



Agenda
Village of Glen Ellyn
Environmental Commission Meeting
Tuesday, October 19, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. Individuals wishing to address the Commission shall exercise proper decorum and respect for the proceedings and the business of the Community Relations Commission, and shall refrain from abusive demeanor and language. Commissioners are not obligated to respond to questions.

Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, in advance of the next scheduled meeting.

Due to the current statewide mandate, those in attendance at Village Board & Commission meetings are required to wear a mask. Masks are available at all meeting locations.

- A. Call to Order**
- B. Public Participation**
- C. Minute Approval**
 - 1) September 21, 2021
- D. Announcements**
 - 1) Applications are Being Accepted for Open Commissioner Seats
- E. New Business**
 - 1) Discuss Tree Corridor Cultivation in Glen Ellyn Historic Districts
 - 2) Review Development Plans for U.S. Bank Site
 - 3) Review Glen Ellyn's GRC2 Scorecard
 - 4) Update from the Chicago Region Climate Action Plan
- F. Old Business**
 - 1) *Sustainable Communities/Arts & Mobility*
 - Liaison to COD Arts Committee (Umlauf & Kwaitkowsky)
 - Utilities Beautification Program (Kwaitkowsky)
 - EBDRT: Connecting the IL Prairie Path and Great Western Trail (Daly)
 - 2) *Economic Development/Green Business*
 - Business Recognition Program (Kwiatkowsky)
 - Green Guidelines for New Developments (Umlauf)
 - 3) *Land Use/Greenscaping and Stewardship of Trees*
 - Streetscape Plan and Native Gardens (Casazza)
 - Landmark Tree Recognition Program (Truitt)

- 4) *Waste/Recycling & Composting*
 - Recommendation to Offer Aluminum & Glass Recycling at Village Events
 - Recycling & Composting Tips on Village Website (Casazza & Hardesty)
 - Plastics Reduction in Takeout (Casazza & Umlauf)
 - Promoting Curbside Composting (Casazza & Umlauf)
 - Recycling Extravaganza Spring 2022 (Abeln)

G. Commission Liaison Reports

- 1) Trustee Liaison
- 2) Park District Liaison
- 3) Staff Liaison

H. Upcoming Events

- 1) November - Decorating the Library Tree
- 2) January - Green Gathering at the Library
- 3) February - Environmental Scorecard
- 4) TBD - Regional Environmental Commission Luncheon

I. Next Meeting Date & Adjournment

- 1) November 16, 2021 - 7:00 p.m.

ENVIRONMENTAL COMMISSION

MINUTES

September 21, 2021

Board or Commission: Environmental
Meeting: Regular
Quorum: Yes

Date: September 21, 2021
Called to Order: 7:03 p.m.
Adjourned: 9:10 p.m.

MEMBER ATTENDANCE:

Christie Truitt	Chairman	Present
Jeff D. Abeln	Commissioner	Present
Jacquelyn Casazza	Commissioner	Absent
Karin Daly	Commissioner	Present
Barbara Kwiatkowski	Commissioner	Present
Steve Swanson	Commissioner	Present
Jennifer E. Umlauf	Commissioner	Absent

Also Present:

Elijah Bebora	Staff Intern	
Renae Frigo	Park District Liaison	
Katie Hardesty	Glenbard West Student Eco Club Intern	
Kelly Christiansen	Trustee Liaison	
PUBLIC		

I. CALL TO ORDER

The **September 21, 2021** regular meeting of the Environmental Commission was called to order by Chairman Pro Tem Meehan at **7:03 PM** at the Glen Ellyn Civic Center.

II. PUBLIC PARTICIPATION – None

III. APPROVAL OF MINUTES FROM AUGUST 17, 2021 MEETING –

1. Commissioner Abeln motions and Commissioner Kwiatkowski seconds the motion to approve the minutes from August 17, 2021 and September 7, 2021.

MOVE TO APPROVE THE MINUTES FROM 8/17/2021 & 9/7/2021

RESULT: Motion unanimously carried

MOVER: Commissioner Abeln

SECONDER: Commissioner Kwiatkowski

IV. ANNOUNCEMENTS: Chairman Truitt announces Commissioner Meehan has resigned from the EC.

V. TRUSTEE LIAISON REPORT – Trustee Christiansen reports I have not received the recycling resolution if you can please send it to me. The budget meeting will be early to mid-October, please send in any requests you may have. The Village is hiring a consultant to discuss the next step in finding the best use for the hotel property. The Village is looking to find transitional housing for those who are living there now. They have been given eviction notices. Jeff Gehris is working on a tree preservation ordinance to help people figure out how old their trees are, if that is something the EC would like to take part in, please contact Jeff Gehris.

Commissioner Daly states she put in a public comment on the Avere on Forest Development. They want to go up to the Prairie Path with that project. Trustee Christiansen states it will be part of the backyard to the property. The development will be 4 stories with underground parking for residents. The VB asked the Avere developer to rethink the aesthetics; we thought it was too modern. There is a pre application plan meeting for this Thursday, September 23 with the Plan Commission.

Commissioner Swanson asks if there are questions on the sustainability of the building and making it green. Trustee Christiansen states that the VB members have asked that we have early access to the design of it. The developer was very responsive to that. The Avere development on Duane is 100% leased, earlier than expected. I urge you all to review the agenda packet on the Plan Commission. The EC can attend the meeting on Thursday. I urge you to go to voice your thoughts on Environmental issues.

Chairman Truitt asks if a formal comment from the EC can be submitted. Trustee Christiansen states yes you can send it to the Village Manager and to Tim Loftus at the Plan Commission.

VI. STAFF LIAISON REPORT – Staff Intern Bebora reports that the Illinois Food Scrap Coalition recognized GE as a We Compost partner for its participation in a commercial compost program.

VII. PARK DISTRICT LIAISON'S REPORT – Liaison Frigo reports that the Native Tree and Plant sale doubled from last year, 450 items were sold in total. They will be delivering them on Friday, September 24th.

Frigo states if anyone is available to help on Saturday, September 25th they should come by at 8:30. The official start is 9-11 at Sunset Pool. Last week we did the Eco movie at the park. We had about 75 to 100 attendees. There has been a lot of time spent on the Park District Trees. They are having a hard time with the Oaks because of the drought. They are trying to figure out how to manage the trees. We had 2 large Oaks at Lake Ellyn die. We are working with a tree company to access the trees. Chairman Truitt asks if there is a message we could put out about the Oak trees. Trustee Frigo states yes, we would be able to do that.

Chairman Truitt states we will ask Meghan about the social media campaigning for Oaktober since it is coming up next month.

VIII. COMMISSION DISCUSSION AND REPORTS

A. Sustainable Communities:

1. Arts: Commissioner Kwiatkowski reports on the library utility boxes. The information about the wraps has been sent to AT&T, but I am still waiting on them. The library mentioned that there were 4 more boxes that needed maintenance. Commissioner Swanson sister has done artwork for the Nature Conservatory and would be happy to do the artwork. I am wondering if I should wait to hear back from AT&T or if I should send the information to them on what the artwork would cost. Chairman Truitt asks Commissioner Kwiatkowski if she can send the photos of the boxes that have already been done elsewhere. Commissioner Kwiatkowski states yes, I will send the pictures. She adds we could also see about sharing the costs with sponsors. Chairman Truitt adds perhaps the library would be interested in partnering with the EC on this initiative.

Chairman Truitt reports that the artwork was installed at the Pedway. We want to continue to encourage community art.

Commissioner Abeln spoke to Village Manager Franz at the art mural pedway and he said it is a good idea to do the Taylor Street Tunnel now. He sees the vision as a way to pull people outside of GE to come see the artwork at the tunnel. Chairman Truitt asks if it would be appropriate to give our encouragement to include that with the Streetscape Project. Trustee Christiansen states yes, it would be. You could send an email and I can pass that along.

2. Mobility: Commissioner Daly reports that the EBRT steering committee meeting is this Friday, September 24th. She will give more updates after the meeting.

B. Economic Development:

1. *Green Businesses:* Chairman Truitt reports that Commissioner Umlauf put together a short checklist of 10 things to follow/consider for new developments. She took what Commissioner Meehan had worked on and updated it: They are as follows:

1. During construction have waste disposable on site
2. Use construction materials under the guidelines for selection
3. Provide composting/recycling in the design plan
4. Be electric car friendly
5. Have bicycle stands
6. Have new and protected trees
7. Apply salt in the winter only when needed
8. Dark sky lightning
9. Have sustainable energy as applicable

10. Use public art

Chairman Truitt states that this list will be given to the Plan Commission; they will be asked for their advocacy. Trustee Christiansen states that she likes the idea of sending this list to the Plan Commission. This could educate them on sustainability and perhaps the EC could do a presentation for them.

Chairman Truitt reports that Commissioner Umlauf and Casazza met with the Chamber and Downtown Alliance to ask how we could collaborate with restaurants. They talked about coming up with a short survey asking them if they use paper or plastic bags, straws and perhaps ask what are some of their challenges they face. They suggested doing the research for the restaurants because they are so busy and short staffed and report their findings to them.

Commissioner Daly reports that Chicago passed an ordinance that people need to ask for utensils on their takeout orders in order to be more sustainable.

Commissioner Kwiatkowski states I was thinking about asking the Chamber what they think would be a good reward for our Recognition Program. Chairman Truitt states that Chamber does provide visibility for their members. Maybe speak with Commissioner Casazza on the top 5 things we want in order for business to be recognized. If we can get that list by next meeting, then we can start recognizing businesses.

C. Waste:

1. Recycling and Composting: Chairman Truitt asks the EC to give Commissioner Abeln a round of applause for his great work on the Recycling Extravaganza. She asks if anyone has any recommendations for next year. Commissioner Daly states that next year we should order lawn signs to better direct people to the event or on the flier we could put a map. Chairman Truitt agrees. Commissioner Abeln states we should double the amount of signs for next year. I also think we should include the recycling of aerosol cans for next year's event. Commissioner Swanson states there should be early promotion for aerosol cans since there was a large amount of Styrofoam. Commissioner Abeln states next year we will plan to offer recycling of electronics and aerosol cans. We will also have the Salvation Army next year. I will also look into batteries for next year. Commissioner Kwiatkowski states that next year we could possibly offer to recycle oils, propane tanks, and fertilizers. She asks if we could put something on our website to direct people on where they can drop off their recyclables in the meantime. Student Intern Hardesty reports that we have discussed what people should/can recycle in their blue bin. She asks who I should talk to in order make those changes on the website.

Chairman Truitt asks if we want to do another Recycling Extravaganza again in the spring. Commissioner Swanson states it depends on the vendors' availability to participate. Commissioner Abeln thinks we need to get back to offering it in the spring, near Earth Day, and also do a clean sweep once a year.

Commissioner Daly states we spoke with the people at the Eco Fair who were interested in composting and the one question we had was how do we find out if people signed up for composting from our Eco event. Intern Beborra states he will follow up on that.

D. Water Treatment and Stormwater Management: No report

E. Land Use:

1. Greenscaping/Trees: Commissioner Swanson states that my thought was to have the homeowners come to an event where they could learn about the trees on their property. Chairman Truitt asks if there is a certain area in GE that has the most trees that could be landmarked to house an education event. This could be a great way to educate and do outreach. Liaison Frigo states that winter is when you prune Oak trees, so that would be a great time to schedule an event like this at the boathouse. Chairman Truitt states we can also see what Jeff Gehris has to say.

IX. OLD BUSINESS – None

X. Next Meeting & Adjournment

- A. The next EC meeting will be held on October 19, 2021.
- B. Commissioner Swanson motions and Commissioner Daly seconds the motion to adjourn the meeting. The meeting was adjourned at 9:10 pm.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Staff Liaison, Rodman



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM

Department: Administration

Department Head:

Category: Other

Prepared By:

AGENDA ITEM (ID # 2021-1528)

DOC ID: 2021-1528

Discuss Tree Corridor Cultivation in Glen Ellyn Historic Districts

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1529)

DOC ID: 2021-1529

Review Development Plans for U.S. Bank Site

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. PC Pre-ap Staff Report 09-23-2021
2. Concept Plans, dated 9-3-21
3. Developer's Presentation
4. 9-23-21 Plan Commission Meeting Minutes-DRAFT

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 “T”-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



AVERE ON FOREST

DUANE & FOREST

GLEN ELLYN, IL

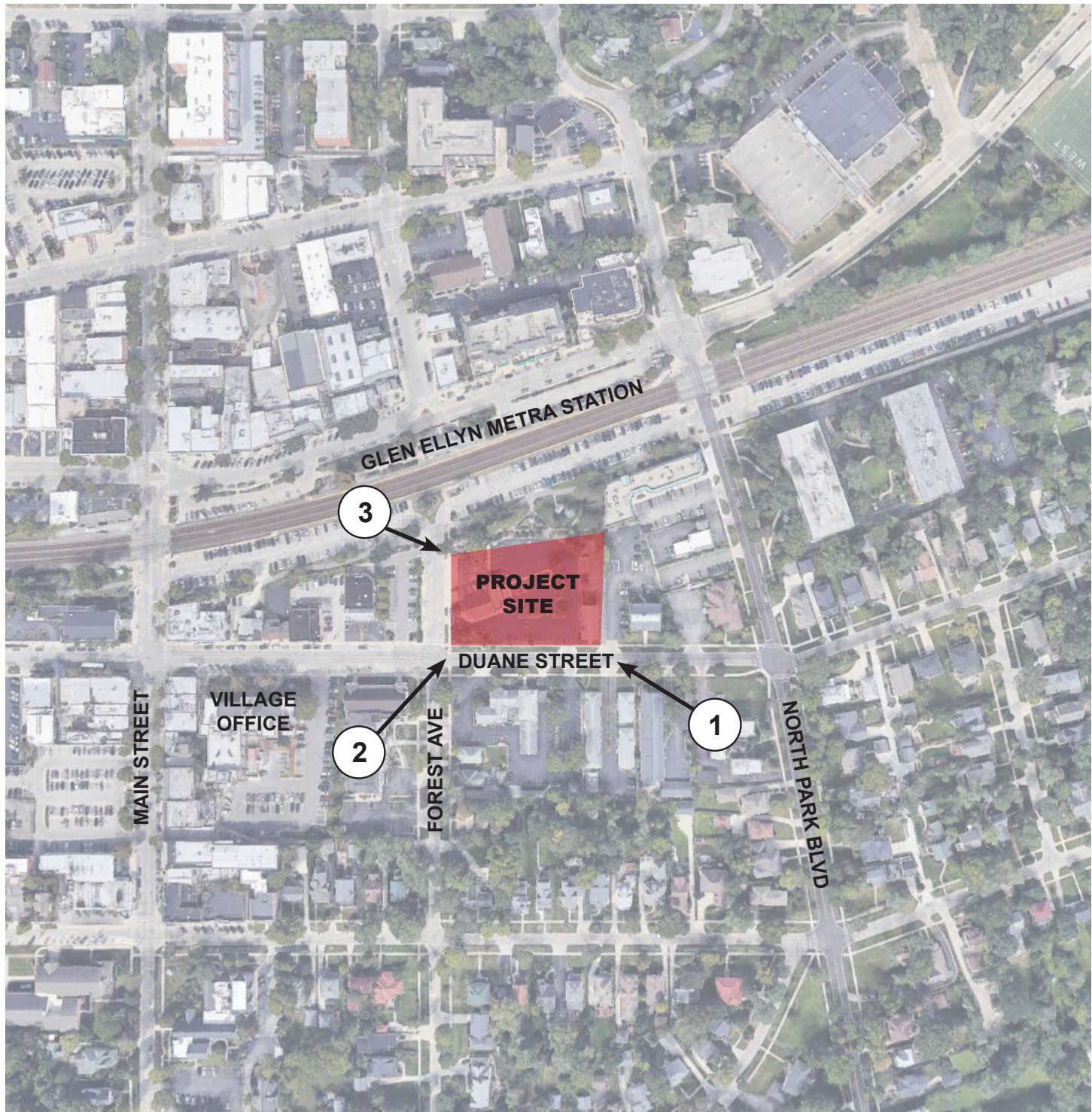


VILLAGE WORKSHOP
PRELIMINARY PACKAGE

SEPTEMBER 3, 2021



SITE & CONTEXT



1



2



3



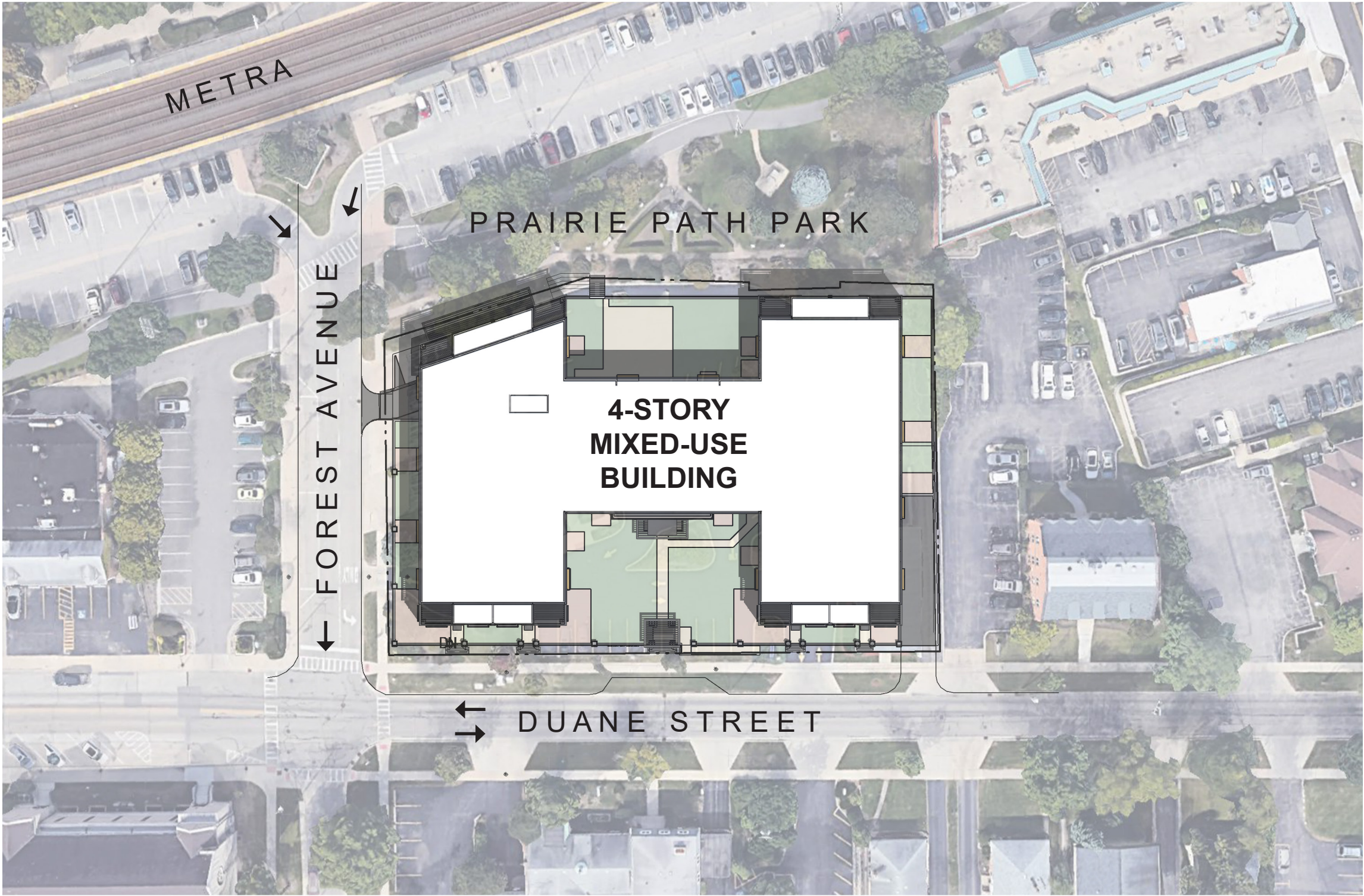
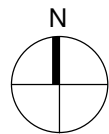
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



REVA DEVELOPMENT
PARTNERS LLC

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

SITE PLAN
SCALE: 1"=60'



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



REVA DEVELOPMENT
PARTNERS LLC

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

SCALE: 1"=30'

743.6'
EXIST

1'-0" SETBACK

22,035 SQFT
(RENTABLE)
(INCLUDES TH)

GSF	31,942 SF
RENTABLE	22,035 SF

↓ FOREST AVE

DROP OFF



IN



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



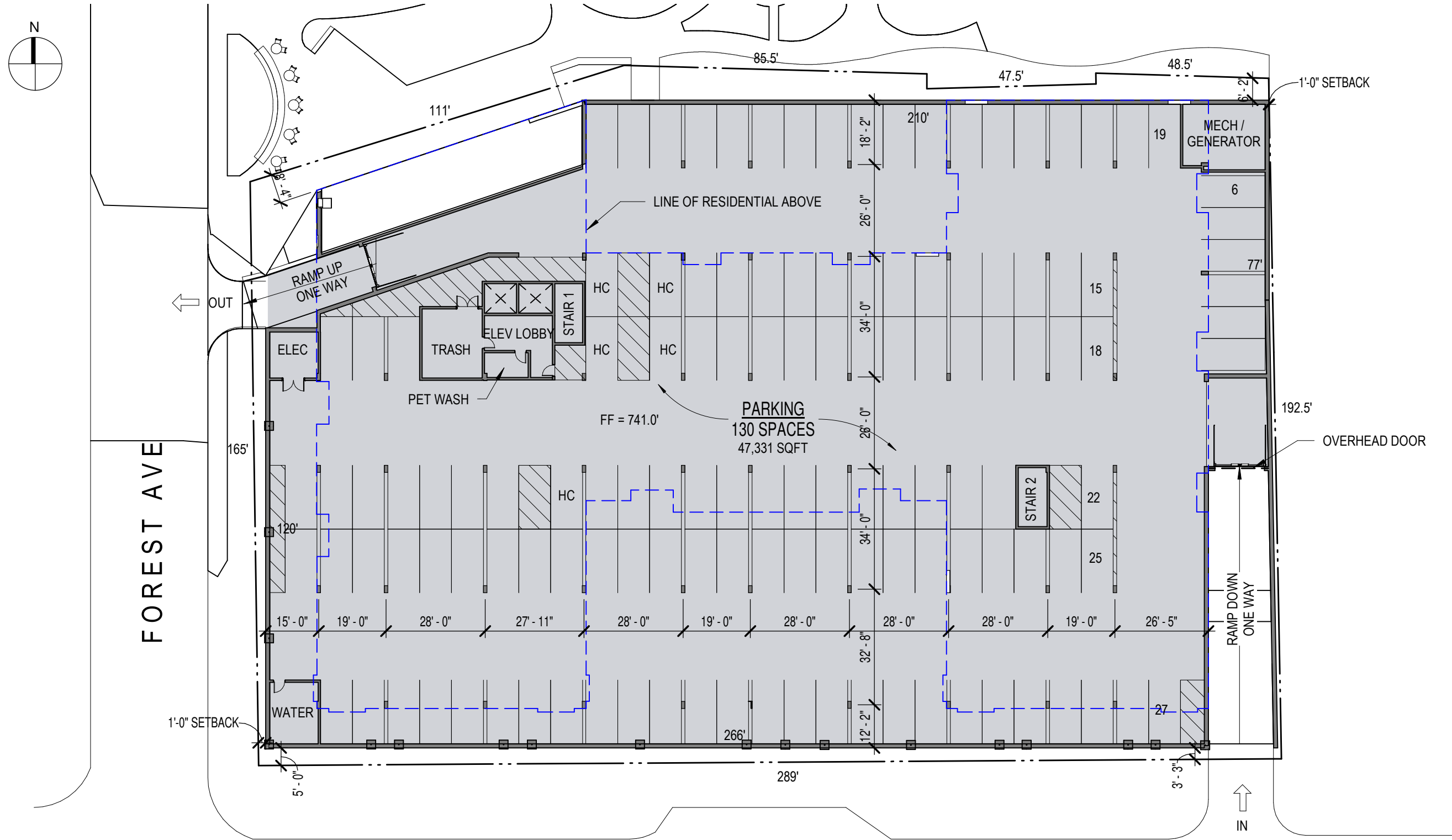
REVA DEVELOPMENT
PARTNERS LLC

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

4

BASEMENT PLAN

SCALE: 1"=30'



