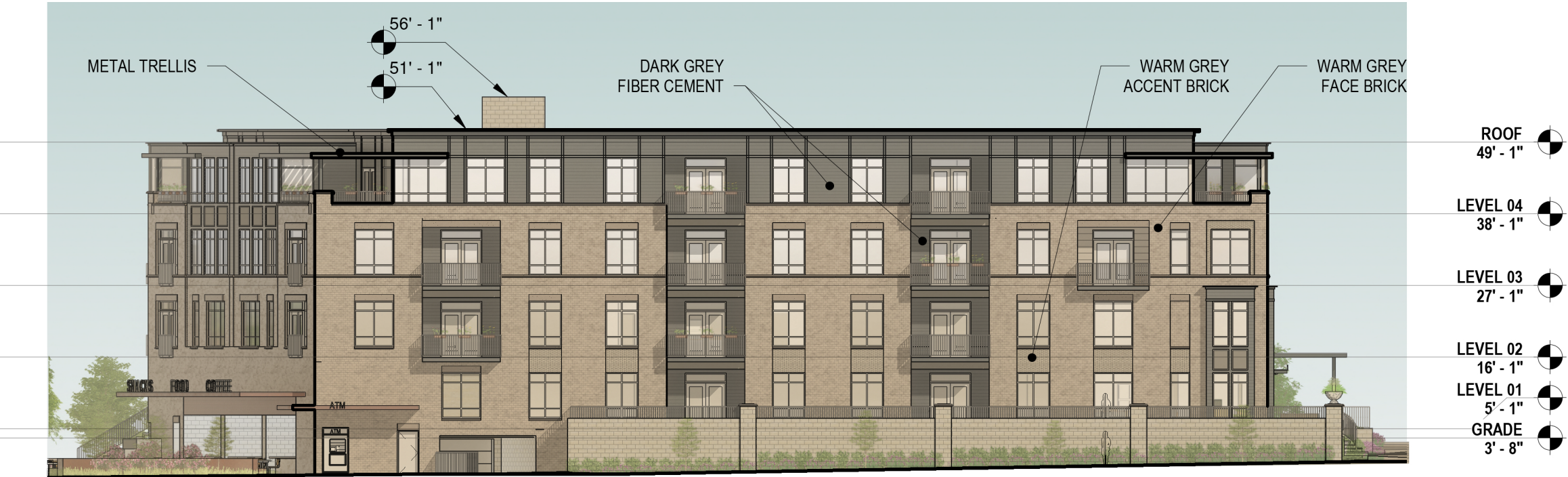
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BUILDING ELEVATIONS



SOUTH ELEVATION

SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"