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

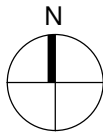


AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

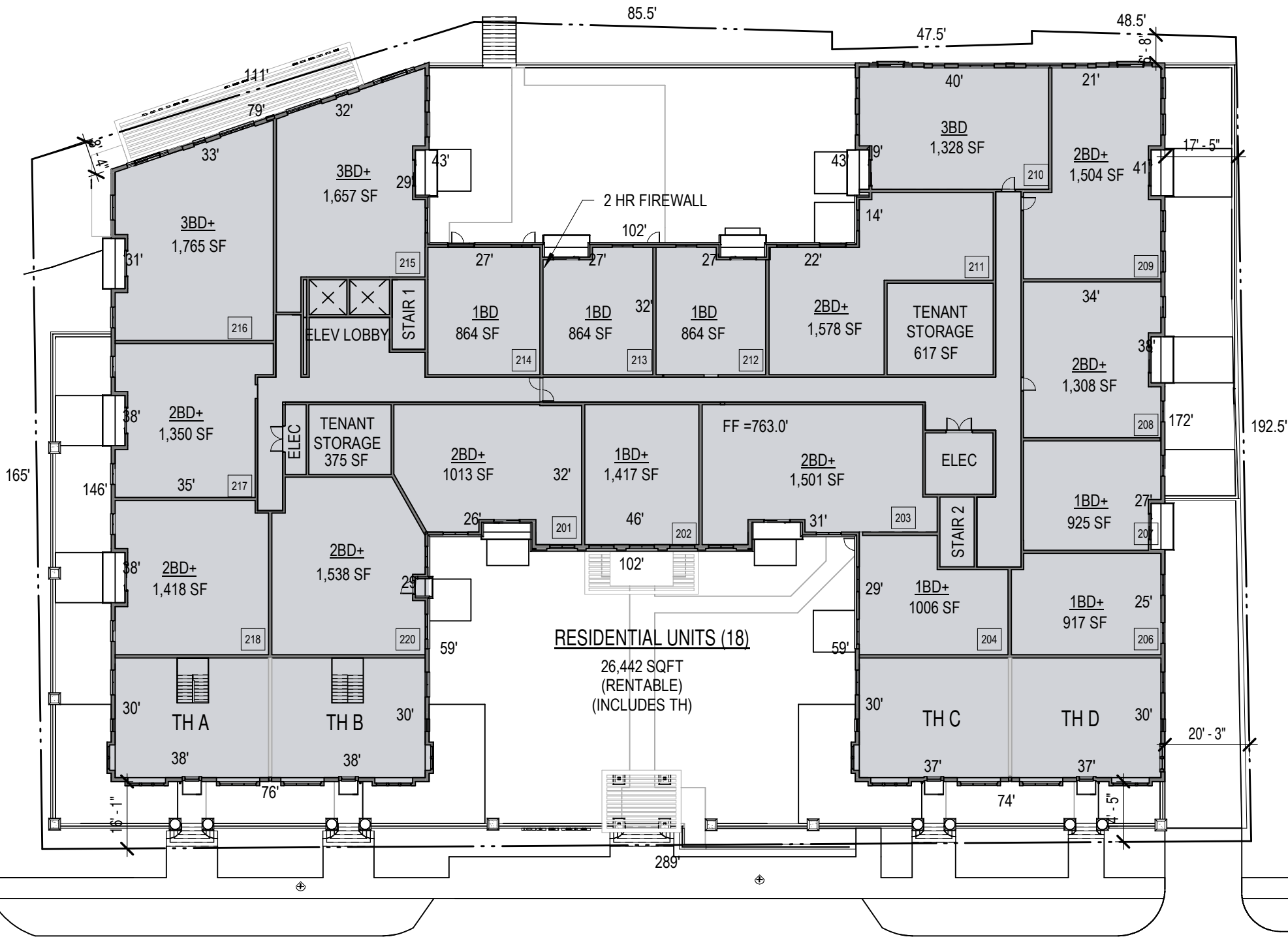
LEVEL 2 FLOOR PLAN

SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



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



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

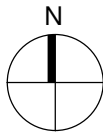


REVA DEVELOPMENT
PARTNERS LLC

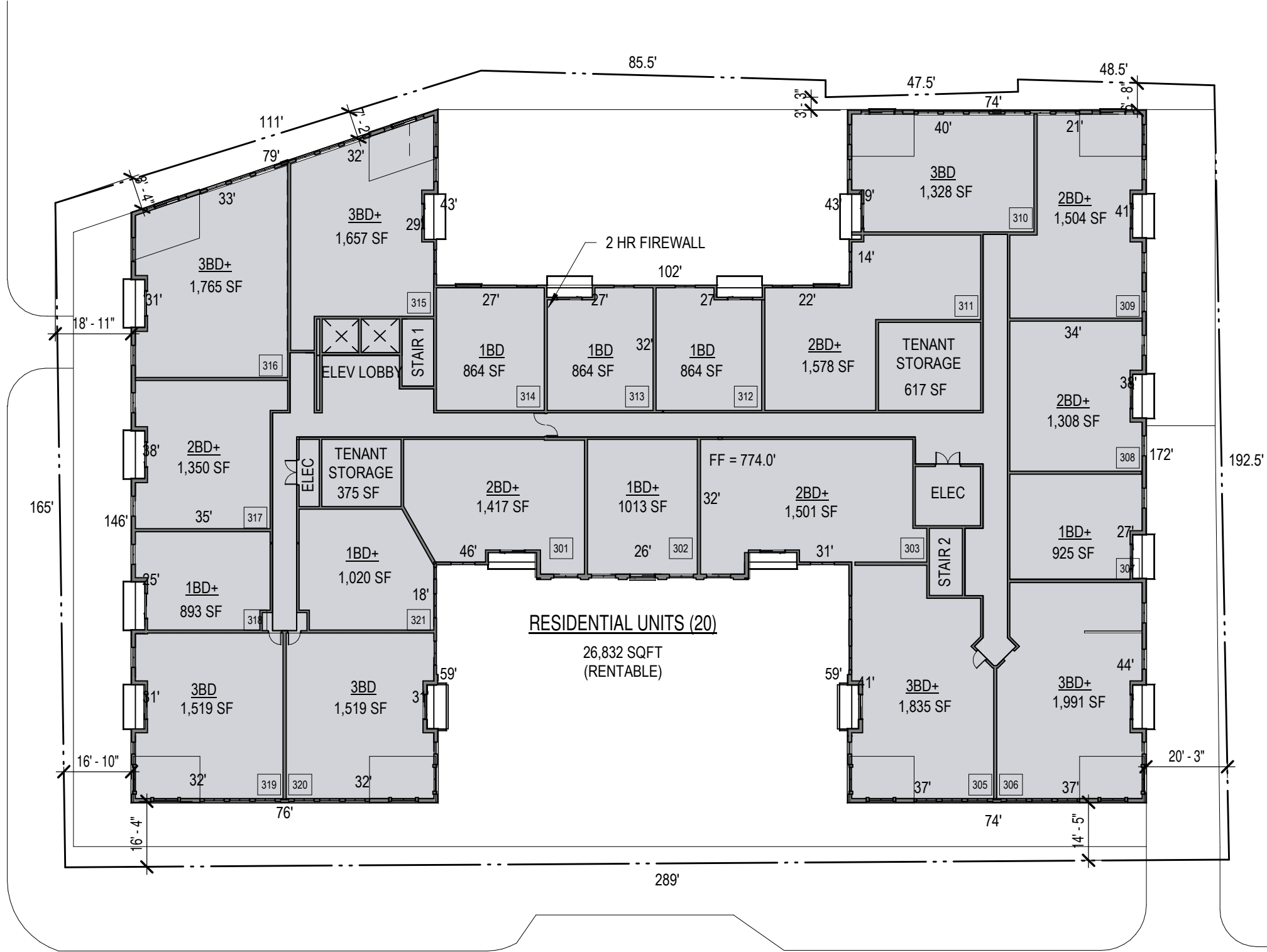
AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

LEVEL 3 FLOOR PLAN
SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



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



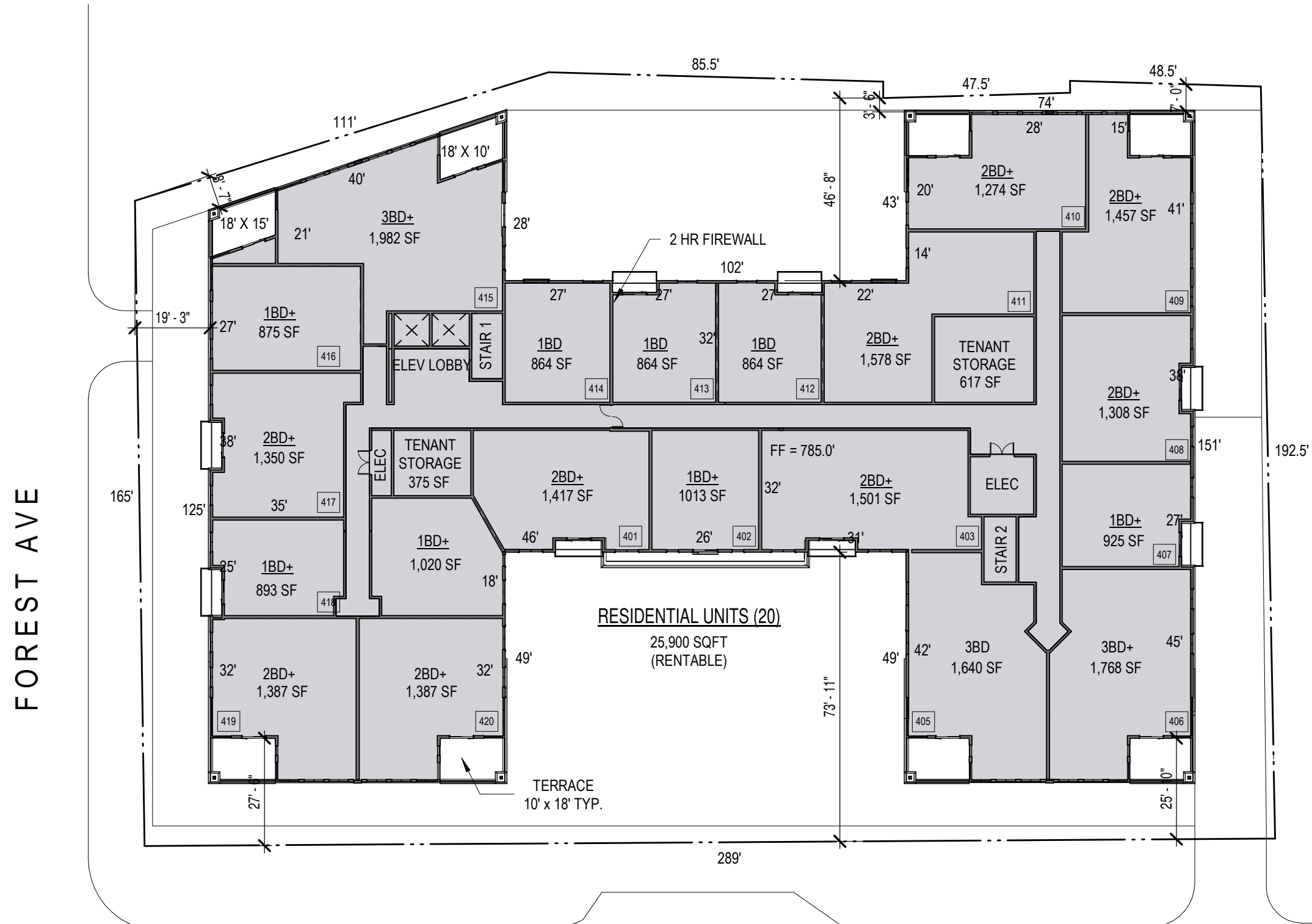
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September 3, 2021 Project #: 21022

SCALE: 1"=30'



<u>LEVEL 4:</u>	
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RENTABLE	25,900 SF

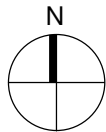


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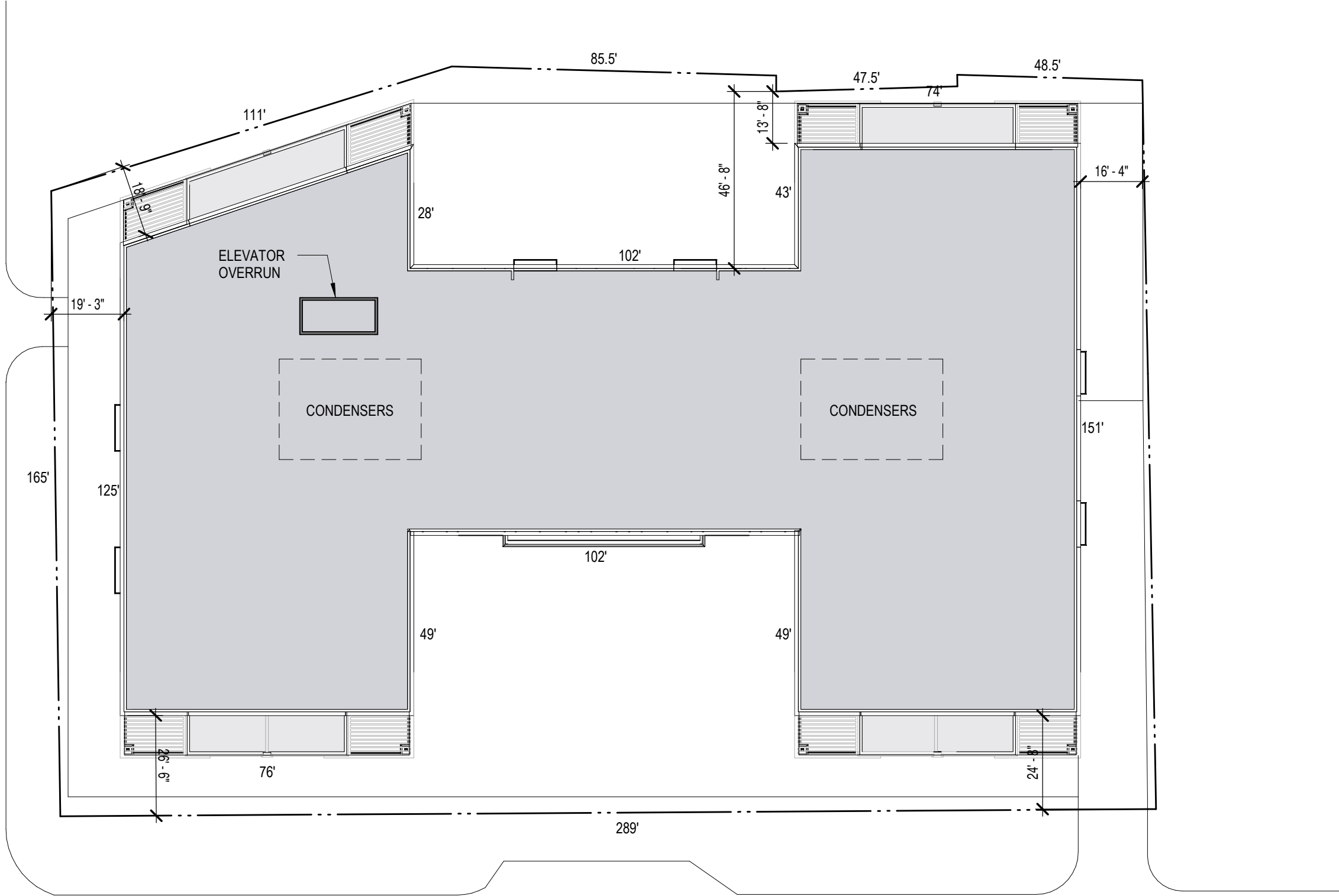
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ROOF PLAN
SCALE: 1"=30'



FOREST AVE

PRAIRIE PATH PARK



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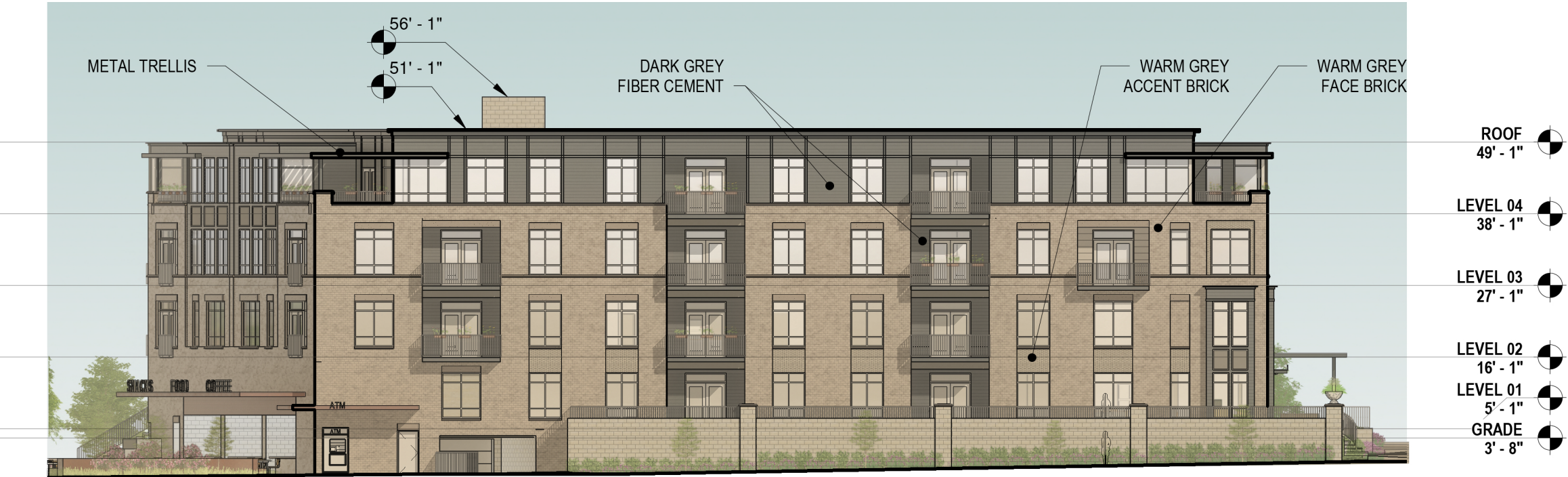
AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

BUILDING ELEVATIONS



SOUTH ELEVATION

SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"



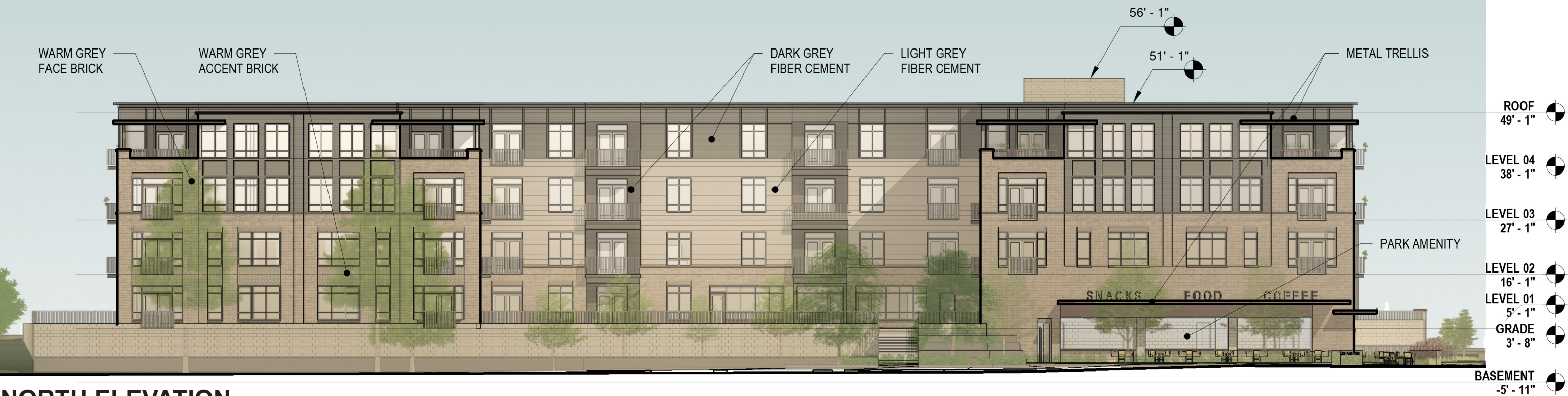
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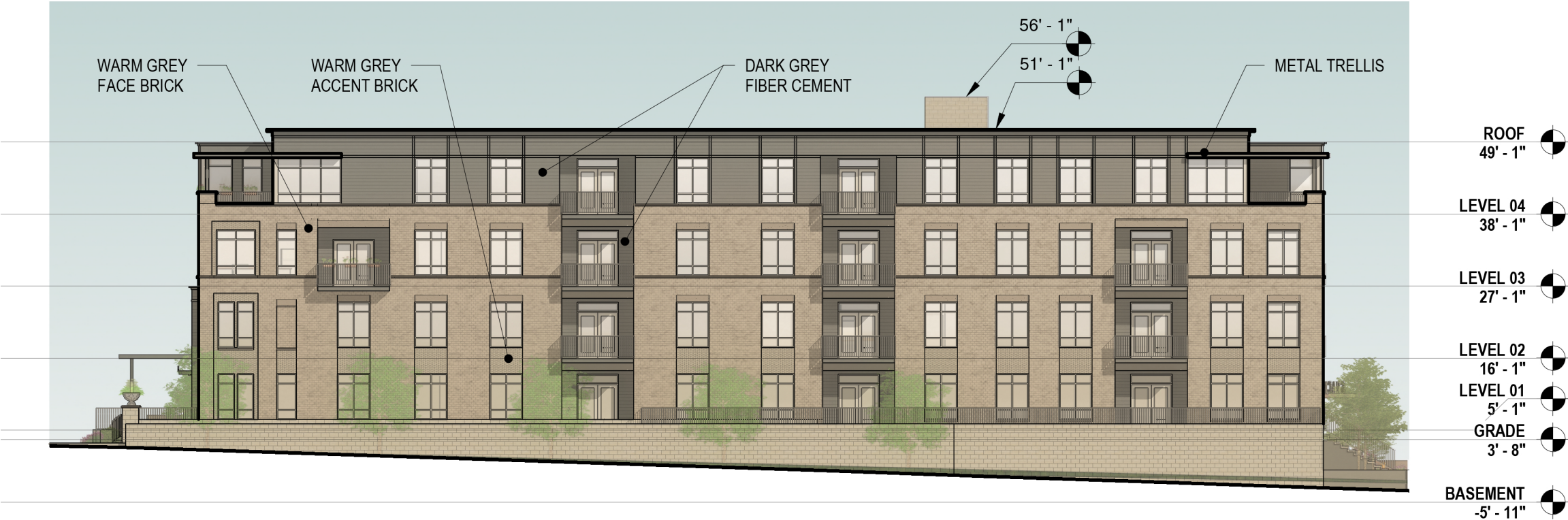
REVA DEVELOPMENT
PARTNERS LLC

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

BUILDING ELEVATIONS



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



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



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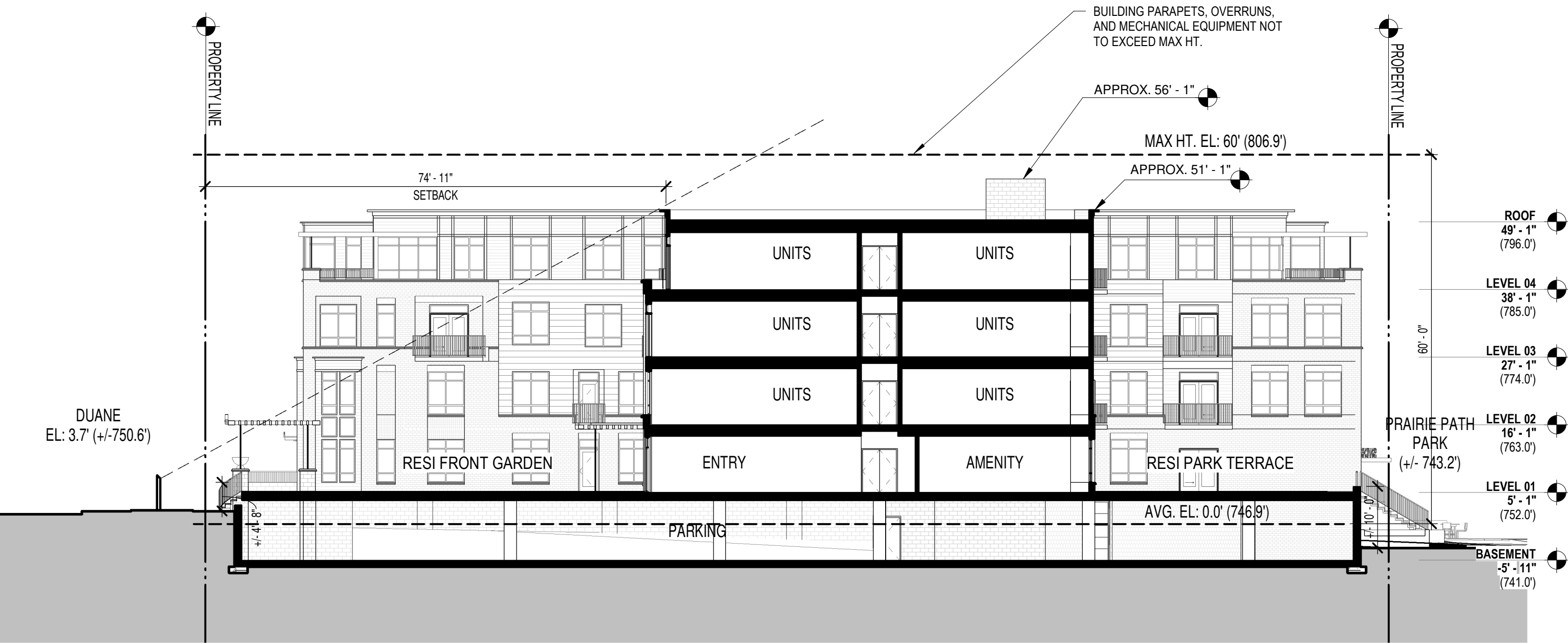


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September 3, 2021 Project #: 21022

BUILDING SECTION

SCALE: 1"=20'



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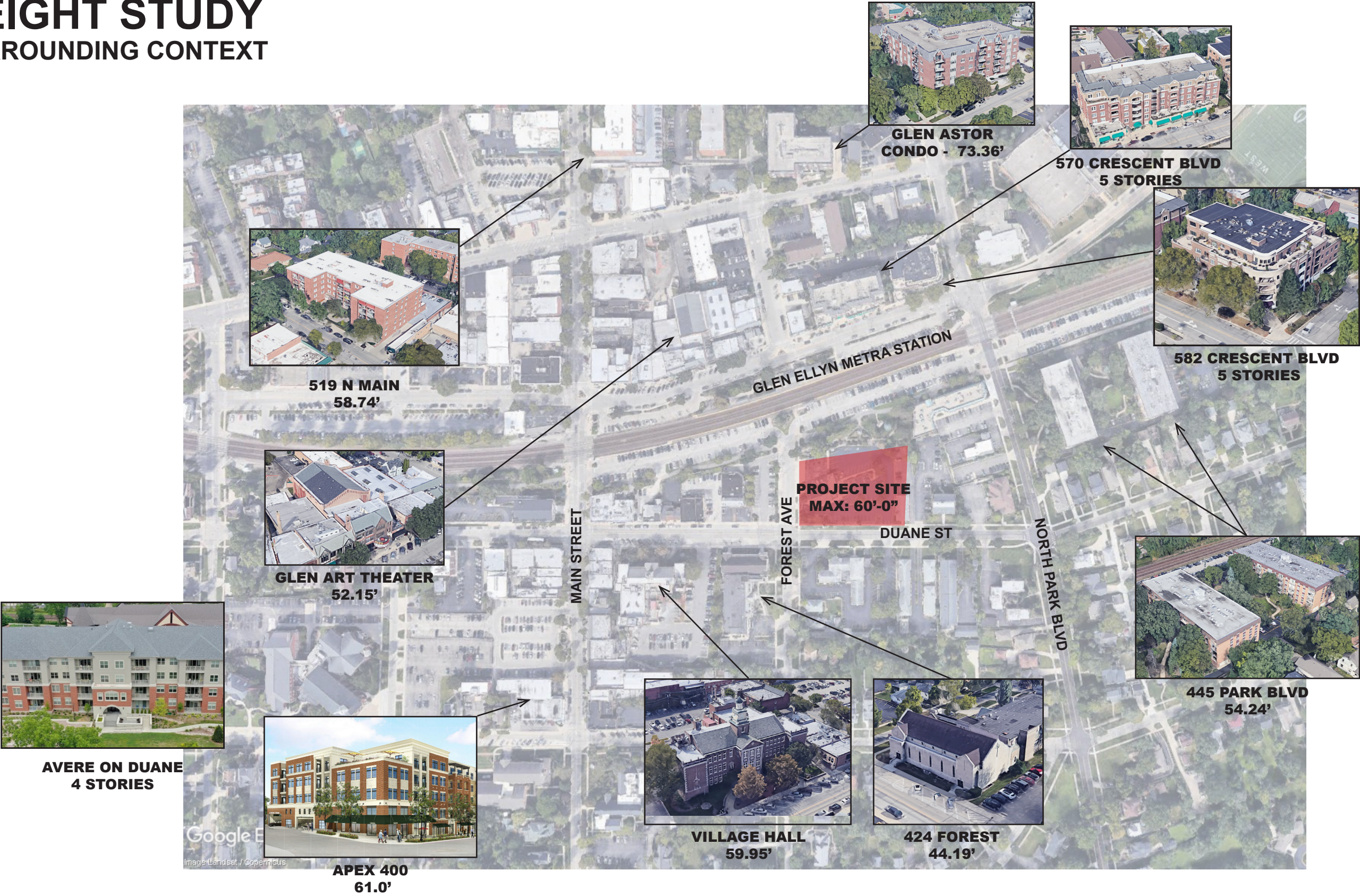


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September 3, 2021 Project #: 21022

HEIGHT STUDY

SURROUNDING CONTEXT



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REVA DEVELOPMENT
PARTNERS LLC

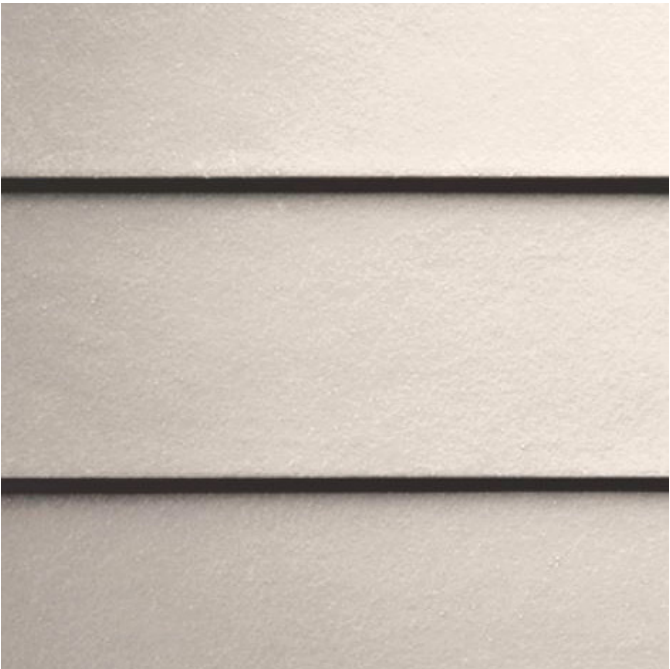
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DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

MATERIAL PALETTE

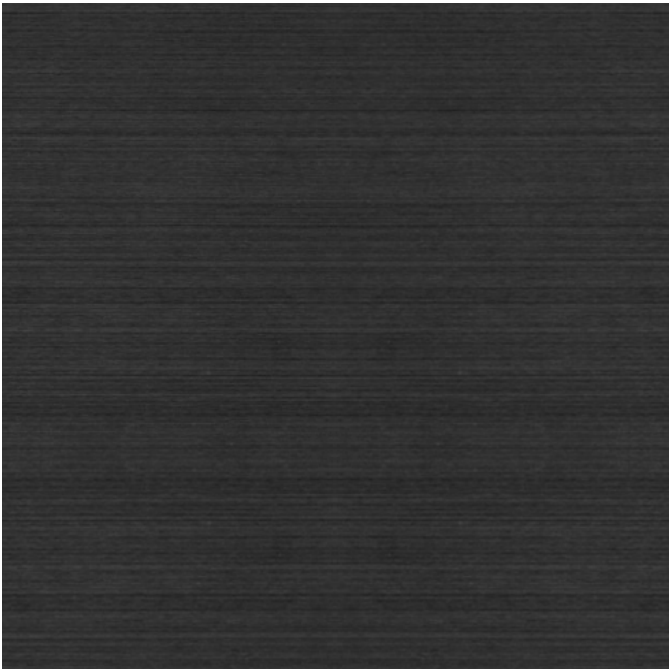
OPTION A



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



OKW ARCHITECTS
600 W. Jackson, Suite 250
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REVA DEVELOPMENT
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AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

VIEW FROM SOUTHWEST

(FOREST & DUANE)



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AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
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VIEW OF ENTRY



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Chicago, IL 60661



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VIEW FROM NORTH (PRAIRIE PATH PARK)



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Chicago, IL 60661



REVA DEVELOPMENT
PARTNERS LLC

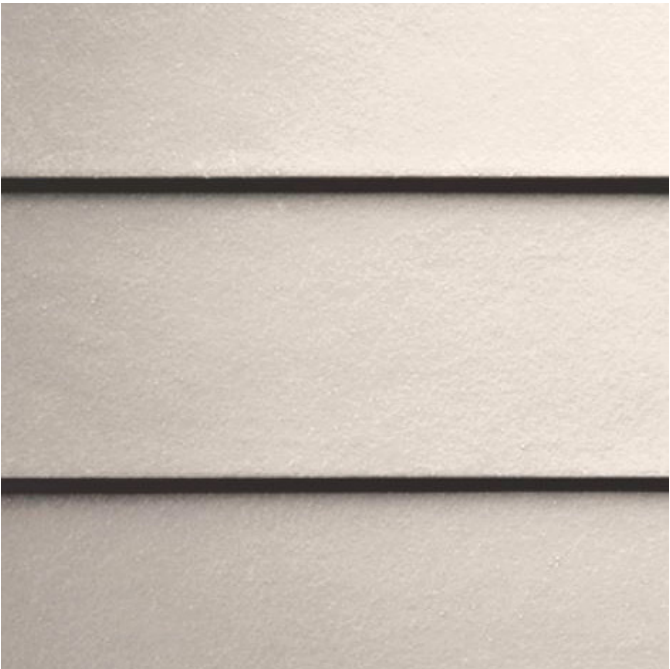
AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

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



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REVA DEVELOPMENT
PARTNERS LLC

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

VIEW FROM SOUTHWEST

(FOREST & DUANE)



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

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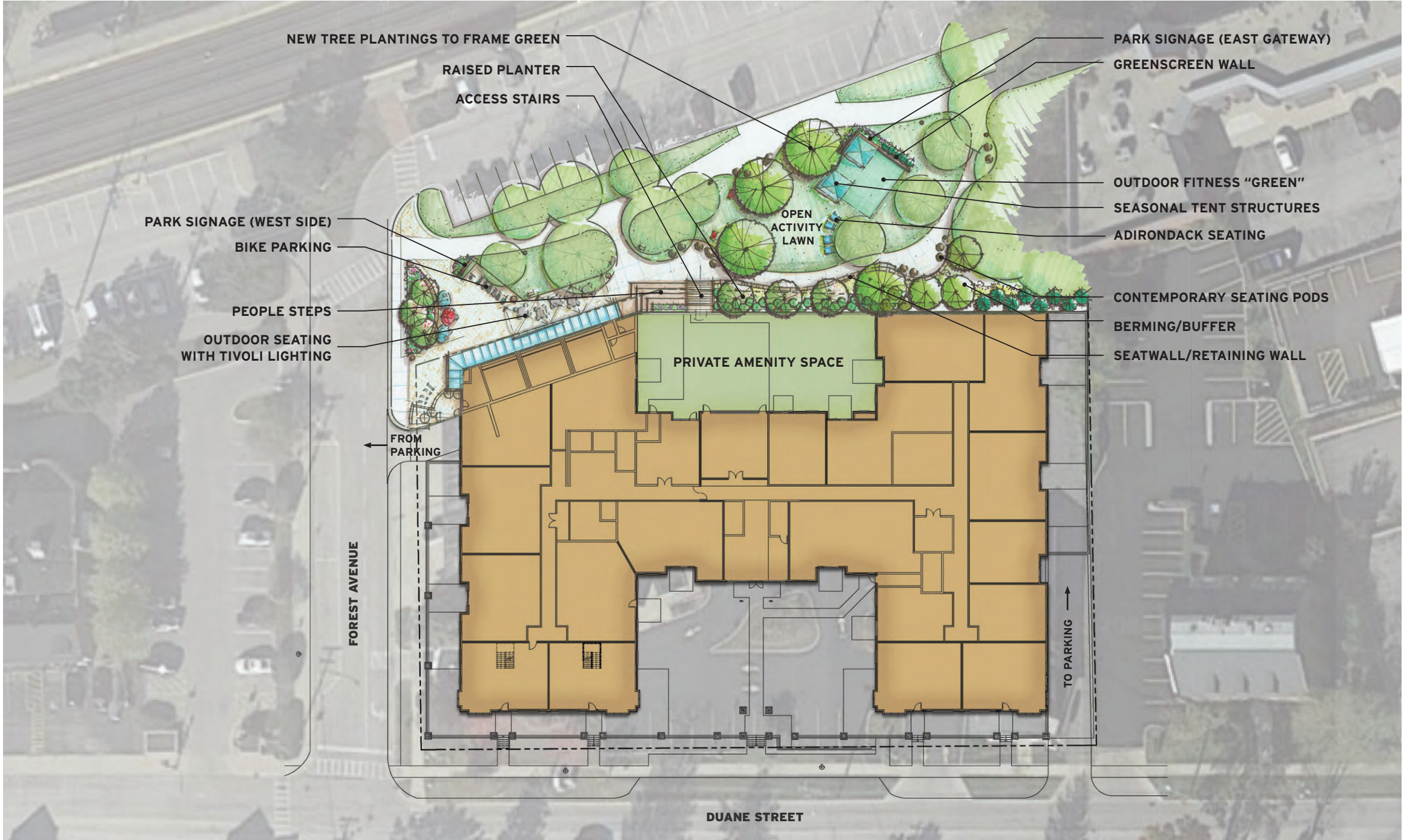
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AVERE ON FOREST
DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

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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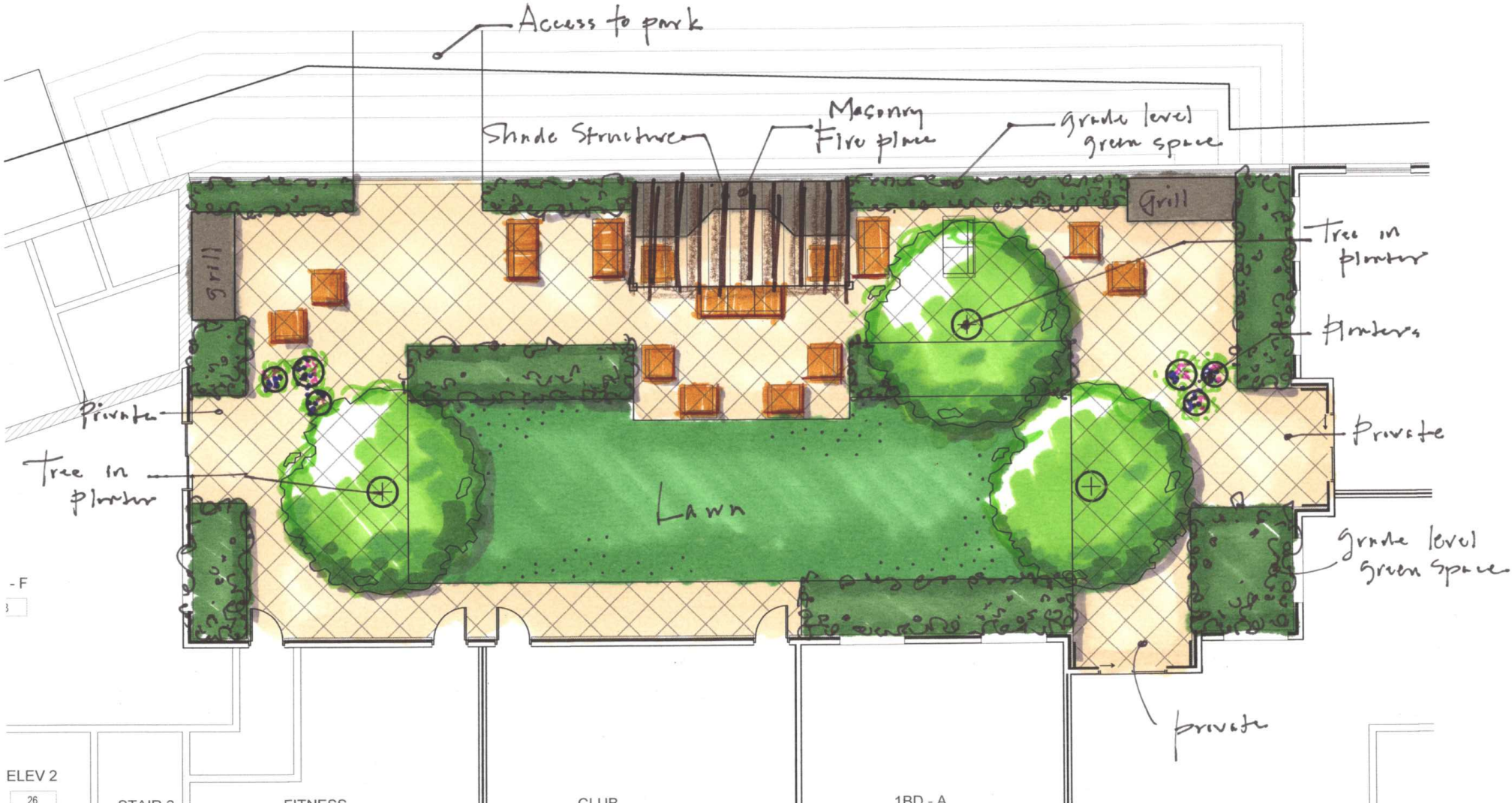
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September 3, 2021 Project #: 21022

LANDSCAPE CONCEPT
NORTH TERRACE

CONCEPTUAL



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

LANDSCAPE CONCEPT
SOUTH TERRACE

CONCEPTUAL



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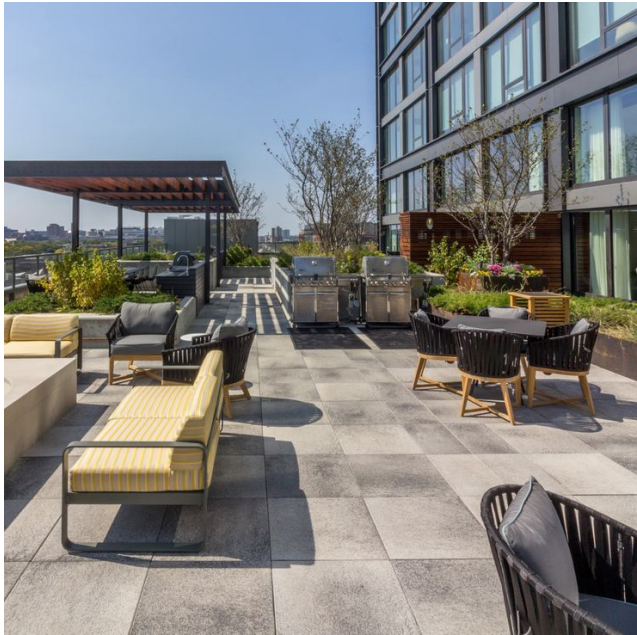


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DUANE & FOREST, GLEN ELLYN, IL
September 3, 2021 Project #: 21022