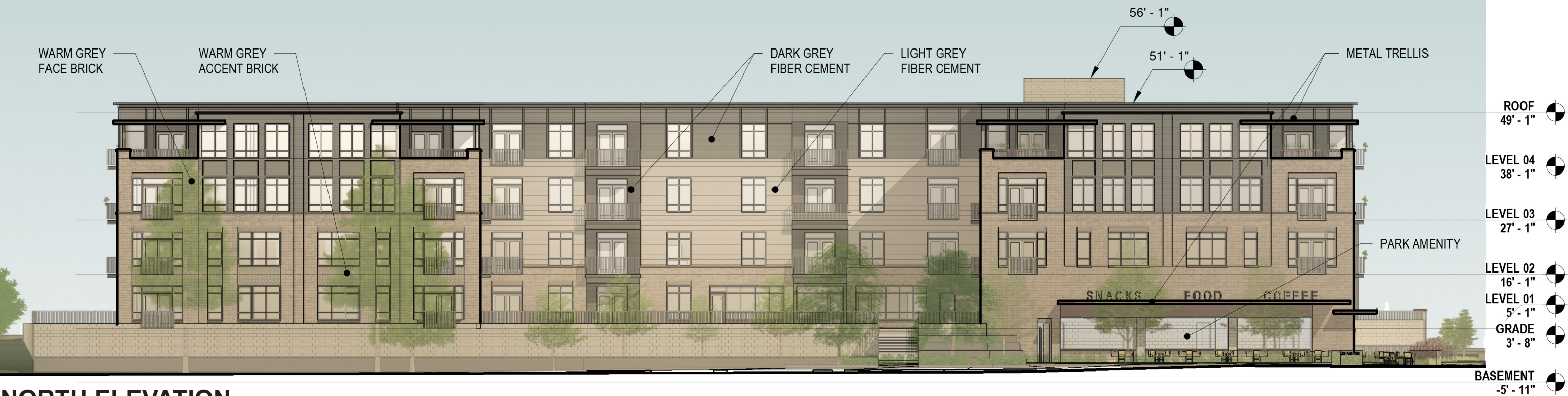
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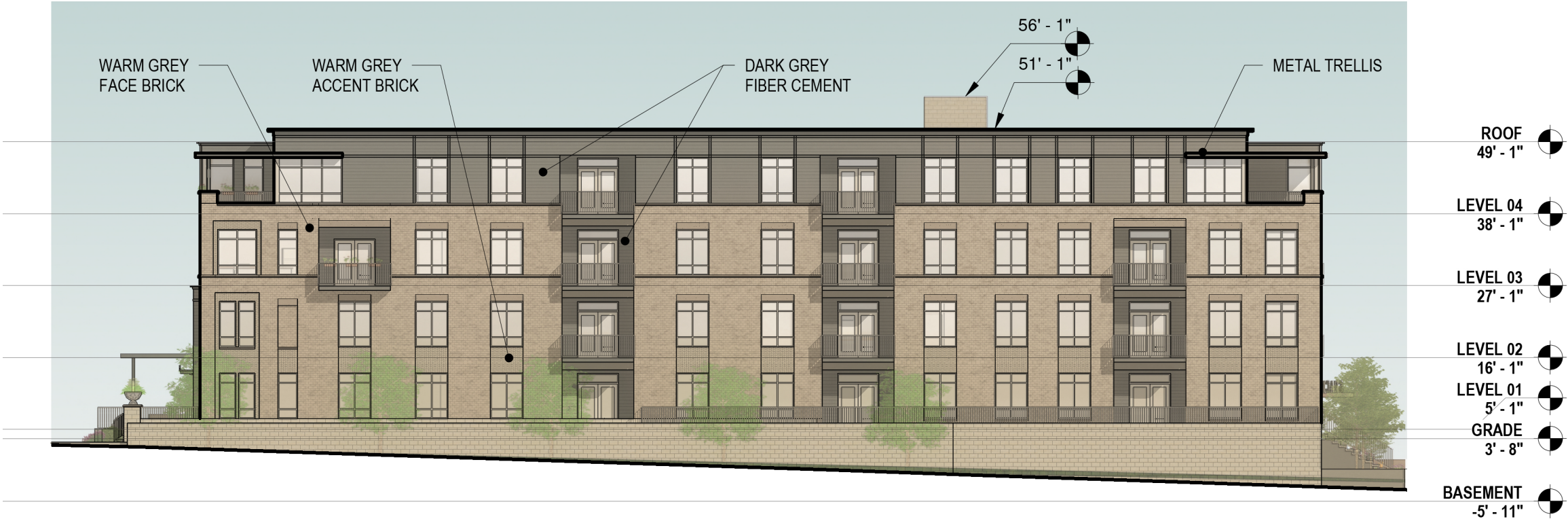
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BUILDING ELEVATIONS



NORTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 20'-0"



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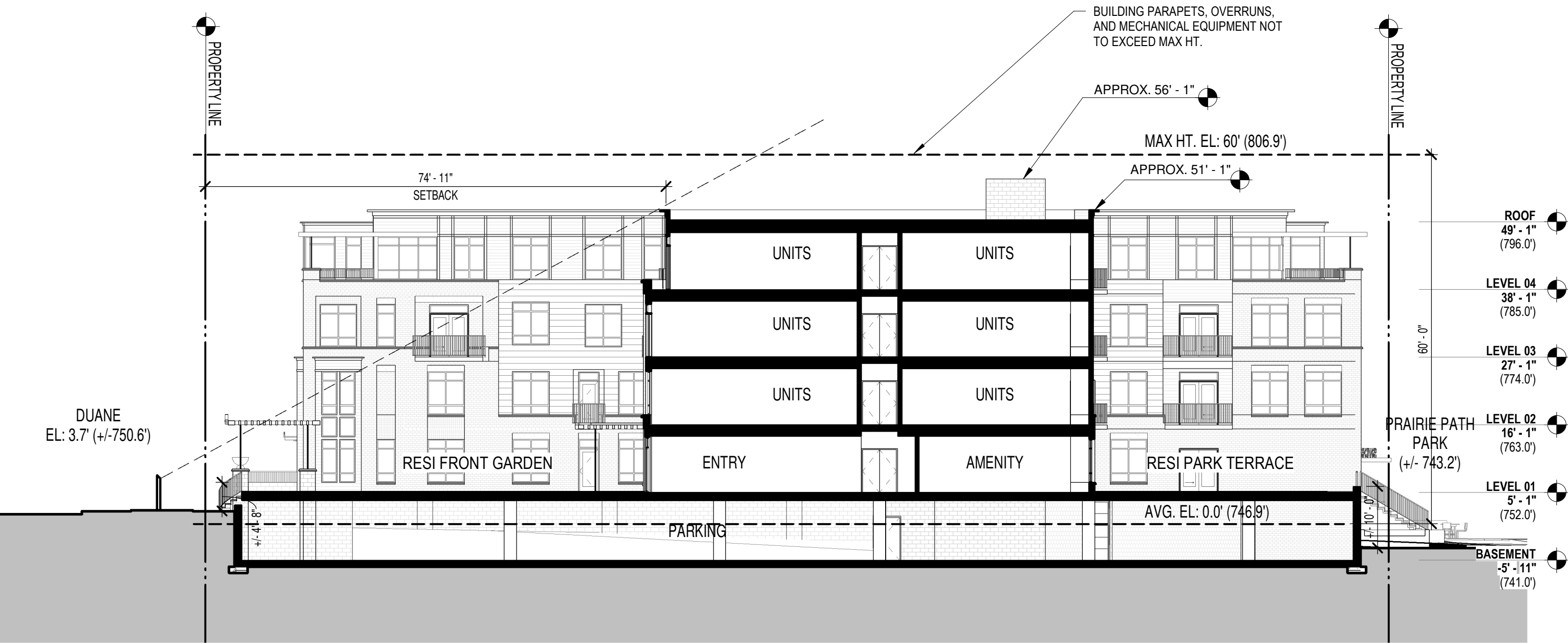


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BUILDING SECTION

SCALE: 1"=20'



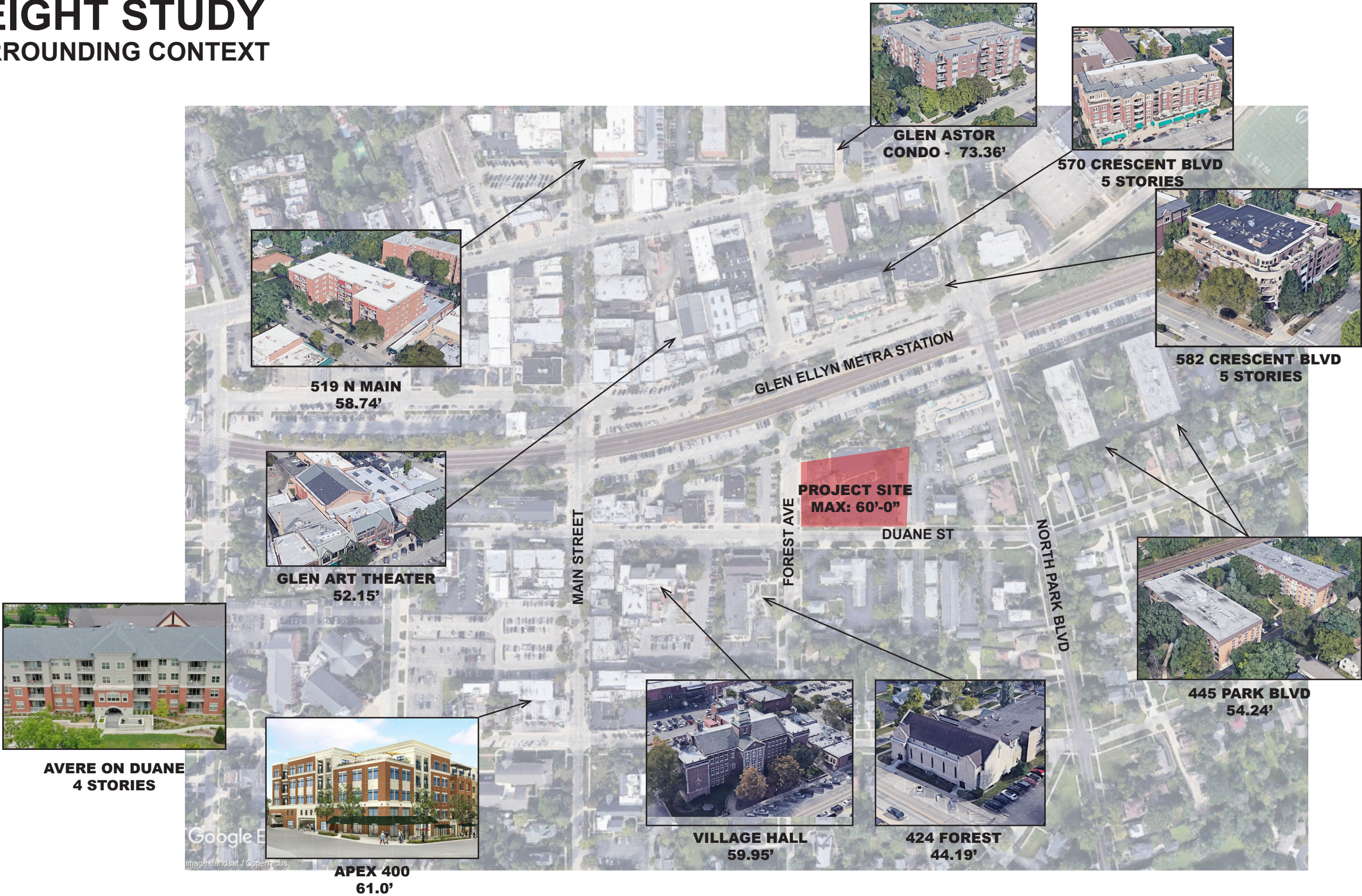
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HEIGHT STUDY
SURROUNDING CONTEXT