AMENITY AREAS

CONCEPTUAL IMAGES



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

AVERE ON FOREST

DUANE & FOREST



OKW
Architects





AVERE ON FOREST

DUANE & FOREST

GLEN ELLYN, IL



PLAN COMMISSION
PRE-APPLICATION
PRESENTATION

SEPTEMBER 23, 2021



AVERE ON DUANE



OKW
Architects

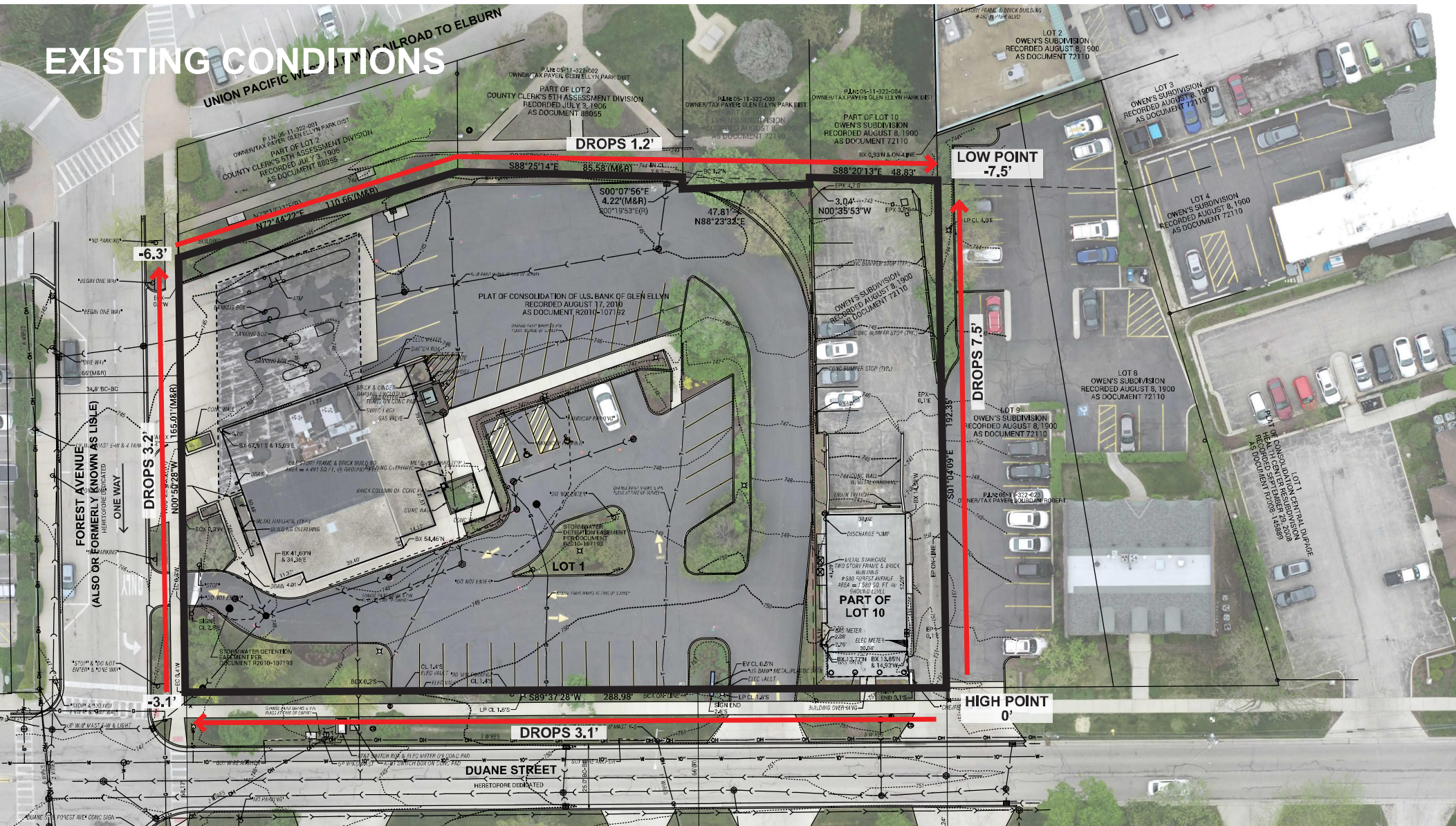
 **REVA** DEVELOPMENT
PARTNERS LLC

2

SITE & CONTEXT

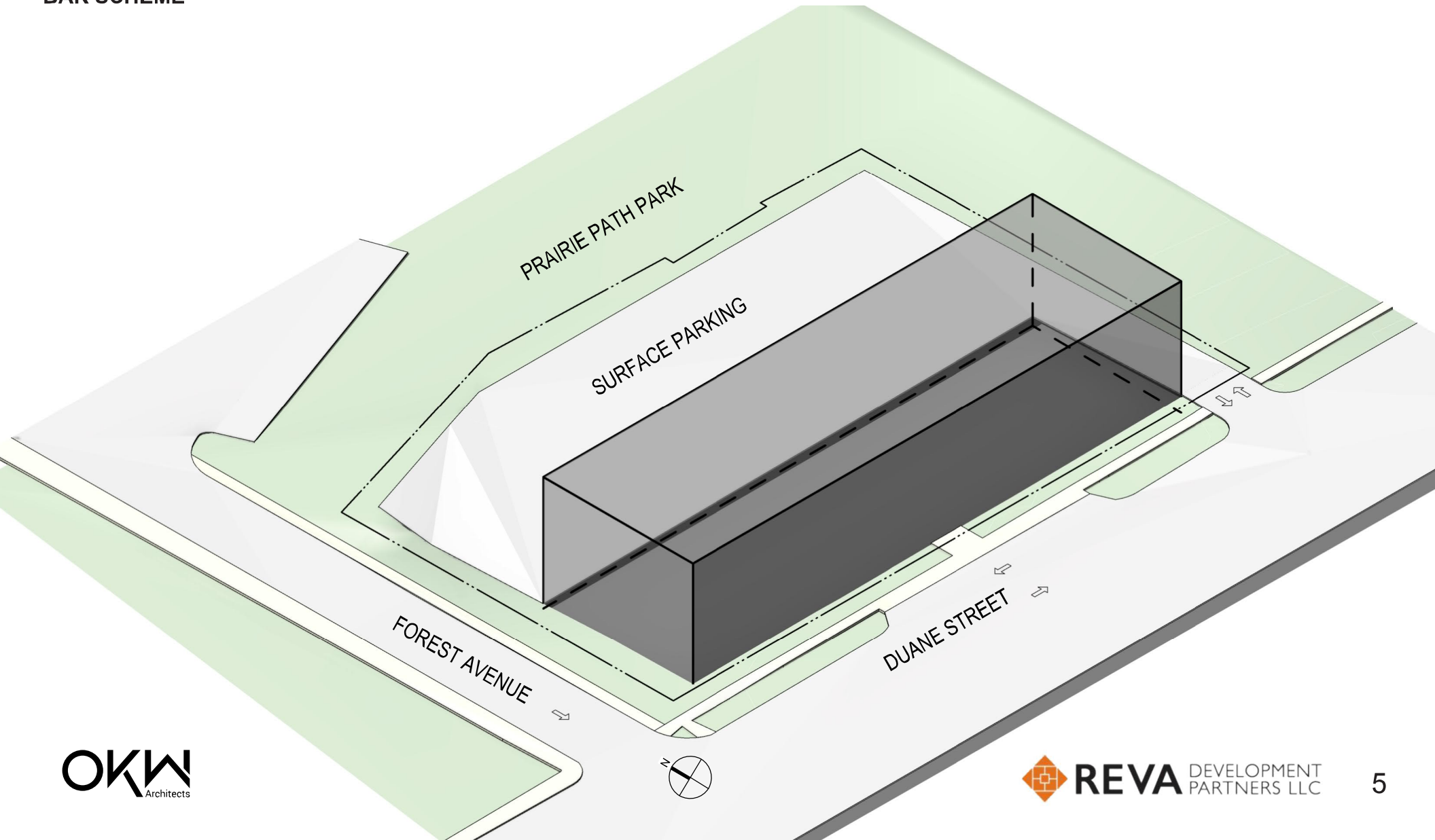


EXISTING CONDITIONS



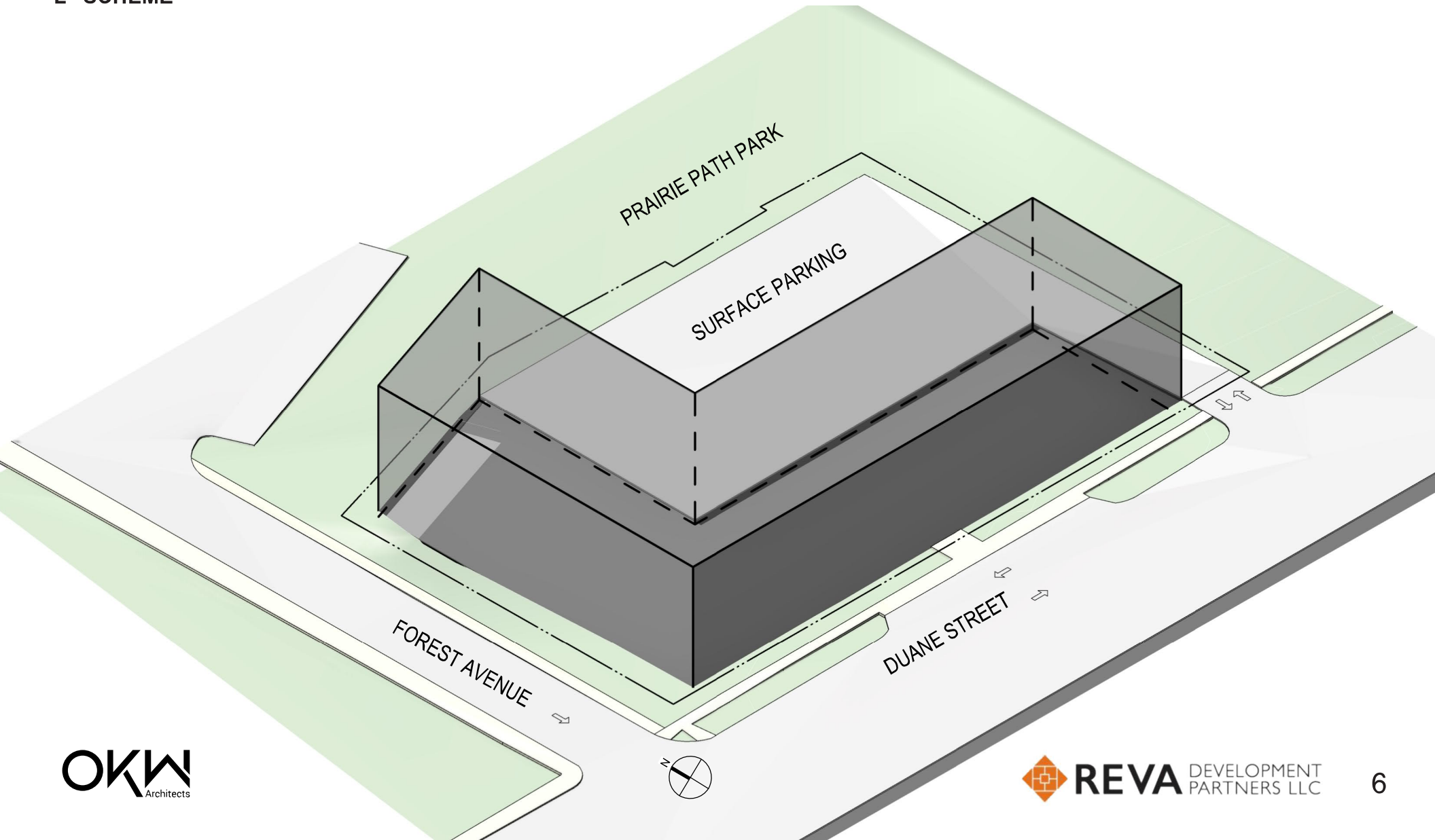
MASSING STUDY DIAGRAMS

BAR SCHEME



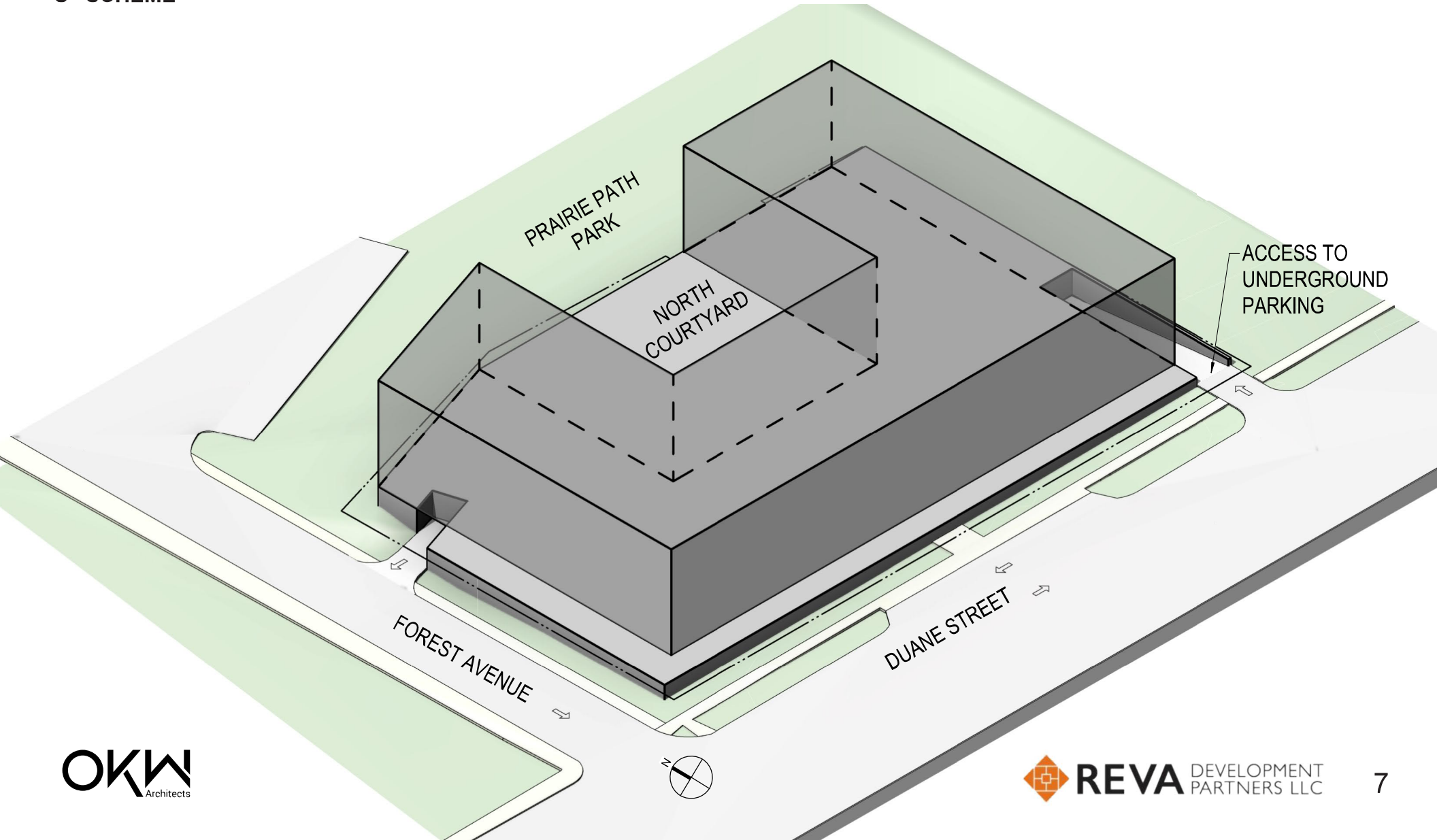
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"L" SCHEME



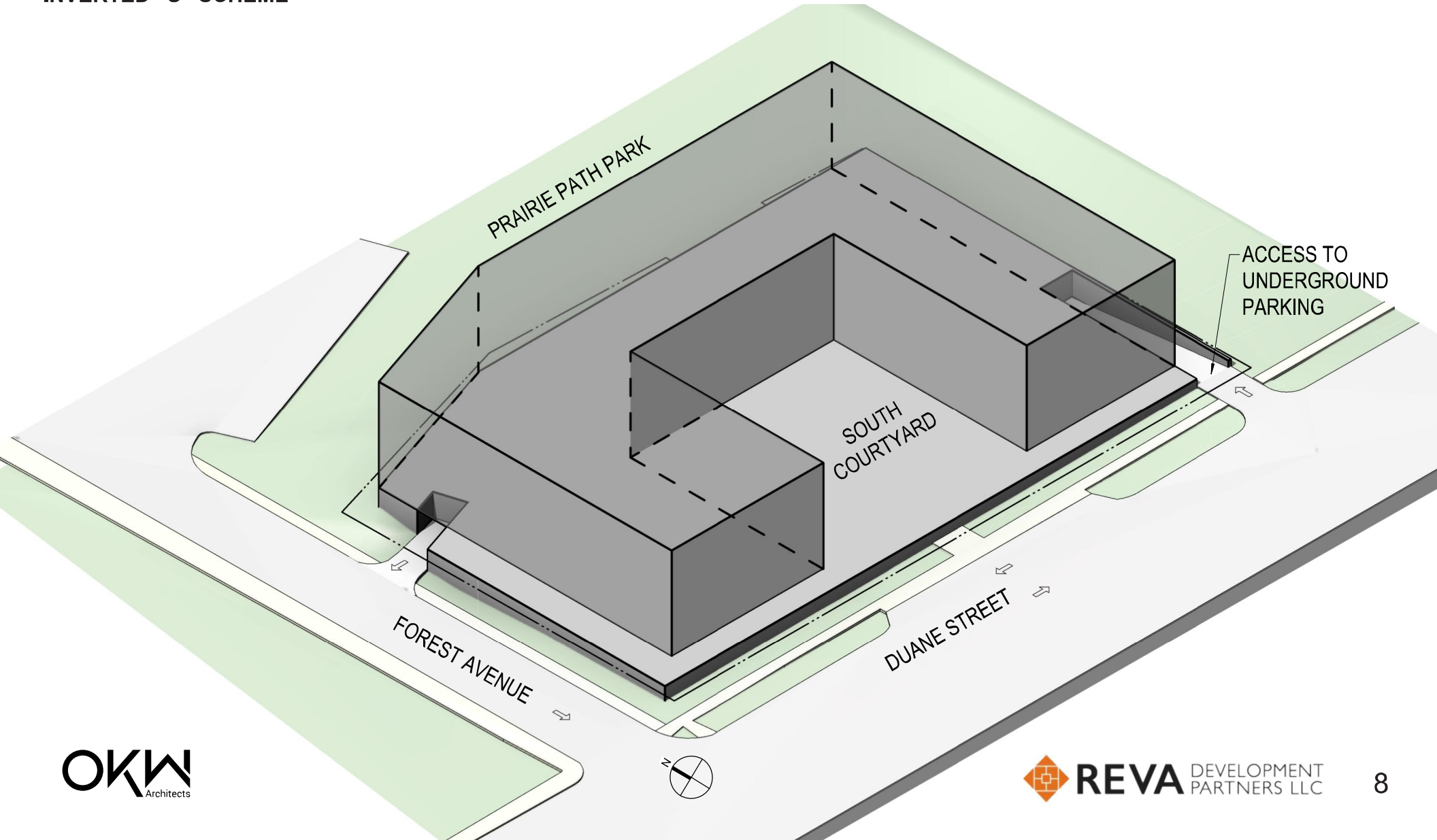
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"U" SCHEME



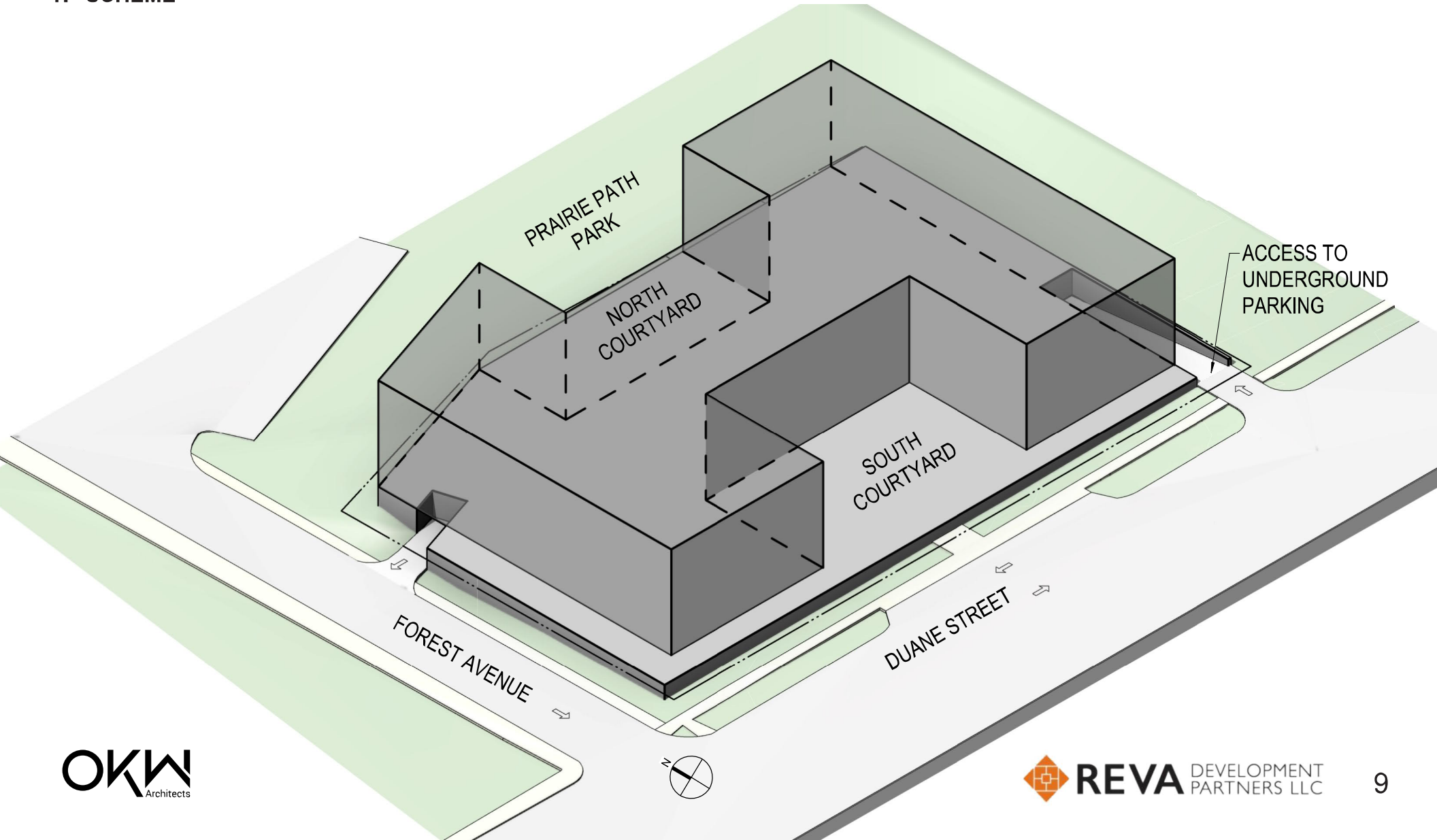
MASSING STUDY DIAGRAMS

INVERTED "U" SCHEME



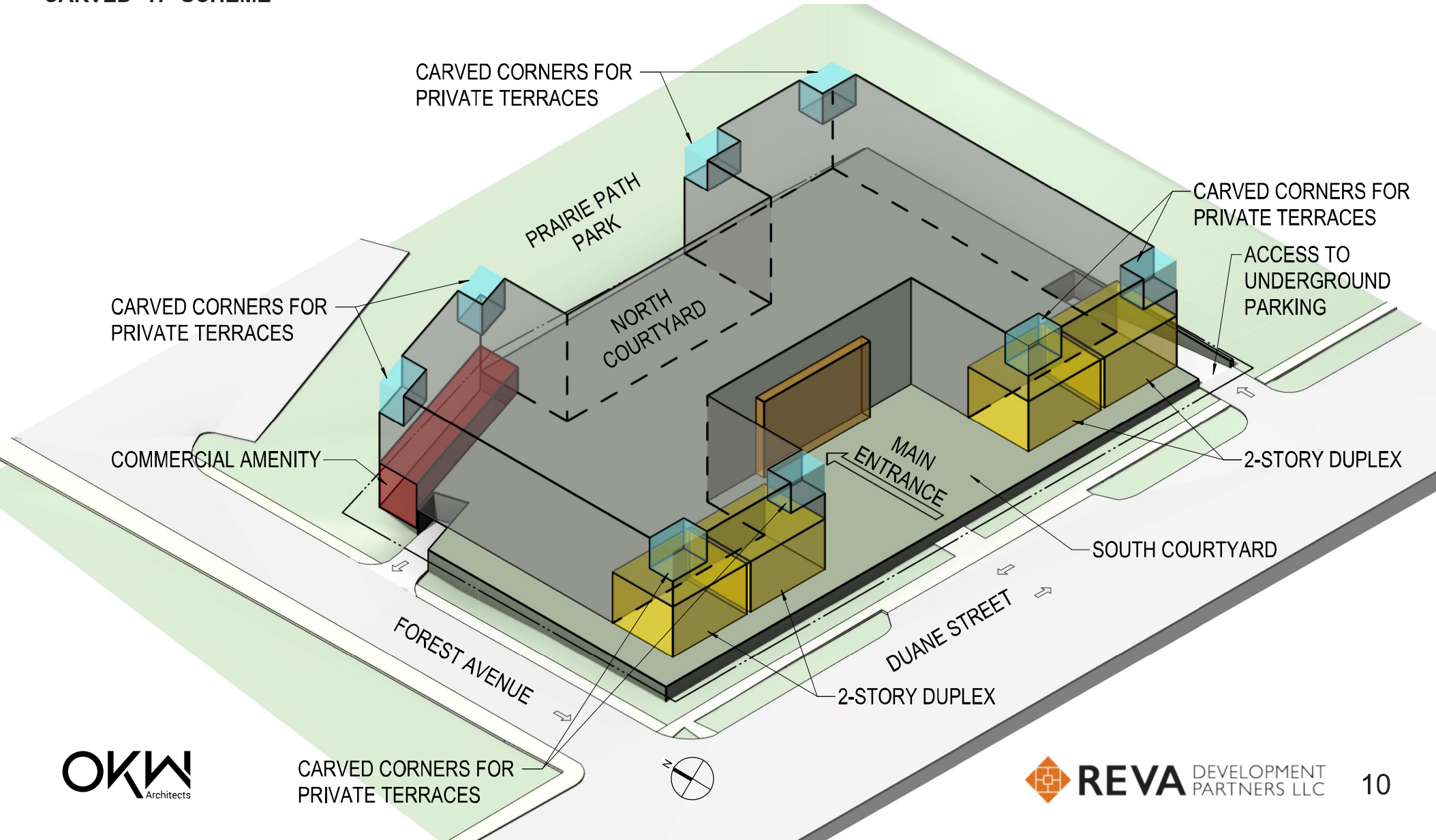
MASSING STUDY DIAGRAMS

"H" SCHEME



MASSING STUDY DIAGRAMS

CARVED "H" SCHEME



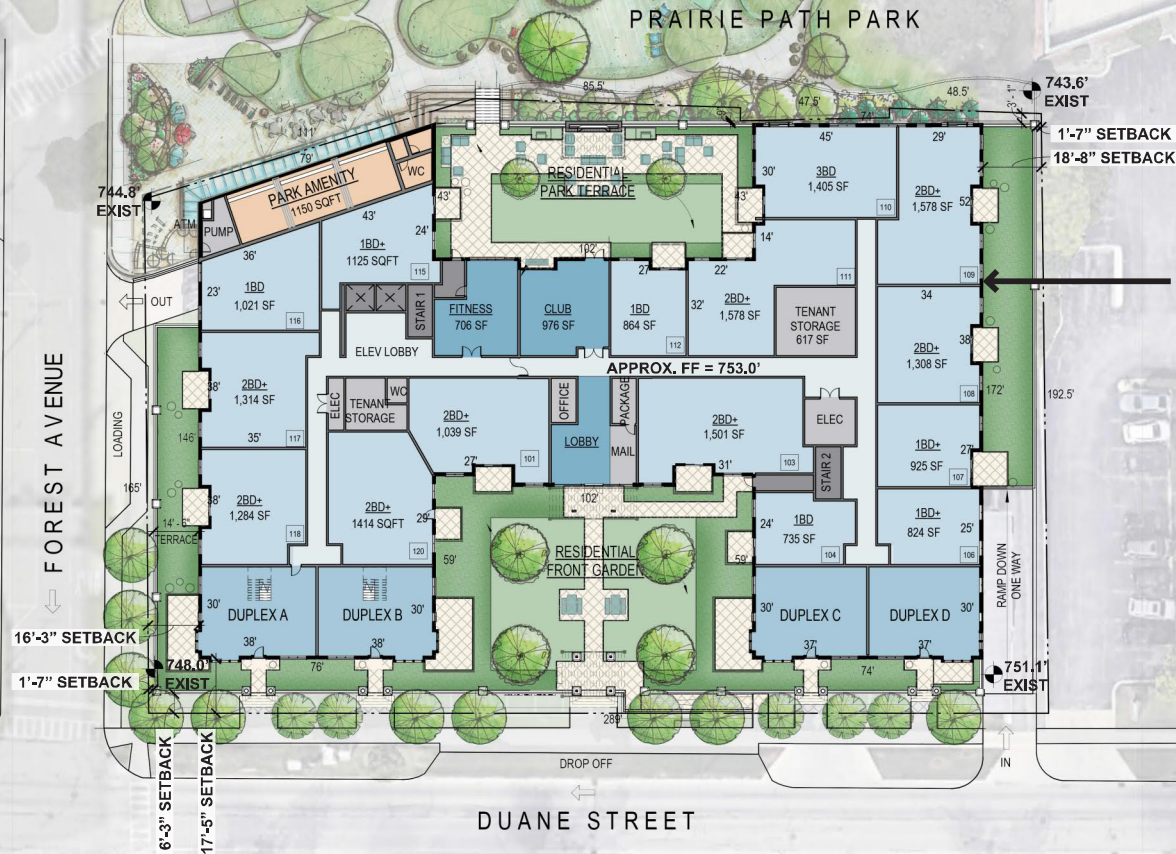
SITE PLAN / LEVEL 1 FLOOR PLAN

SITE AREA: 1.25 ACRES

**UNITS: +/- 77
RESIDENTIAL UNITS**

**131 PARKING SPACES
(1.7 PER UNIT)**

**1,150 SF COMMERCIAL
SPACE**

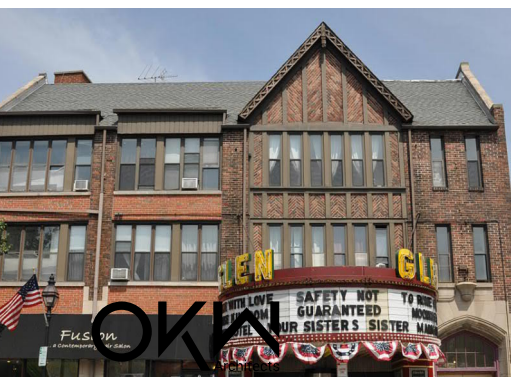
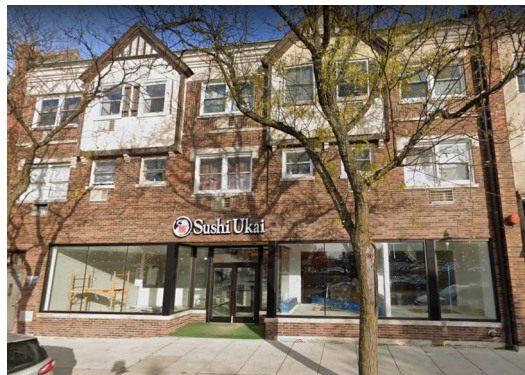
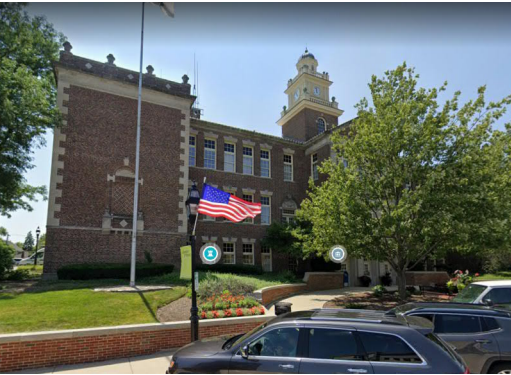


OKW
Architects



GLEN ELLYN CONTEXT

CIVIC, COMMERCIAL, INSTITUTIONAL



GLEN ELLYN CONTEXT

MULTI-FAMILY RESIDENTIAL



VIEW FROM SOUTHWEST

(FOREST & DUANE)



VIEW FROM SOUTHWEST

(FOREST & DUANE)



VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST



VIEW OF ENTRY



VIEW OF ENTRY



VIEW FROM NORTHEAST

(PRAIRIE PATH PARK)



VIEW FROM NORTHWEST

(PRAIRIE PATH PARK)



VIEW FROM NORTHWEST

(PRAIRIE PATH PARK)

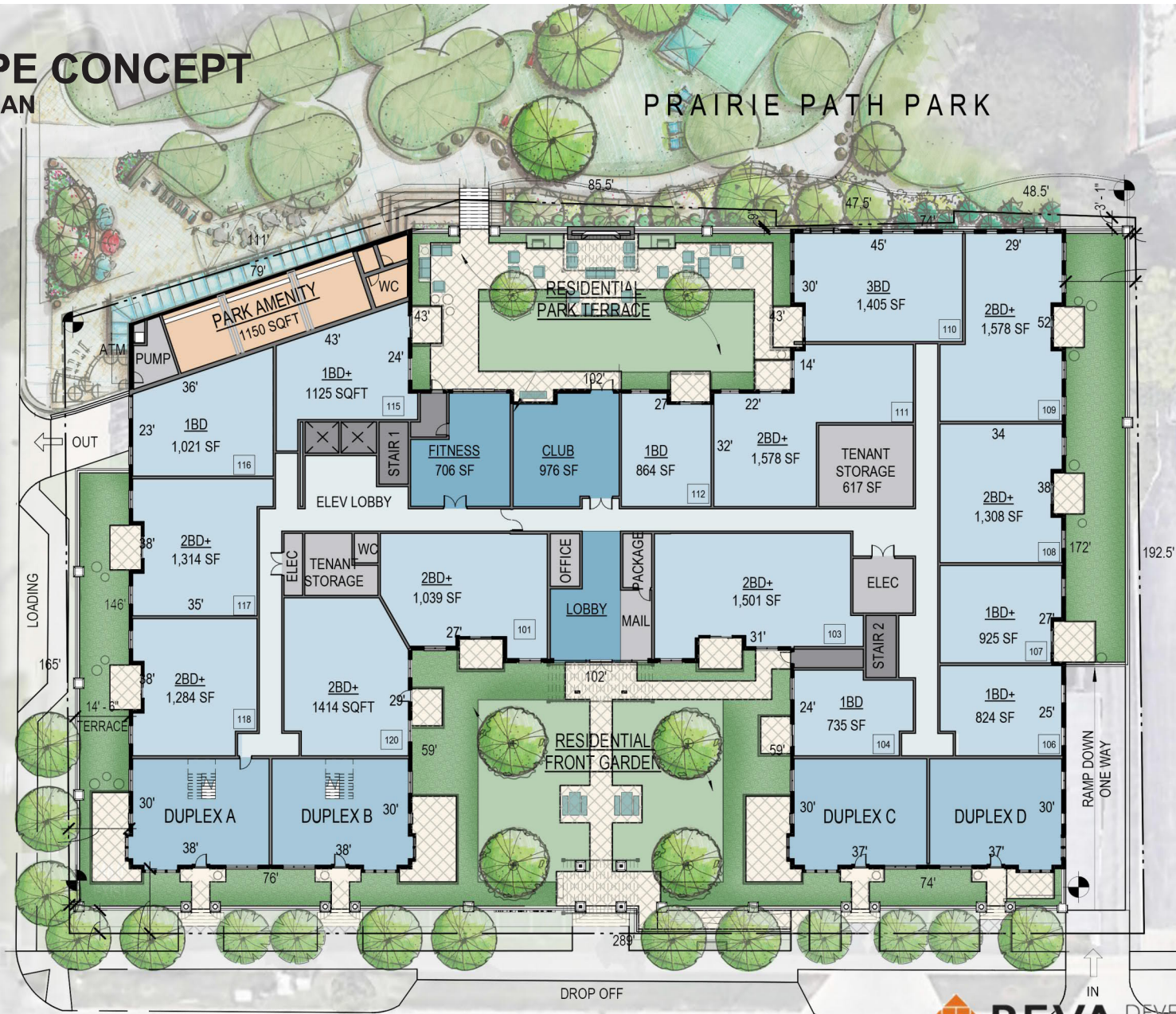


LANDSCAPE CONCEPT OVERALL SITE PLAN



FOREST AVENUE

PRAIRIE PATH PARK



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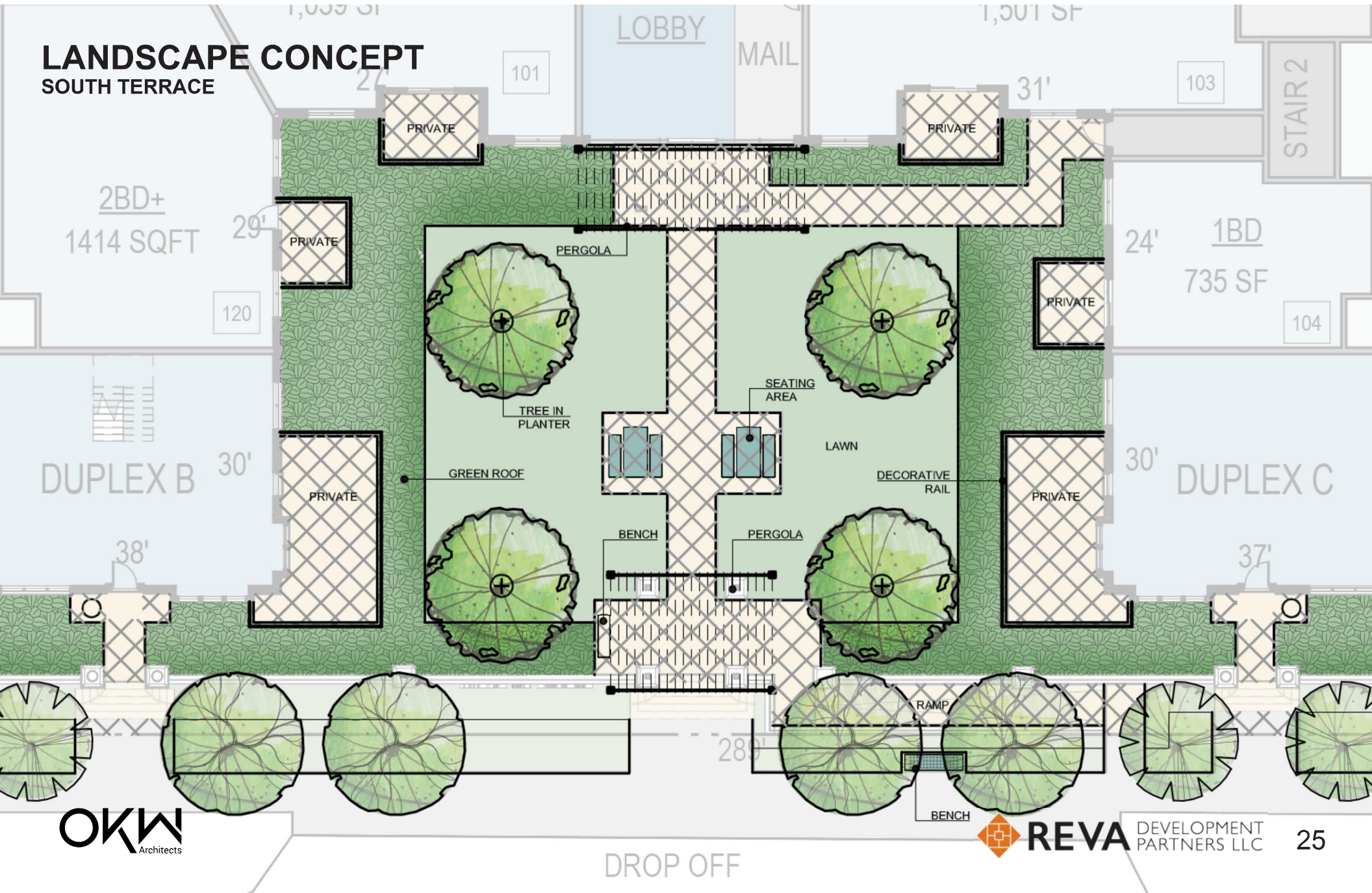
DUANE STREET



REVA DEVELOPMENT
PARTNERS LLC

LANDSCAPE CONCEPT

SOUTH TERRACE



OKW
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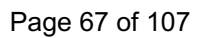


REVA

DEVELOPMENT
PARTNERS LLC

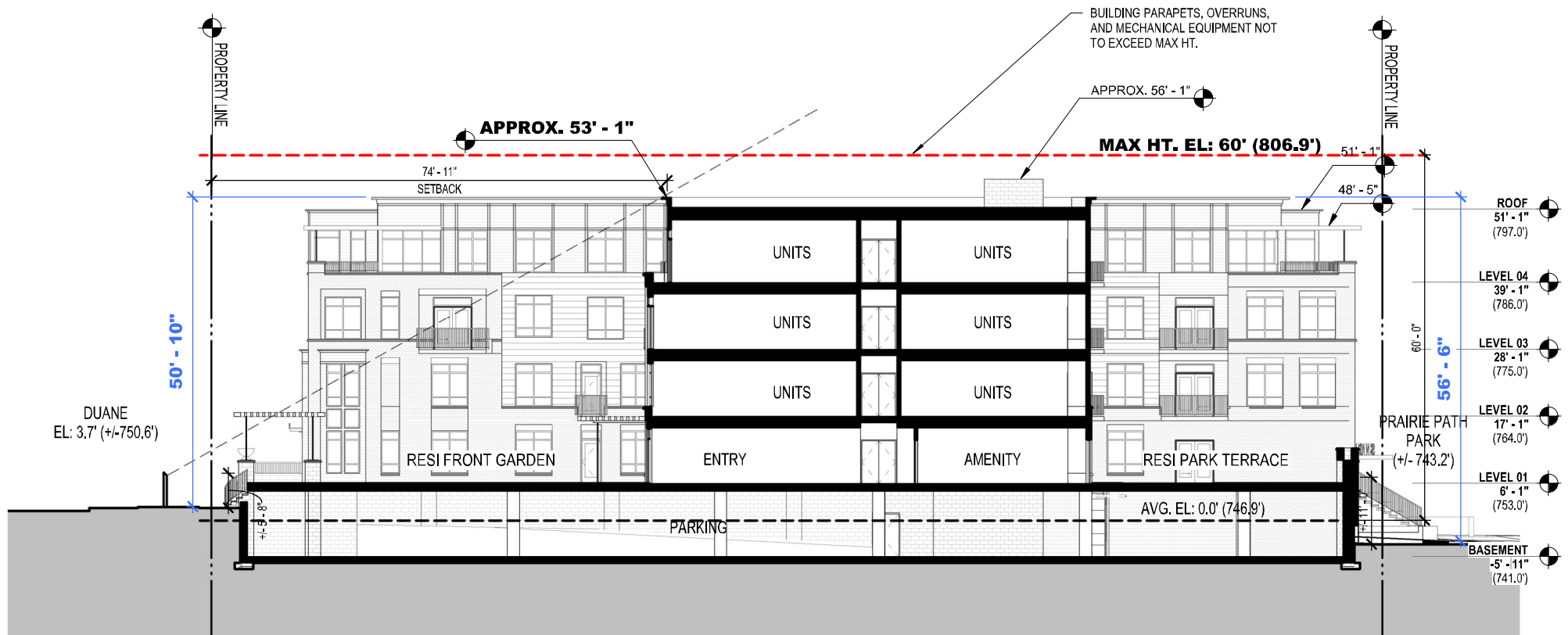
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PRAIRIE PATH F



BUILDING SECTION

SCALE: 1"=20'



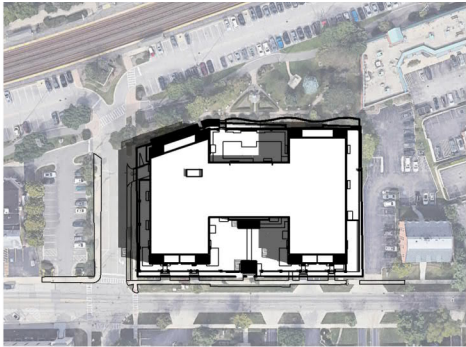
HEIGHT STUDY

SURROUNDING CONTEXT

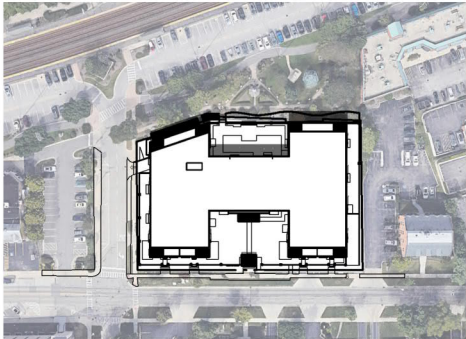


SUN STUDY DIAGRAMS

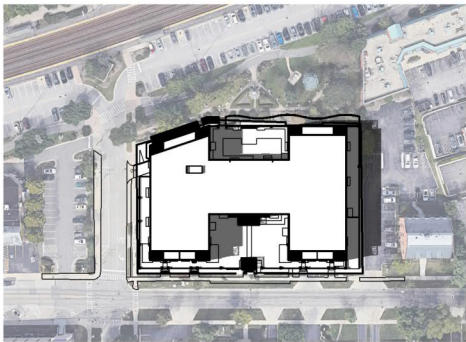
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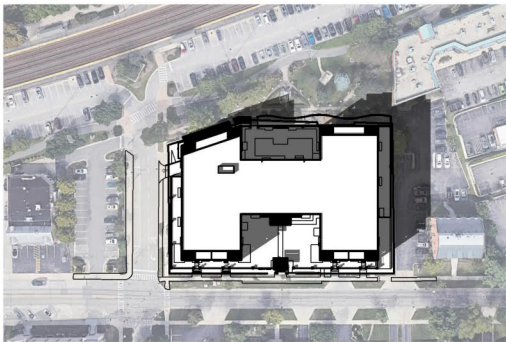
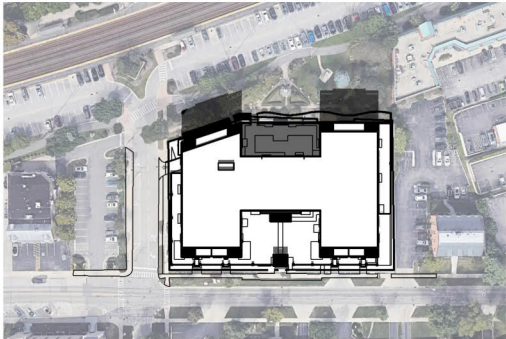
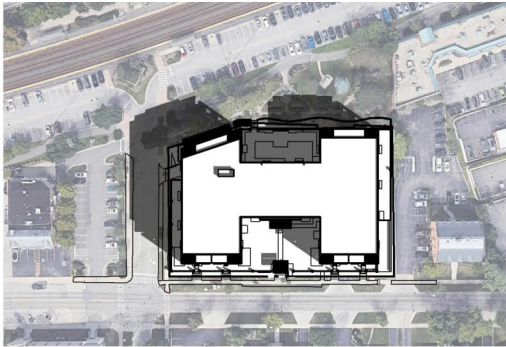
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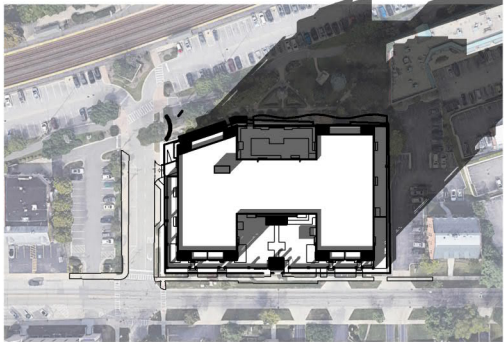
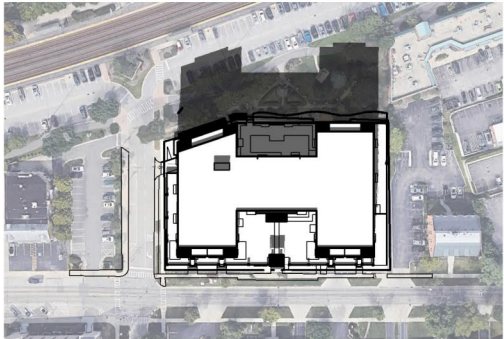
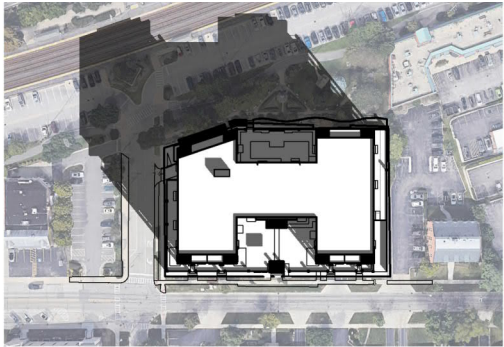
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SUMMER SOLSTICE