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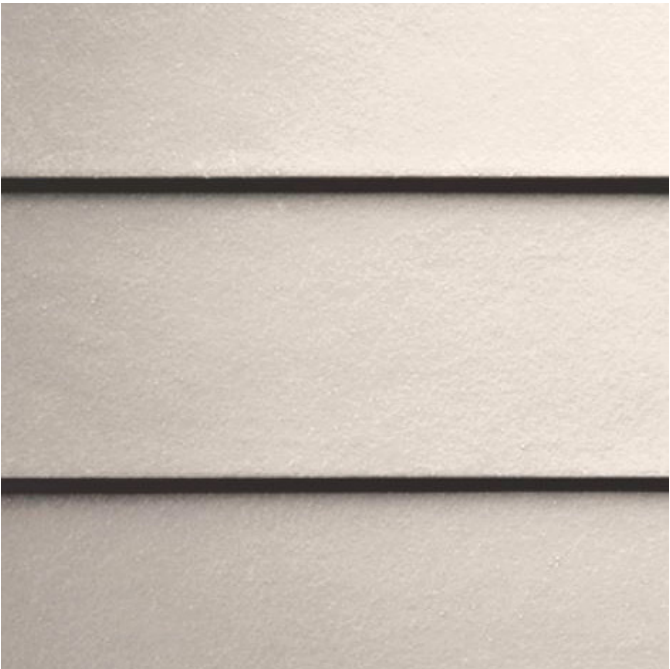
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MATERIAL PALETTE

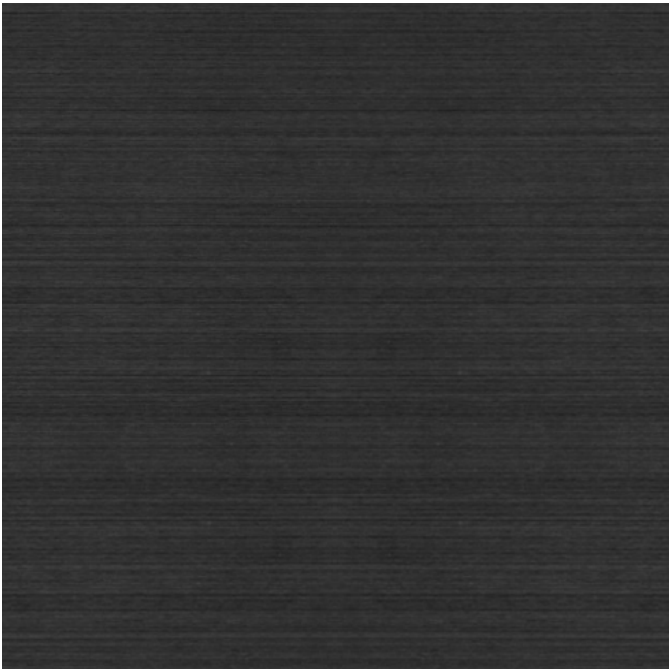
OPTION A



FACE BRICK
COLONIAL ROSE



FIBER CEMENT LAP SIDING
LIGHT GREY



ALUMINUM STOREFRONT
CHARCOAL



ACCENT BRICK
COLONIAL ROSE



FIBER CEMENT LAP SIDING
DARK GREY



PAINTED ACCENT METAL
CHARCOAL



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VIEW FROM SOUTHWEST

(FOREST & DUANE)