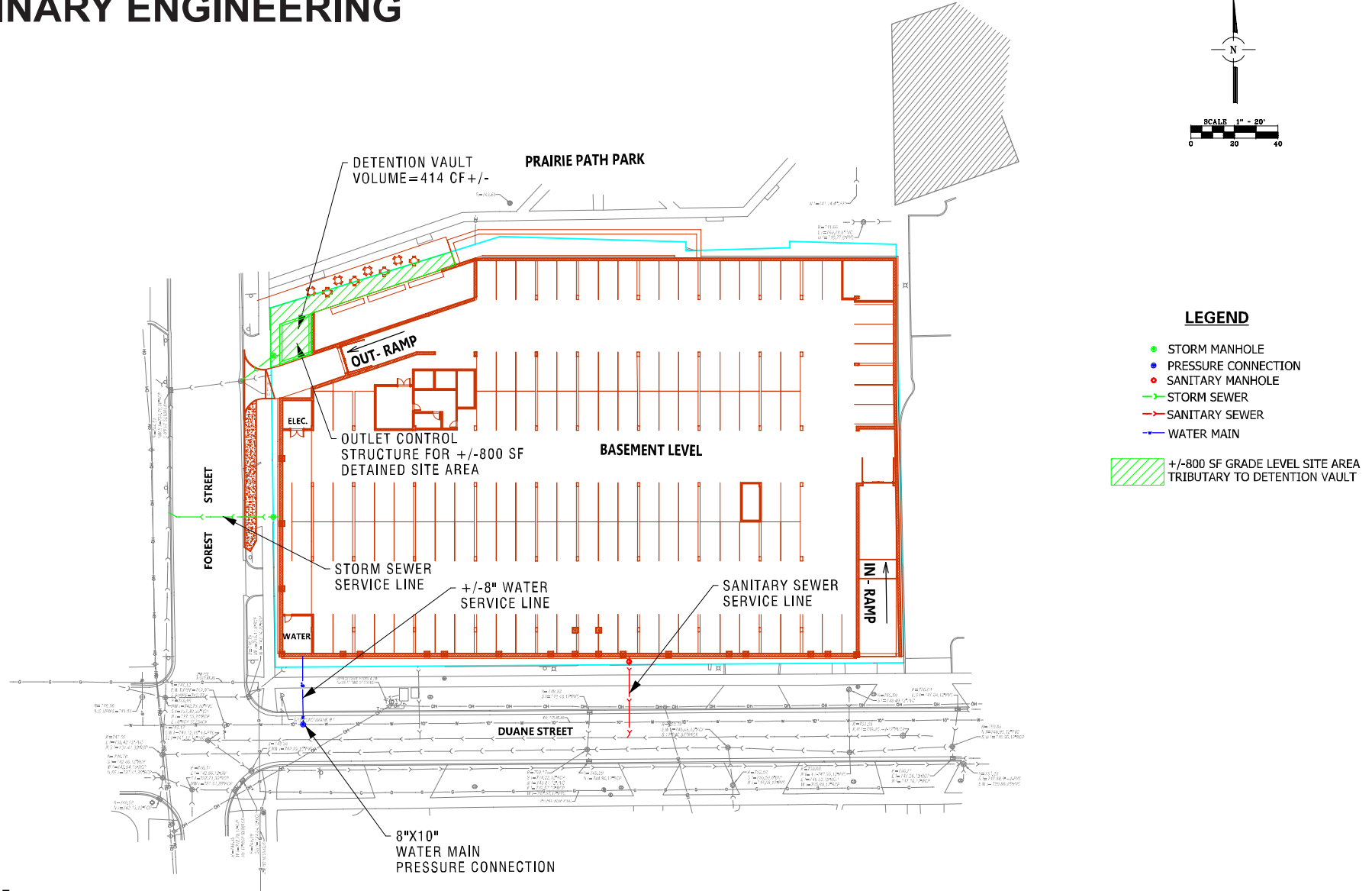


SPRING / FALL EQUINOX



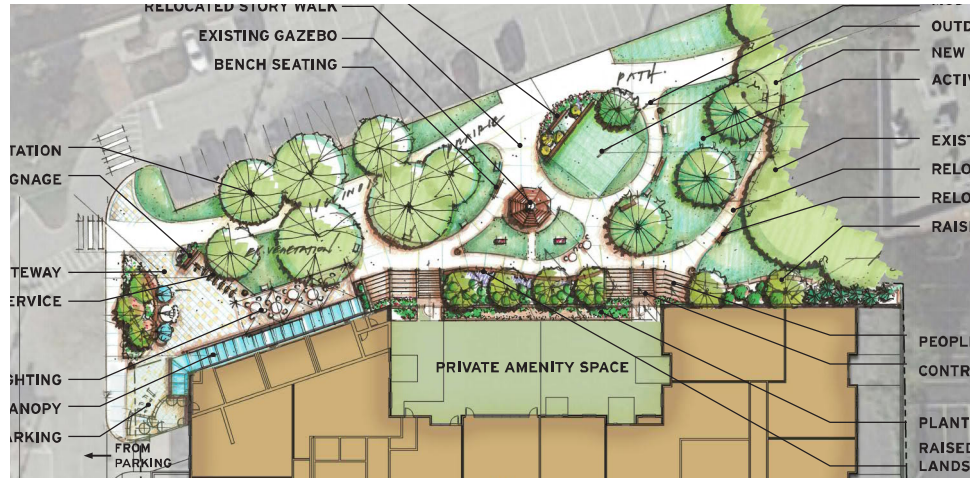
WINTER SOLSTICE

PRELIMINARY ENGINEERING

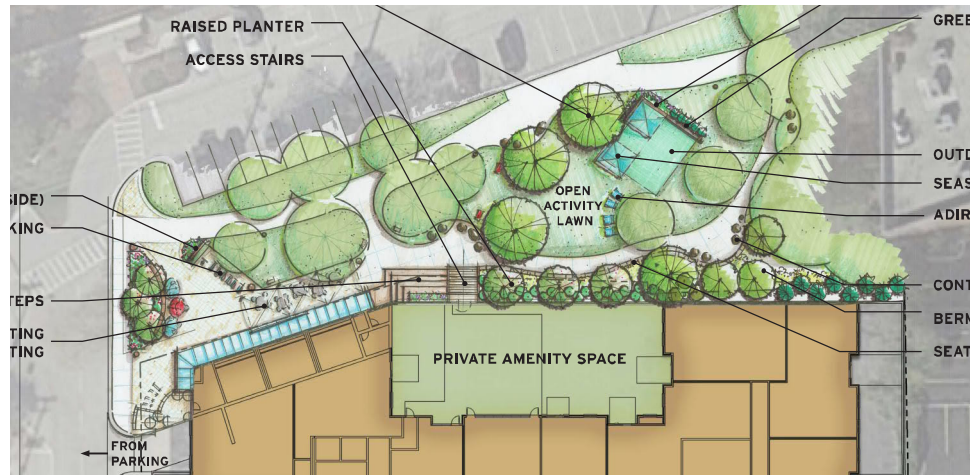


PRAIRIE PATH PARK OPPORTUNITY

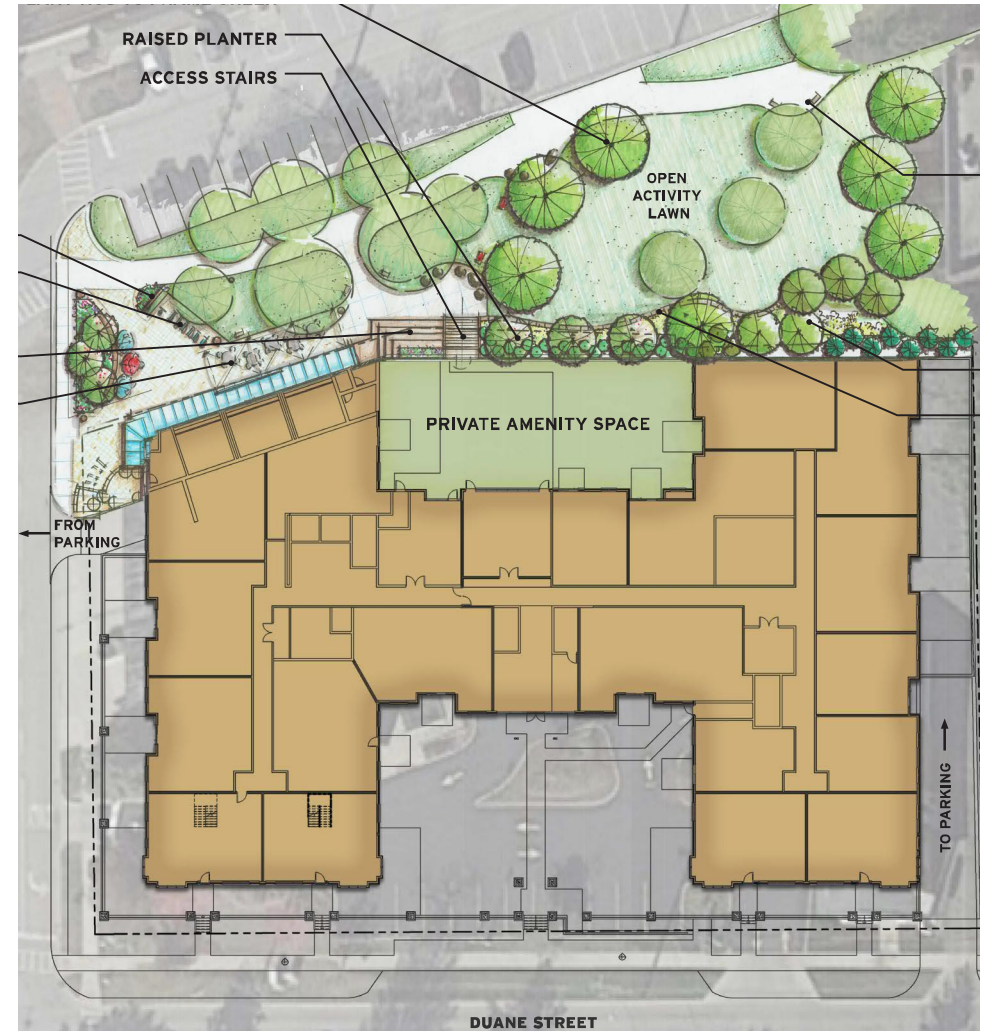
SCHEME A - MODIFICATION



SCHEME B - RECONSTRUCTION

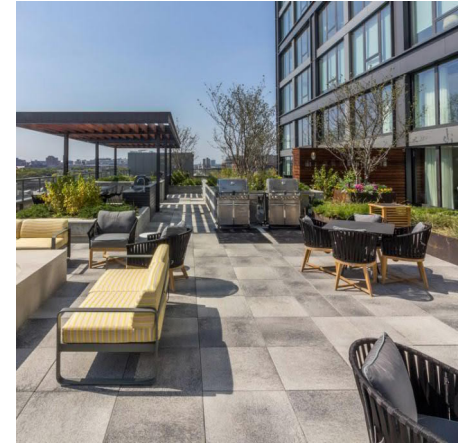


SCHEME C - RECONSTRUCTION



AMENITY AREAS

CONCEPTUAL IMAGES



AVERE ON DUANE

REPRESENTATIVE INTERIORS

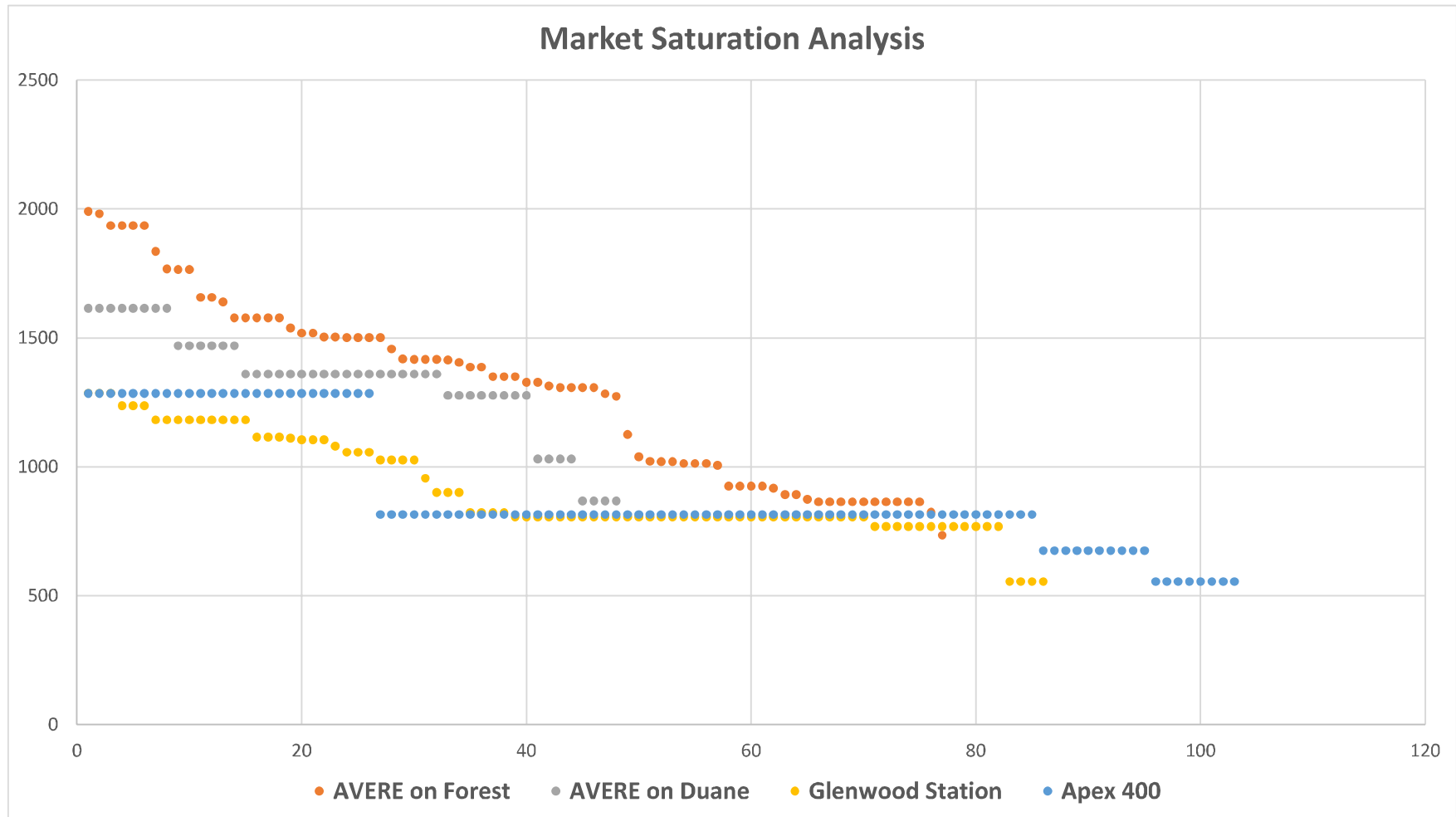


UNIT MIX MARKET ANALYSIS

AVERE on Forest Unit Mix			
Unit Type	Units	SF	% of Units
1 BR	12	866	16%
1 + Den	16	957	21%
2 + Den	28	1,425	36%
3 BR	9	1,421	12%
3 BR + Den	8	1,803	10%
Duplex Townhome	4	1,936	5%
Total	77	1,306	100%

Market:	Units	Avg. SF	% 1 BR	% 2 BR
Glenwood Station	86	913	60%	40%
Apex 400	103	900	75%	25%
AVERE on Duane	48	1,334	17%	83%

MARKET SATURATION ANALYSIS



PARKING ANALYSIS

Parking Analysis- Duane demand vs. Forest

AVERE on Duane Parking			
Type	Leased	Total	% Leased
Garage	45	48	93.8%
Surface	28	28	100.0%
Total	73	76	96.1%

Spaces per Unit 1.52 1.58

AVERE on Forest Parking	
Type	Total
Garage	131
Surface	0
Total	131

Spaces per Unit 1.70

WHAT WE'VE LEARNED

Demand for more diverse unit mix

- Strong demand for large units and Penthouse units with private outdoor space
- Strong demand for townhome style units (direct/private access, multi-level, larger spaces)

Demand for amenity areas

- Expanded clubrooms/fitness/gathering areas
- Expanded outdoor amenity space

Demand for indoor parking and storage

KEY ISSUES FOR CONSIDERATION

TIF

- Sophisticated solution, structured parking, landscaping & offsite improvement
- Escalation in construction costs (lumber/steel)

Traffic/Circulation

- Need to coordinate best ingress/egress solution in conjunction with new Metra station

Collaboration with Park District

- Need to assist in maximizing utility of Prairie Park
- Sun study

AVERE ON FOREST



OKW
Architects

KT
landscape
architecture

SPACECO INC.
SS

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

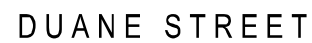
THE
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GROUP.



REVA DEVELOPMENT
PARTNERS LLC

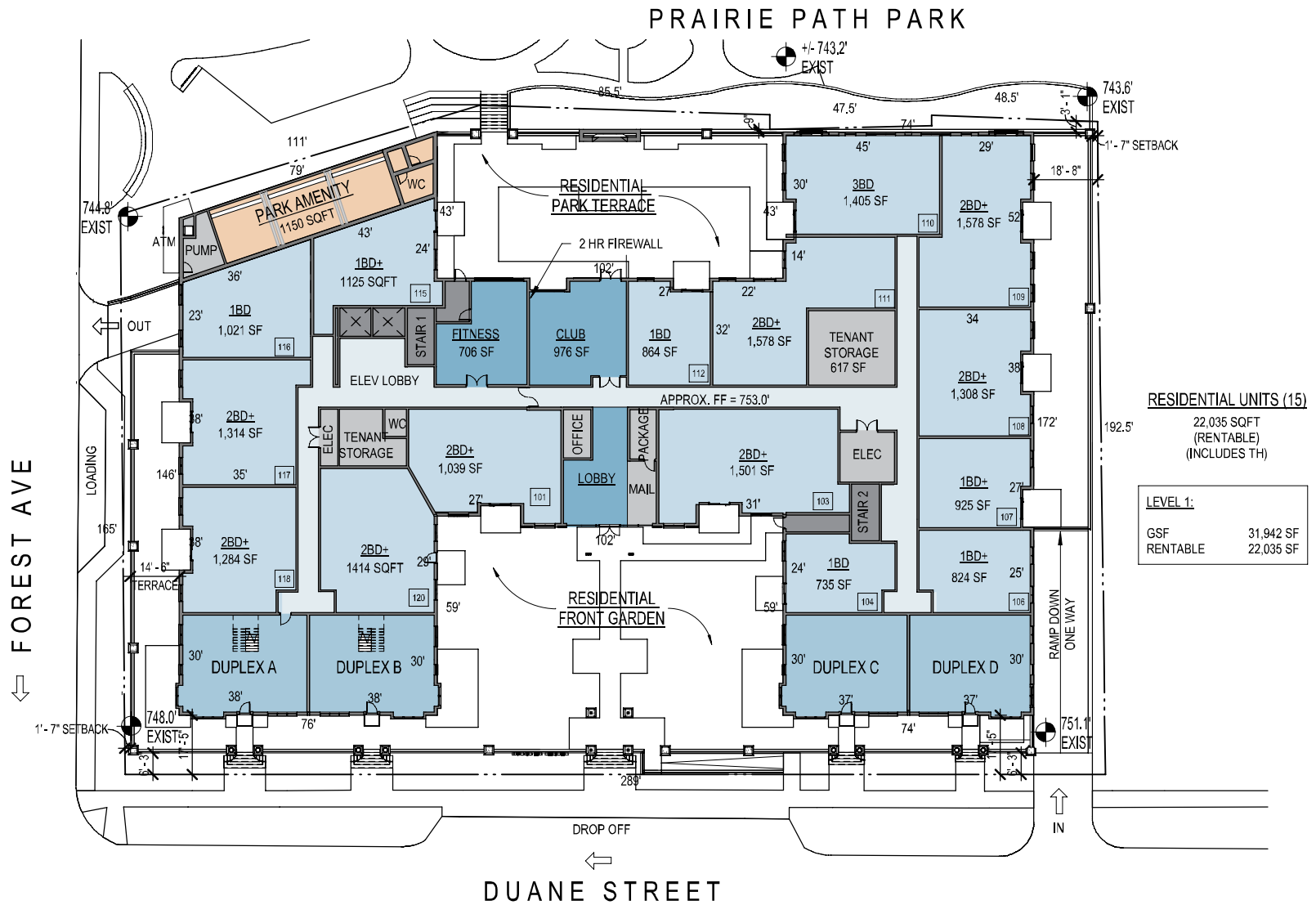
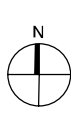
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SCALE: 1"=30'



LEVEL 1 FLOOR PLAN

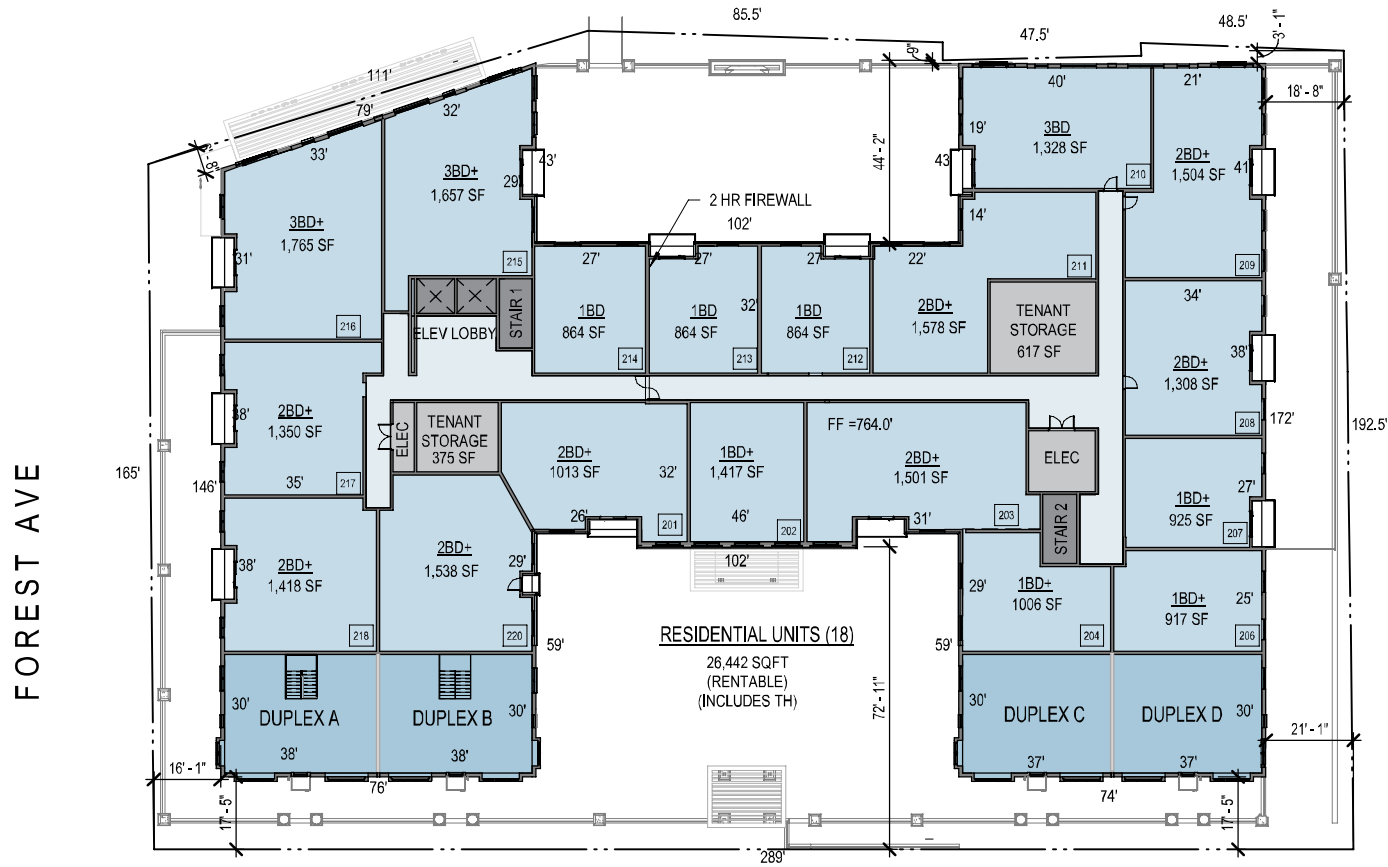
SCALE: 1"=30'



LEVEL 2 FLOOR PLAN

SCALE: 1"=30'

PRAIRIE PATH PARK



DUANE STREET

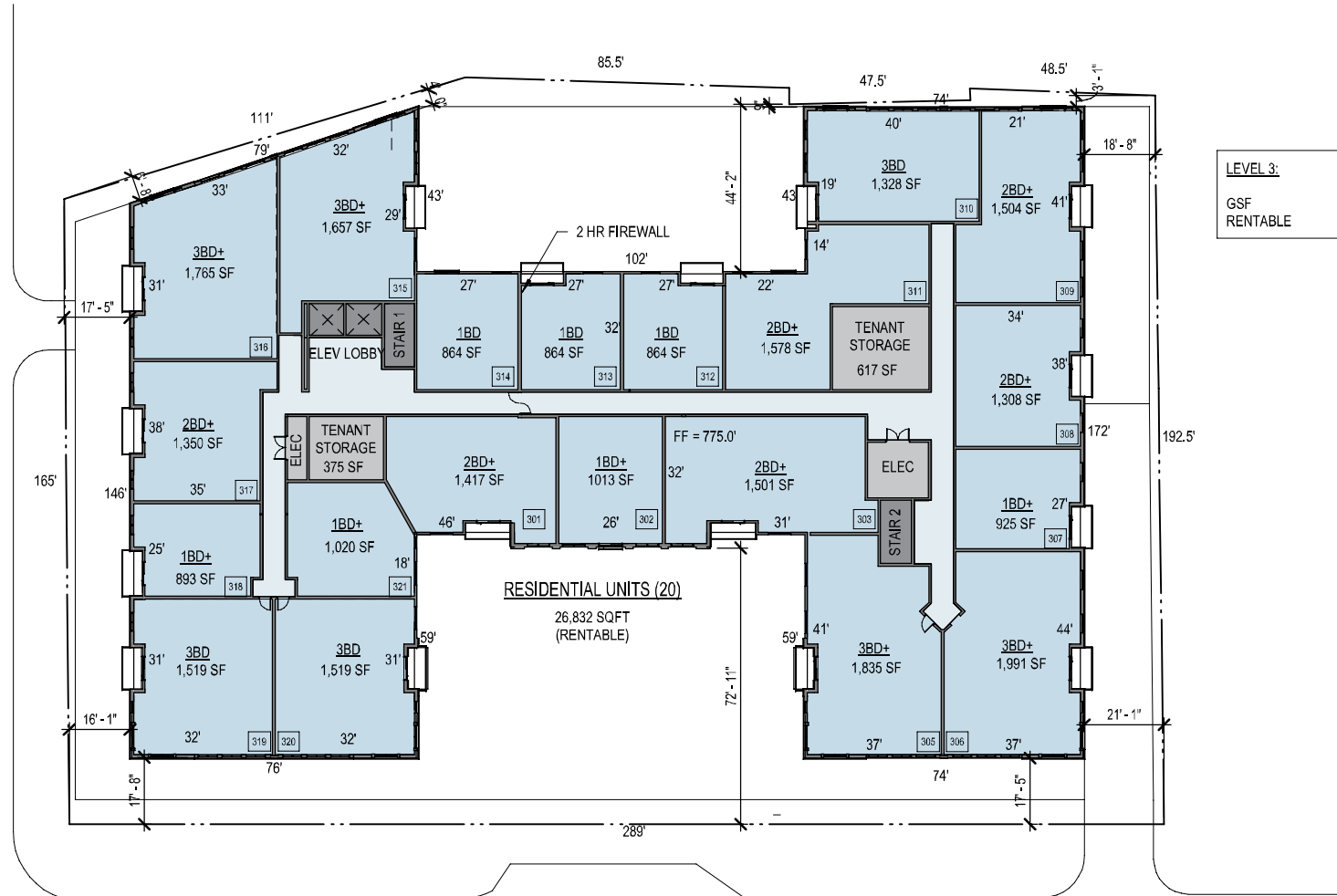
LEVEL 3 FLOOR PLAN

SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



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

DUANE STREET

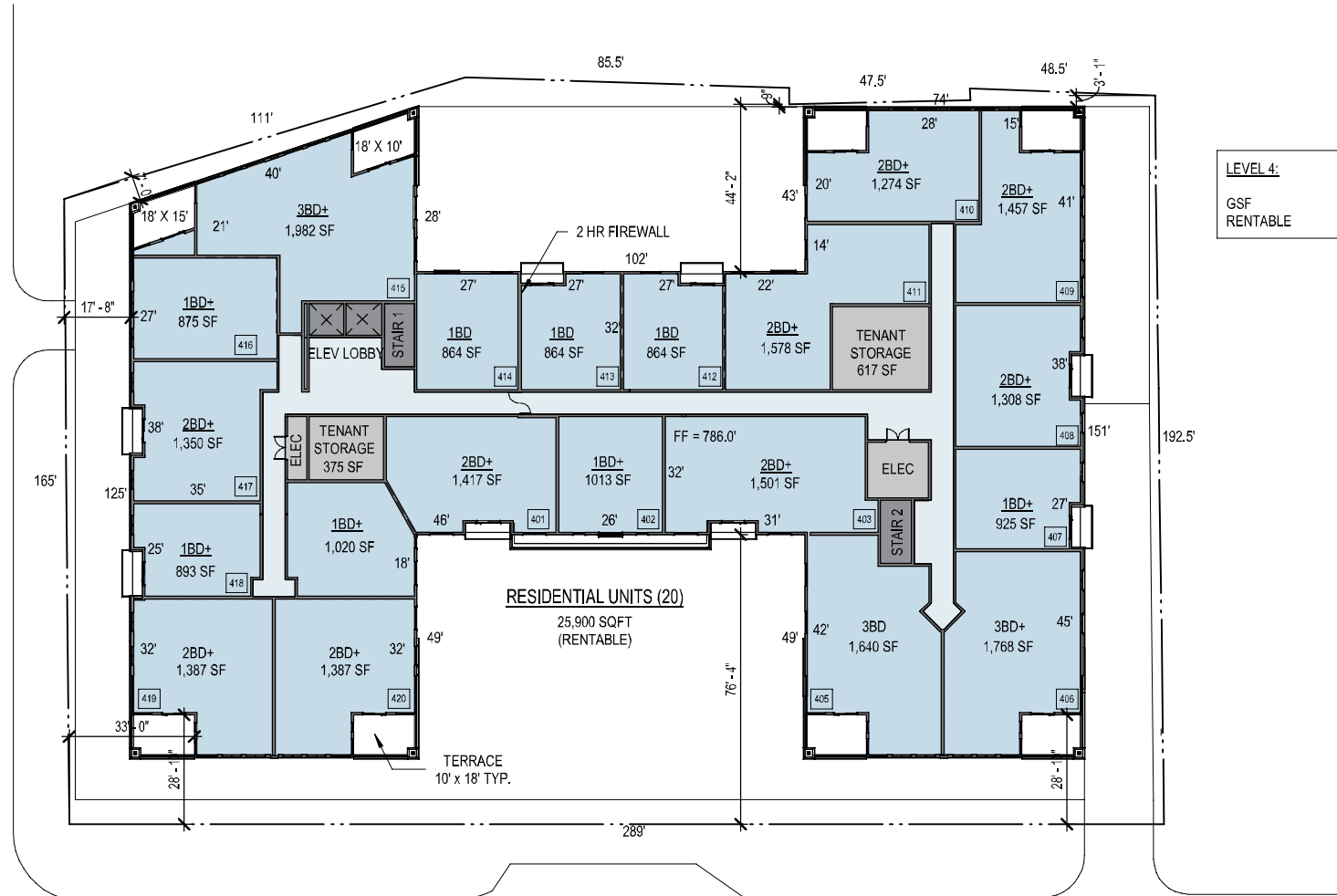
LEVEL 4 FLOOR PLAN

SCALE: 1"=30'

PRAIRIE PATH PARK



FOREST AVE



LEVEL 4:

GSF	30,568 SF
RENTABLE	25,900 SF

DUANE STREET

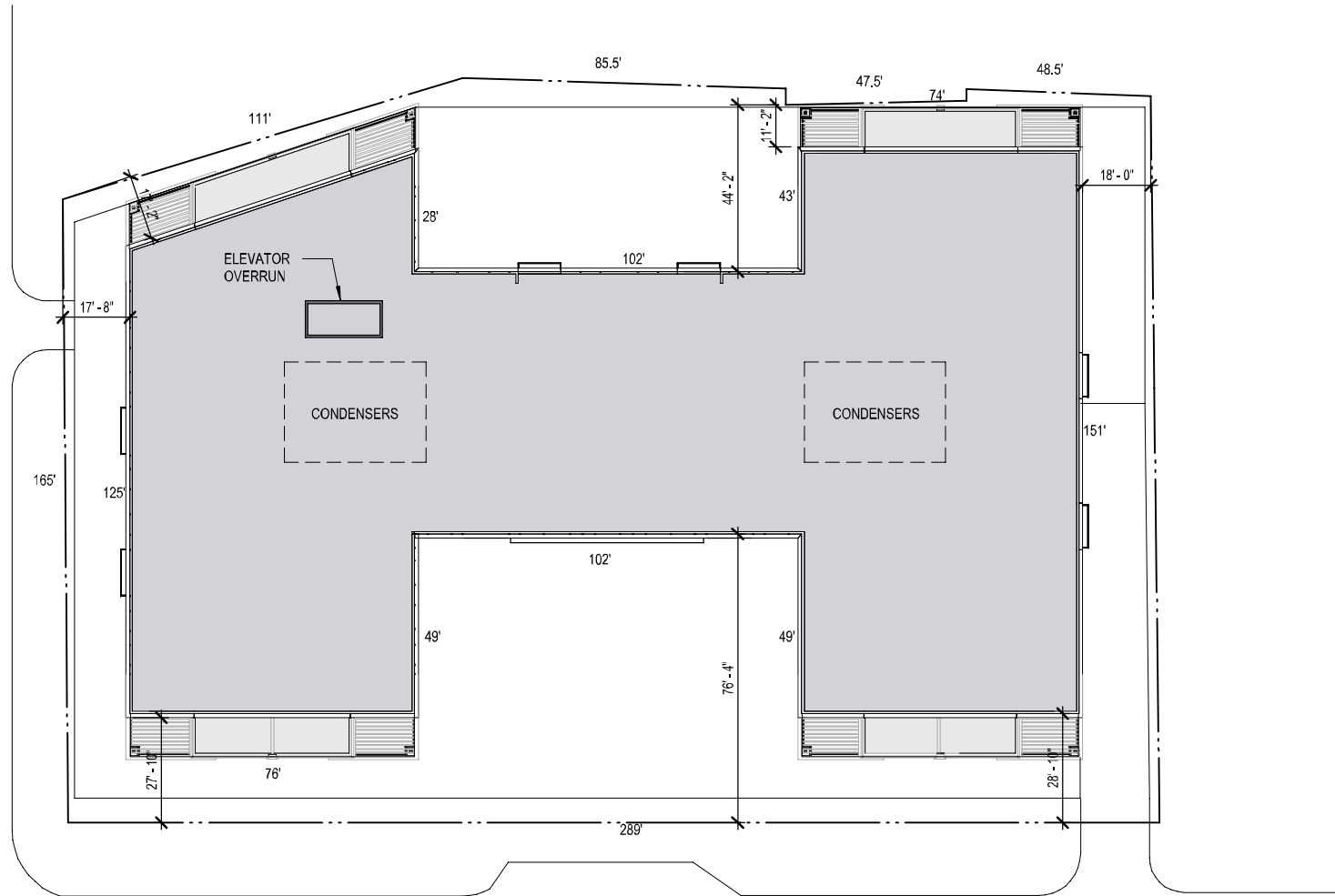
ROOF PLAN

SCALE: 1"=30'



FOREST AVE

PRAIRIE PATH PARK



DUANE STREET

BUILDING ELEVATIONS



SOUTH ELEVATION

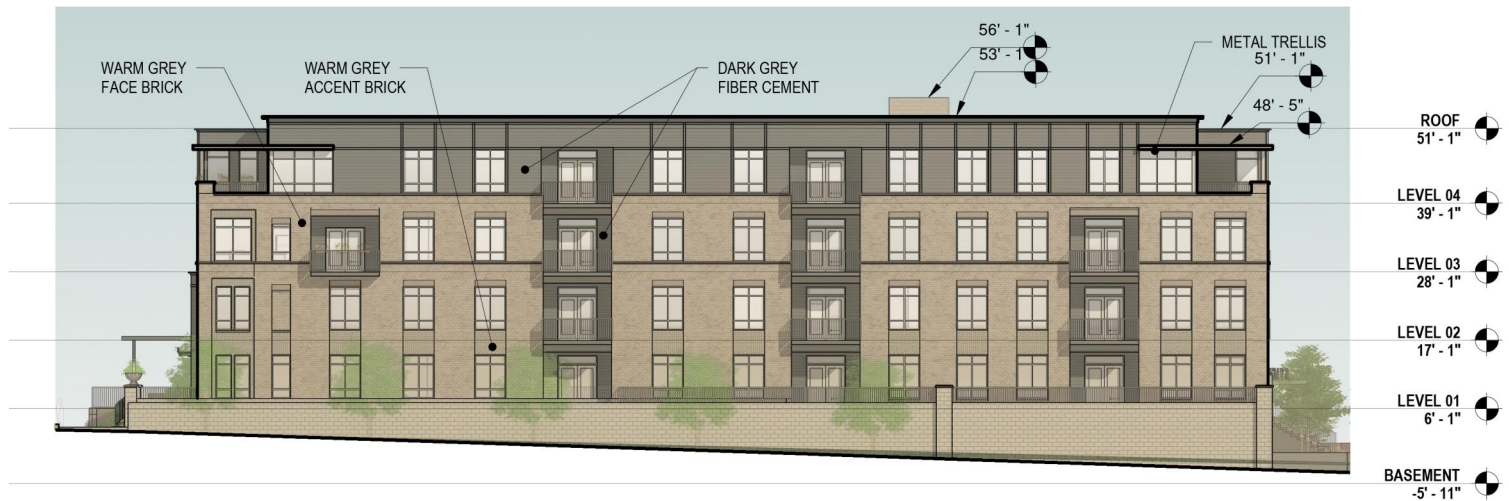
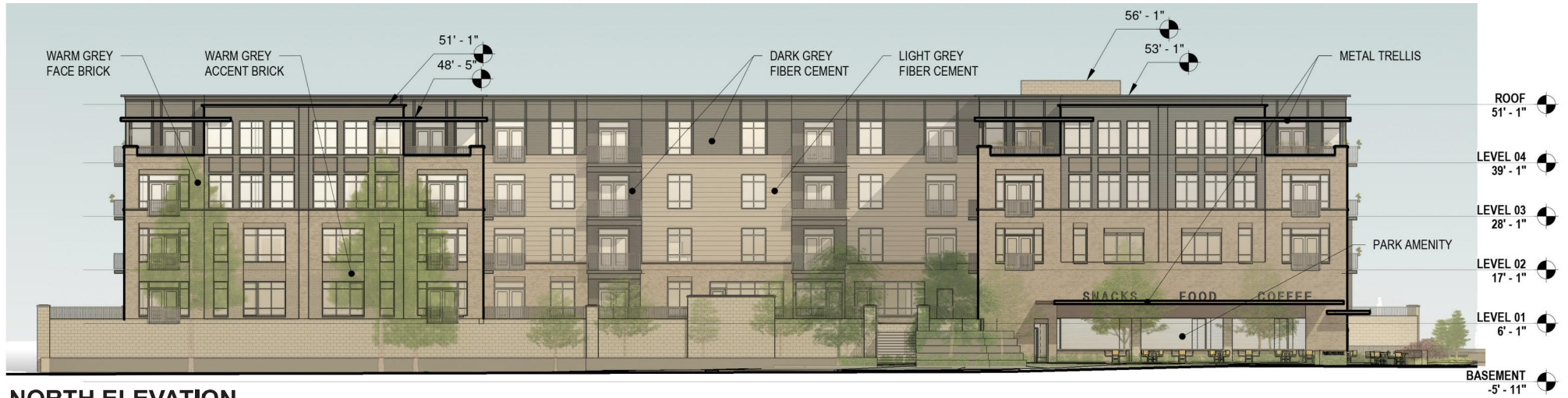
SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