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VIEW OF ENTRY



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VIEW FROM NORTH (PRAIRIE PATH PARK)



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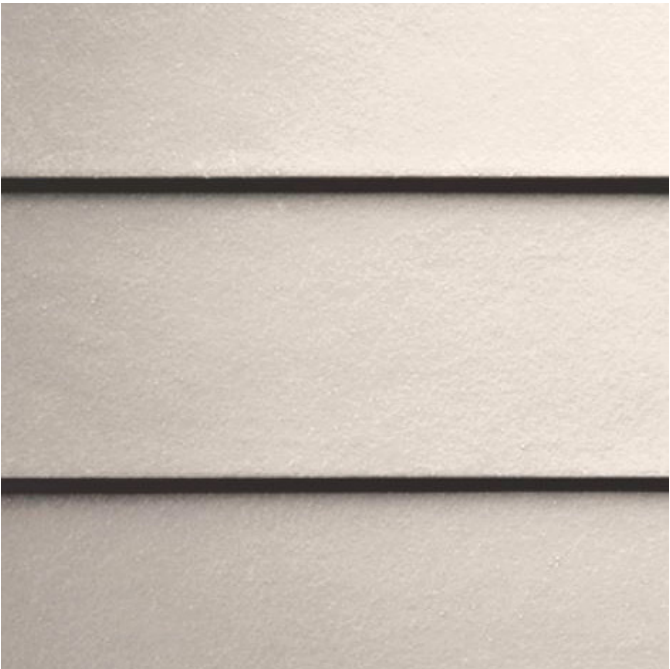
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MATERIAL PALETTE

OPTION B



FACE BRICK
COVINGTON



FIBER CEMENT LAP SIDING
LIGHT GREY



ALUMINUM STOREFRONT
DARK BRONZE



ACCENT BRICK
COVINGTON



FIBER CEMENT LAP SIDING
CLOVER GREEN



PAINTED ACCENT METAL
OIL RUBBED BRONZE



VIEW FROM SOUTHWEST (FOREST & DUANE)



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LANDSCAPE CONCEPT

PRAIRIE PATH PARK - MODIFICATION



US BANK REDEVELOPMENT - REVA DEVELOPMENT PARTNERS

PRAIRIE PATH PARK OPPORTUNITY SCHEME A - MODIFICATION

GLEN ELLYN, ILLINOIS

SCALE: 1"=20'
0 10 20 40' NORTH

SEPTEMBER 2, 2021

PREPARED FOR:
CLIENT NAME

PROJECT TEAM:
FIRM 1
FIRM 2
FIRM 3

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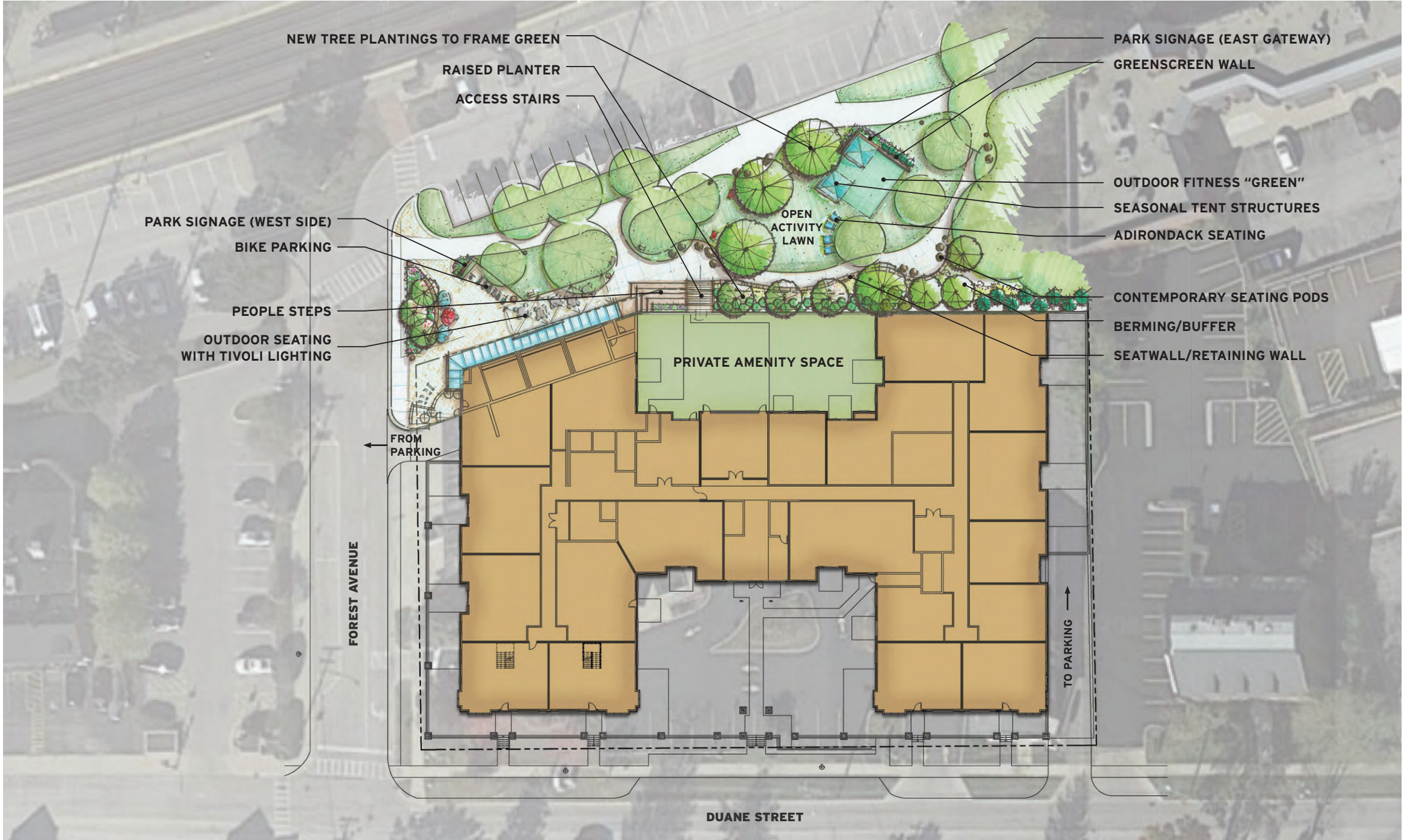
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LANDSCAPE CONCEPT

PRAIRIE PATH PARK - RECONSTRUCTION



US BANK REDEVELOPMENT - REVA DEVELOPMENT PARTNERS

PRAIRIE PATH PARK OPPORTUNITY SCHEME B - RECONSTRUCTION

GLEN ELLYN, ILLINOIS

SCALE: 1"=20'
0 10 20 40' NORTH
SEPTEMBER 2, 2021

PREPARED FOR:
CLIENT NAME
PROJECT TEAM:
FIRM 1
FIRM 2
FIRM 3

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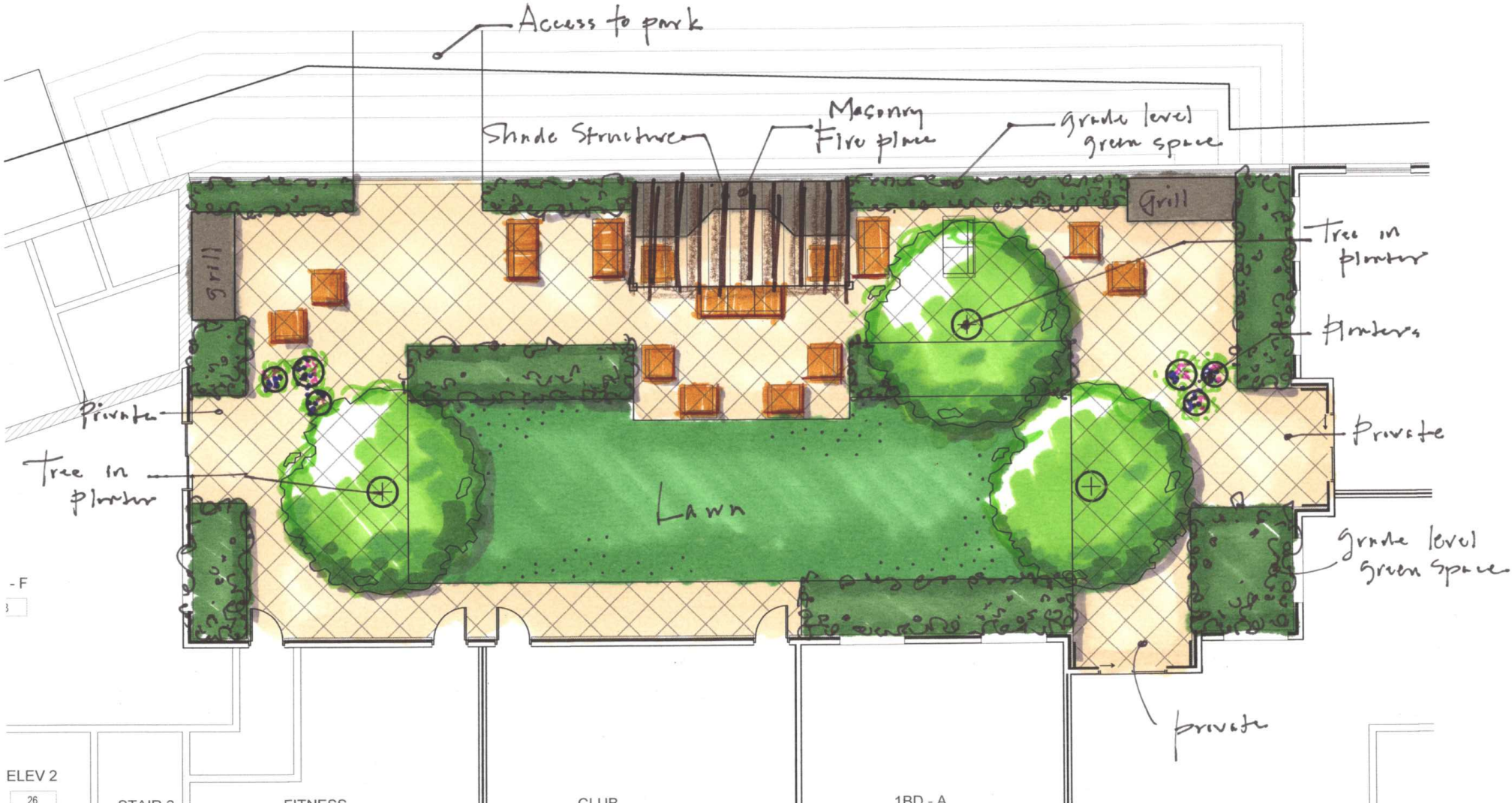
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LANDSCAPE CONCEPT
NORTH TERRACE

CONCEPTUAL



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LANDSCAPE CONCEPT
SOUTH TERRACE

CONCEPTUAL



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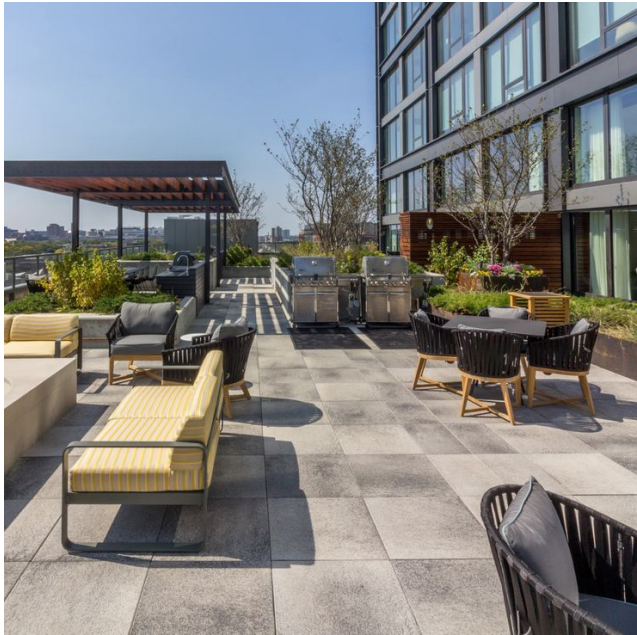


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AMENITY AREAS

CONCEPTUAL IMAGES



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AVERE ON FOREST

DUANE & FOREST



OKW
Architects