BUILDING ELEVATIONS

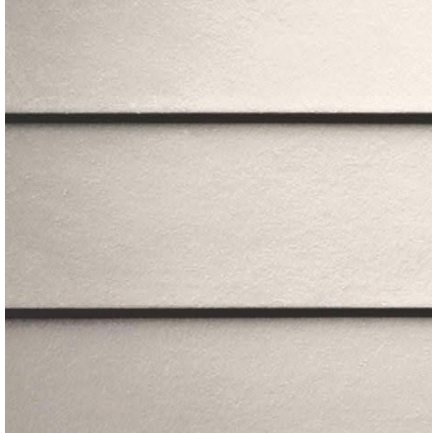


MATERIAL PALETTE

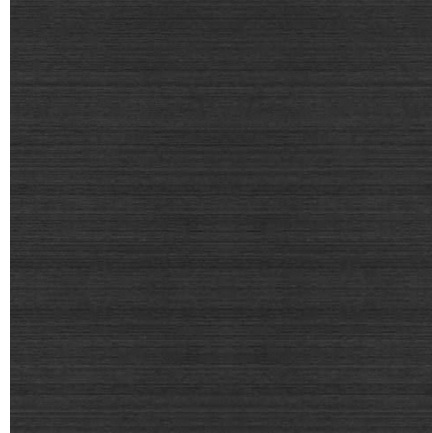
OPTION A



FACE BRICK
COLONIAL ROSE



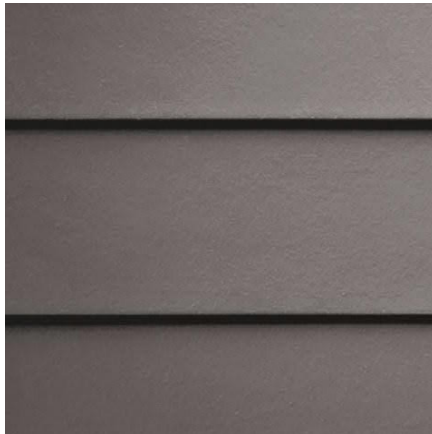
FIBER CEMENT LAP SIDING
LIGHT GREY



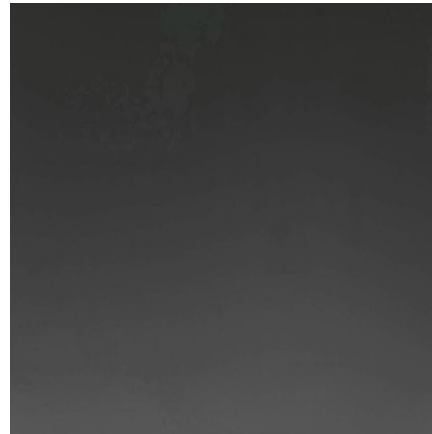
ALUMINUM STOREFRONT
CHARCOAL



ACCENT BRICK
COLONIAL ROSE



FIBER CEMENT LAP SIDING
DARK GREY



PAINTED ACCENT METAL
CHARCOAL

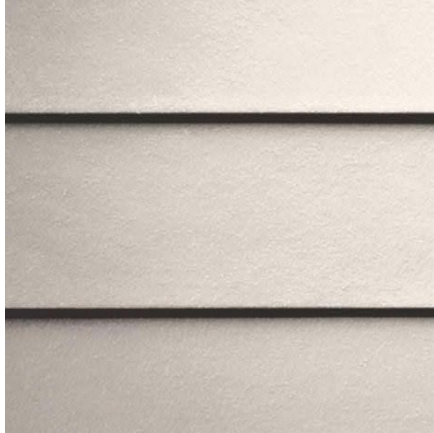


MATERIAL PALETTE

OPTION B



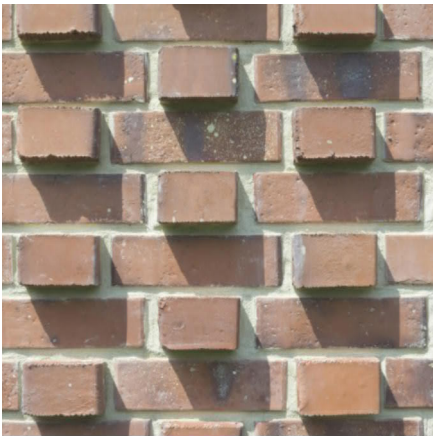
FACE BRICK
COVINGTON



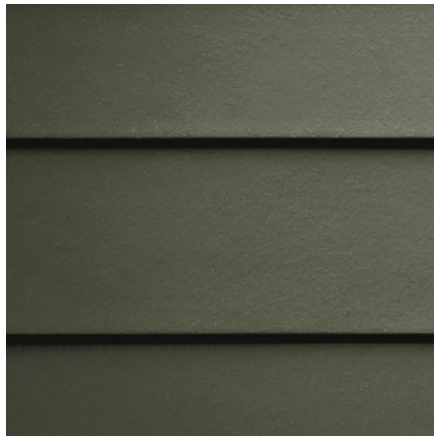
FIBER CEMENT LAP SIDING
LIGHT GREY



ALUMINUM STOREFRONT
DARK BRONZE



ACCENT BRICK
COVINGTON



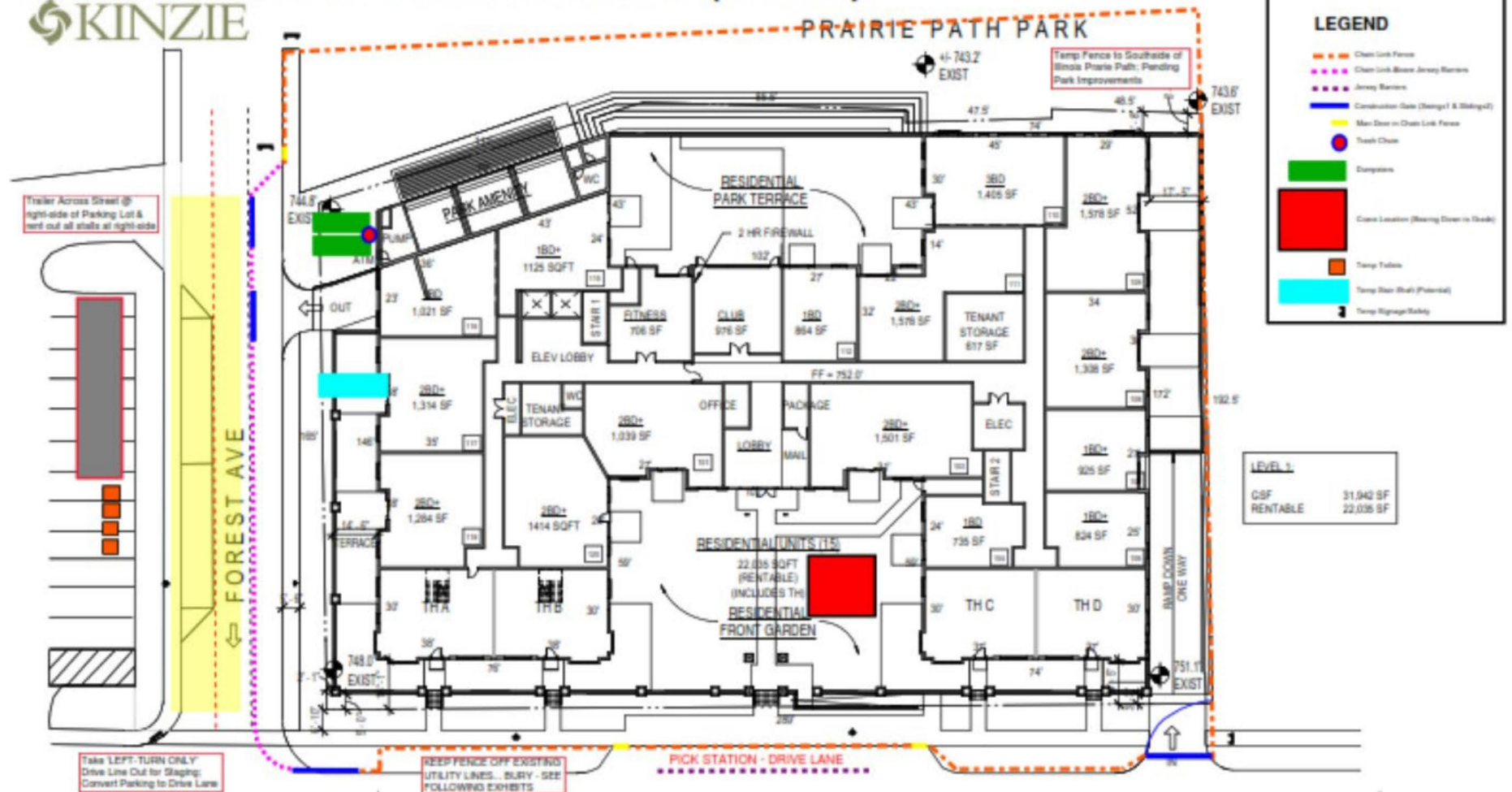
FIBER CEMENT LAP SIDING
CLOVER GREEN



PAINTED ACCENT METAL
OIL RUBBED BRONZE



GLEN ELLYN USB - SITE LOGISITCS (DRAFT)



DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
September 23, 2021

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Acting Chairperson Angela Fanella, who introduced the evening's agenda along with meeting participants Village Board Trustee Liaison Steve Thompson, Planning Manager Kelly Purvis, and potentially Community Development Director (who ultimately did not join the meeting, though Associate Planner Atrian Fard did).

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

Public Comment Non-Agenda Items

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

Approval of Plan Commission Meeting Minutes

Commissioner Vondruska moved to approve the draft minutes of the September 2, 2021 Plan Commission meeting; seconded by Commissioner Halkyard, the motion passed by voice vote.

Commissioner Vondruska moved to approve the draft minutes of the September 9, 2021 Plan Commission meeting; seconded by Commissioner Brown, the motion passed by voice vote.

Motions to Open and Continue the Public Hearing to consider a PUD Amendment for Apex 400 at 400 N. Main

Motions to open and continue to Oct. 7, 2021 the Public Hearing to consider a PUD Amendment for Apex 400 at 400 N. Main Street was made by Commissioner Brown and seconded by Commissioner Vondruska. The motions passed by voice vote.

Motions to Open and Continue the Public Hearing to consider a PUD Amendment, Zoning Map Amendment and Lot Consolidation Request for Avere on Duane, 437 Duane Street & 424 Prospect Avenue

Motions to open and continue to Oct. 14, 2021 a Public Hearing to consider a PUD Amendment, Zoning Map Amendment and Lot Consolidation Request for Avere on Duane, 437 Duane Street & 424 Prospect Avenue were made by Commissioner Brown and seconded by Commissioner Vondruska. The motions passed by voice vote.

Pre-Application Meeting for 453 Forest Avenue, 576-580 Duane Street – Avere on Forest Staff Introduction

Village Planning Manager Kelly Purvis introduced the proposal for a multi-family residential building brought forward by Reva Development Partners, explaining that 73 apartment units along with four townhomes are envisioned for the site, located at the northeast corner of Duane and Forest, across

from Leonard's Funeral Home. She displayed illustrations of the proposed development, pointing out terraces and lawn features, and said that two color palettes are being considered for the building, both of which meet Village guidelines. The four-story building, she related, is envisioned to reach 49 feet to the top of the roof, 51 feet to the top of the parapet, and 56 feet at the highest point, the elevator overrun. No height deviation is sought, she added, explaining that 60 feet is permitted by-right. She emphasized that the proposal is in Phase I of the review process. The complex would be predominantly residential, she said, but a small, local vendor (ice cream, coffee, beer, wine, etc.) is envisioned adjacent to the park amenity planned for the northwest part of the site. A standalone ATM is proposed, inclusion of which would require a zoning code text amendment, she said. The developer, she reported, has been in contact with the Glen Ellyn Park District (GEPD) to discuss working together to improve Prairie Path Park and/or coordinate design of open space for the development. Entrance to the parking garage would be via one-way access from Duane, with the exit to Forest.

Planning Manager Purvis listed deviations identified:

- The proposed parking garage design ratio for the development is 1.68 per unit, a variation from 1.8 per unit, but which is in-line with Avere on Duane and more than what was approved for Glenwood Station (recently approved Village projects).
- Setbacks would vary from the permitted 15 feet along the Prairie Path; 25 feet on the Duane Street side; 30 feet on the east (or rear yard) side; and 25 feet on the west (front yard) side.
- The proposed lot coverage of nearly 86 percent exceeds the 65 percent allowed for a PUD.

Signage, storm water management and other aspects of the proposed project will be reviewed as the project moves forward, she explained, but asked for Commission feedback this evening on preliminary plans, specifically anticipated deviations, color palettes, and architectural design.

Acting Chairperson Fanella asked if there had been any complaints about parking at the recently built Avere on Duane. Planning Manager Purvis replied that Staff is not aware of any formal complaints, but noted that the developer has an arrangement to use parking spaces in the commuter lot across the street, and hasn't reached full capacity. Commissioner Brown asked if there were any plans to incorporate the commuter parking lot to the west of the site into the development. Planning Manager Purvis replied that at this time there are no formal plans to change the parking lot, but that the Village may consider open space or an event space for the property in the future

Petitioner Presentation

Warren James, principal of Reva Development Partners, introduced business partners and team members, and reported that the Avere project his firm recently completed at Duane and Prospect is 100 percent leased and occupied. He added that Reva has acquired the property at 424 Prospect, on which the developer plans to construct an outdoor living amenity for the benefit of Avere's residents. Turning to the Avere project now proposed for a site at Duane and Forest, he said that two parcels are under contract and that the site's grade change and location on a one-way street influenced the design concept. Mike Fitzgerald, principal at OKW Architects in Chicago, additionally listed Prairie Path Park, the future underpass, and the anticipated new railroad depot as "forces" that shaped the design for an "H"-shaped building featuring two courtyards, outdoor terraces and below-grade parking. He added that

townhome components serve to break up the building's scale, and suggested that such a multi-family development would serve as a "great transition" from single-family residential to commercial areas.

The building, continued Mr. Fitzgerald, will have a ramp on the Forest Avenue side and will host the loading zone. The "ceremonial" entrance, he said, will be on Duane Street. In conceiving the building's architecture, Mr. Fitzgerald said commercial, civic and institutional buildings in the community were studied, and a number of "common threads" discerned. The buildings, he observed, represent their use, are predominantly masonry, and present a level of detail that imparts a "handcrafted" feel. Examples multi-family architecture, he noted, feature masonry, stepping and varying roof styles. He described the architectural expression of the Petitioner's proposed development as "fresh," and different from other buildings in town, yet containing a familiarity through massing, masonry, siting, and elements such as bay windows. He likened the south configuration to "arms embracing [the] front yard," and said the north side would serve as a connection to Prairie Path Park. Recessed balconies, he said, will avoid a flat façade, and landscaping will embellish the roof of the garage. The first-floor units, he said, will have outdoor terraces with landscape in between. Outdoor seating also figures into the plan. He said that the submerged parking keeps the building height within the allowed limit, with the height appearing at 50 feet on the Duane side and 56 feet on the park side. Showing a series of diagrams to depict sun and shadow patterns, he maintained there would be no adverse effect on any of the adjacent properties.

Mr. James stated that engineering details will be provided in final engineering plans. Relative to Prairie Path Park, he said Reva has been collaborating on site schemes development with the Park District, and that these entities will work out a maintenance agreement. Discussing amenity space, Reva Principal Matt Nix described a kiosk area with a "curated mix of interesting tenants." A market analysis, he said, indicates that Reva is providing the largest units in the market at each level, which he said Reva perceives significant demand. He concluded the allotted parking is "just about the right amount." Noting that the development is in a TIF district, Mr. James related that the Petitioner is having discussions with the Board, and will work to avoid traffic issues, particularly vis á vis Metra.

Commissioner Halkyard asked if the Petitioner anticipated issues connected to garage pick-up on Forest and traffic related to people needing to get to the train. Referencing plans for the revised drop-off for the new depot, Mr. James said while circulation needs to be addressed, he doesn't see an impediment. Commissioner Vondruska asked about provisions for overnight guest parking. Mr. James said the Petitioner would like to work with the Village to utilize existing parking, namely in the new civic parking garage. Planning Manager Purvis interjected that overnight parking is permitted in commuter lots as well.

Commissioner Vondruska wondered, given tenants could be people looking to downsize or to get into the community, about the affordability of larger units. He said he applauds the design, which he called a "nice departure" from other complexes, and complimented the green space. He said he'd like to see setbacks that allow for landscaping to soften the garage sides, and expressed optimism that the area by the Prairie Path Park might be developed to provide a "purposeful" place where people can relax. Voicing agreement with Commissioner Vondruska, Commissioner Brown praised the front yard concept. She asked if there would be a loading zone on Forest to pick someone up. Mr. James said one would be on Forest, and that people could also pick someone up from Duane. She was given an affirmative

response to her subsequent question as to whether there would be opportunity for a curb cut. She asked if the Petitioner had considered a low-pitched roof. Mr. James responded that sensitivity to height prompted the developer to try to utilize an architectural form that would keep the building under the maximum height. She asked if a rooftop garden is planned. Citing code challenges, Mr. James said green roof elements are specified for atop the parking deck, and that the roof is to be utilitarian.

Commissioner Saeed inquired about a drainage system. Mr. James said rooftop collection will discharge into a storm sewer and a sanitary sewer is to be employed inside the garage. He said a back-up generator is proposed for managing water in the event of a power outage. Commissioner Fanella asked if Avere on Duane residents are folks downsizing, families with children, or young couples. Reva's Matt Nix said a wide variety is represented. Commissioner Fanella suggested that the Library and Rotary Club might have some thoughts on utilizing Prairie Path Park. Mr. James said the petitioner is happy to collaborate.

Public Comment

Planning Manager Purvis read into the record the following letters:

Amy Crowley, 580 Hillside Ave.: *"Hello, I live on Hillside Ave, and my home backs up to 1- and 2-story apartments and condos on Duane, next to Leonard's. I'd like to know if the village is considering any developers with low-rise plans for the site. Single or double story residences give the Village a neighborhood feel, and allow new construction to blend in with existing homes and businesses. Are any 'shorter'/smaller options being considered for this site? Thank you!"*

Ed Melka, 41 N. Main: *"I have submitted this to the village President and board members and also on the village's Facebook pg.*

Glen Ellyn's infrastructure cannot handle the three massive apartment buildings currently being built and proposed. Glen Ellyn does not need another massive one! Trustees should remember Park Blvd and Main st are the only two lane streets feeding downtown Glen Ellyn! They already will not handle the traffic without major congestion! The trustees, plan commissioners and all the commissions I hope they remember they are Glen Ellyn citizens and represent all the citizens in Glen Ellyn. This project should be turned away. The Main st project should have not BEEN approved and there is a lot of speculation on the street on how that was approved!? Say no to the US Bank project on Duane!"

Julie Evans, 554 N. Park Blvd.: *"The proposed Avere on Forest development would be ideally located to address the needs of Glen Ellyn residents with disabilities who need centrally located, accessible housing within walking distance of Metra, PACE, employment opportunities and social/recreational opportunities as most do not drive. However, the proposed rental rates would be out of reach for many in this group. Please include affordable units within this development plan to allow residents with disabilities an opportunity to create a more independent future for themselves while remaining in Glen Ellyn where they have built their lives."*

Lee Marks, 425 Hawthorne, former chair of the Glen Ellyn Historic Preservation Commission, said that as a long-time preservationist he is disappointed in the design of the proposed development, preferring instead to see something akin to the Civic Center and the red brick office building east of the subject

property. And while he likes elements proposed for the potential development, he would like to see a more traditional architectural style applied in what he indicated is a distinctive community.

Sherry Theilgaard, 441 N. Park, said she moved to the community in 1976, after being charmed by the downtown. She said that, with the proposed development, she fears her “sunsets are going to be gone,” and that she is also worried about traffic. She said the proposed building oversized for the lot, and would like to see trees and park space added. She also thinks Prairie Path traffic might be problematic.

Expressing concern about a lack of affordable housing, Eleanor Saliamonas, 626 Newton, argued that “a concentration of luxury apartments is not good for the social dynamics of the Village.” She also expressed concern over energy efficiency, and was puzzled by the choice of synthetic turf, which she suggested could contribute to flooding.

Taivo Tammaru, 404 Prospect, stated that he is in support of the project, and suggested that the developer’s track record overrides any concerns about market feasibility. Living near the Avere on Duane complex, he reports a livelier neighborhood and no traffic issues. He said he is a licensed architect.

Steve Swanson, 159 N. Main, said he agrees with Ms. Saliamonas. He also said he is bothered by the utilitarian roof, an approach that renders the structure a “very 20th Century building.” He suggested that a Village sustainability plan would be desirable, and is curious about such applications for the proposed building (which he said he likes otherwise). He concluded with concerns about bicycles and pedestrians near cars exiting the garage, and called for scrutiny to ensure safety.

George Heidenreich, 704 Grand Ave., said his family chose Glen Ellyn because it felt like a village, and was pleased with the high percentage of property owners. Influenced by short-term residency, he suggested, renters vote differently, but their decisions have long-term tax ramifications for property owners. “Do we really need more rental in Glen Ellyn?” he asked. He asserted that it changes the complexion of the town, and that the community has enough.

Saying that his view reflects the prior gentleman’s sentiments, Rob Margets, 570 Hillside, advocated for condos (over rentals) to attract residents with “skin in the game.” Explained that his residence backs up to Leonard’s, he said traffic – specifically funeral and commuter traffic – would affect him. He wondered if the developers might consider a rooftop restaurant for the building, and thought trees that would grow big should be added along Duane Street.

Pam Albrecht, 587 Hillside, opined that the evening’s program was a “great presentation,” but favors a more traditional design and that sustainability “needs to happen.” She asked when a scale model would be available to view, and wondered about attention given to sound attenuation.

Zak Wilson, 716 Crescent Blvd., asked if a planning analysis will be been done and if the lifespan of the development has been calculated. Citing the IRS, he said depreciation is 39 years for a commercial building and 27½ years for residential.

Planning Manager Purvis said a market study will be performed and a 3D model produced.

Commissioner Discussion

Observing that building height has been a “spark point” in town, Commissioner Halkyard said he appreciates the attention to this aspect of the proposed project. He said he is comfortable with the setback, sees park integration as a “great opportunity,” and felt parking had been addressed. He thinks the proposed – on an underutilized space – will be a “great project for Glen Ellyn.” Commissioner Vondruska said he agrees with sustainability goals suggested, and wondered how developers view LEED Certification for these types of projects. He told the audience that he anticipates further review of the proposed project. Commissioner Brown said she likes the plan proposed and appreciates the thought that went into it. She said she agrees with Mr. Marks on the desire for “more of a timeless architectural style” and that what was presented is “very 2021-2022.” The prominent location, she suggested, calls for a design that represents the Village. Stressing the need for housing in the downtown, Commissioner Saeed said he supports the project. Acting Chairperson Fanella said that she likes the location for the project, and the treatment that hides parking. She said she’s not crazy about the wall with the terraced effect, but does appreciate the inclusion of larger units and townhomes, and the green space. She suggested moving the building closer to Duane to provide more space on the Prairie Path side. While she embraces sustainability, she realizes the economic challenges. She urged sound-proofing, given the site’s proximity to the train tracks.

Trustee’s Report

Trustee Thompson reported that the Village Trustees declined to allow cannabis sales in the Village. He said the presentation shown this evening was also given to the Board. He said the Board is discussing burying power lines/utilities along Hillside from Main to Prospect, which would increase street parking. He said that next Monday the Board is to discuss engaging a consultant to help with the Roosevelt Road motel project, and ideas for redevelopment include commercial business and affordable housing. He also said the Board will be deliberating the 2022 Village budget. Asked the status of the Comprehensive Plan, Trustee Thompson responded that he had no update to deliver.

Chairman’s Report

None.

Staff Report

Planning Manager Purvis said Staff awaits trustee comments on the Comprehensive Plan, but once received will be synthesized and given to the consultant to update the Draft. She introduced Planning Intern Josh Hankins and former Intern Adrian Diaz, in the audience, and said a new associate planner hired will be coming on board. Ms. Purvis said meetings are scheduled for Oct. 7th and 14th, but nothing is currently planned for the 28th. To a query as to when the Glenwood Station project would start, she said that demolition of the former McChesney building is likely to occur in November or December, but soils testing has pushed the project back some. Construction is to begin in the spring, she said.

Other Business

None.

Adjournment

Acting Chairperson Fanella adjourned the meeting at 8:57 p.m. following a voice vote on a motion to adjourn by Commissioner Vondruska, seconded by Commissioner Brown.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1530)

DOC ID: 2021-1530

Review Glen Ellyn's GRC2 Scorecard

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1531)

DOC ID: 2021-1531

Update from the Chicago Region Climate Action Plan

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



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

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1532)

DOC ID: 2021-1532

Sustainable Communities/Arts & Mobility

- Liaison to COD Arts Committee (Umlauf & Kwaitkowsky)**
- Utilities Beautification Program (Kwaitkowsky)**
- EBDRT: Connecting the IL Prairie Path and Great Western Trail (Daly)**

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM

Department: Administration

Department Head:

Category: Other

Prepared By:

AGENDA ITEM (ID # 2021-1533)

DOC ID: 2021-1533

Economic Development/Green Business

- Business Recognition Program (Kwiatkowski)**
- Green Guidelines for New Developments (Umlauf)**

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. GEEC Green Program

GLEN ELLYN ENVIRONMENTAL COMMISSION
Green Business Recognition Program

In support of the Village's sustainability goals, the Green Business Recognition Program acknowledges local businesses that have made efforts in implementing environmentally sustainable practices. This voluntary program is free and provides businesses with an easy checklist to help determine eligibility and submit nominations. The awards are given out annually in April (Earth Day month). Nominations should be submitted no later than February, so that they can be reviewed by the Commission in March and awarded in April. The business would receive a certificate that can be displayed inside the business, and a decal that can be displayed on the door or window.

The following is the application for **RESTAURANTS**. To qualify, the business must meet 5 of the 10 criteria:

Criteria for Restaurants	check if Yes
1 Has your restaurant installed LED lights, partially or entirely?	☐
2 Does your restaurant purchase recyclable or recycled products/packaging?	☐
3 Does your restaurant use an ask-first policy for straws?	☐
4 Does your restaurant only offer take out utensils upon request?	☐
5 Does your restaurant recycle?	☐
6 Does your restaurant offer coffee refills for customer own mugs?	☐
7 Has your restaurant stopped using single-use plastics and Styrofoam?	☐
8 Has your restaurant eliminated using plastic bags?	☐
9 Has your restaurant eliminated printed receipts, except upon request?	☐
10 Does your restaurant purchase food that is in season, local?	☐

The following is the application for **ALL OTHER BUSINESSES** (non- restaurant). To qualify, the business must meet 5 of the 10 criteria:

Criteria for all other businesses (non-restaurant)	check if Yes
1 Has your business installed LED lights, partially or entirely?	☐
2 Does your business purchase green or recycled products?	☐
3 Does your business recycle?	☐
4 Has your business eliminated using plastic bags?	☐
5 Has your business eliminated printed receipts, except upon request?	☐
6 Have you installed low flush toilets in your facility?	☐
Does your business promote beautification by keeping outdoor space litter-free?	☐
7	☐
8 Is your business a registered Fair-Trade business?	☐
9 Has your business recently upgraded the HVAC (energy efficient, energy star)?	☐
10 Does your business divert usable materials to school, non-profits?	☐



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM

Department: Administration

Department Head:

Category: Other

Prepared By:

AGENDA ITEM (ID # 2021-1534)

DOC ID: 2021-1534

Land Use/Greenscaping and Stewardship of Trees

- Streetscape Plan and Native Gardens (Casazza)

- Landmark Tree Recognition Program (Truitt)

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



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

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1535)

DOC ID: 2021-1535

Waste/Recycling & Composting

- Recommendation to Offer Aluminum & Glass Recycling at Village Events**
- Recycling & Composting Tips on Village Website (Casazza & Hardesty)**
- Plastics Reduction in Takeout (Casazza & Umlauf)**
- Promoting Curbside Composting (Casazza & Umlauf)**
- Recycling Extravaganza Spring 2022 (Abeln)**

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM

Department: Administration

Department Head:

Category: Other

Prepared By:

AGENDA ITEM (ID # 2021-1541)

DOC ID: 2021-1541

Trustee Liaison

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM

Department: Administration

Department Head:

Category: Other

Prepared By:

AGENDA ITEM (ID # 2021-1542)

DOC ID: 2021-1542

Park District Liaison

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/19/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1543)

DOC ID: 2021-1543

Staff Liaison

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments: