

AGENDA
Glen Ellyn Plan Commission
Thursday, May 12, 2022 - 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.**
 - April 14, 2022 Plan Commission Meeting Minutes
 - April 28, 2022 Plan Commission Meeting Minutes
4. **New Business.**
 - Public Hearing - 464 Glenwood Avenue (formerly 460 Crescent Boulevard) - Glenwood Station: Mike O'Connor and Drew Mitchell of Holladay Property Services, are petitioning the approval of an amendment to the Planned Unit Development Plans for the Glenwood Station mixed-use development project.
 - Pre-Application - 799 Roosevelt Road - Roosevelt Glen Redevelopment: Matt Brolley of Pulte Home Company, LLC, is requesting a Preliminary Planned Unit Development (PUD) concept plan for a 99-unit rowhouse development in Roosevelt Glen.
5. **Trustee's Report.**
6. **Chairman's Report.**
7. **Staff Report.**
8. **Other Business and Adjourn.**
- cc: Glen Ellyn Plan Commission
Liaison Trustee Thompson
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Atrian Fard, Planner
Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
Grant Paplauskas, 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
Penni Cannova, 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) 547-5249.

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 5/12/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2216)**

DOC ID: 2022-2216

April 14, 2022 Plan Commission Meeting Minutes

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. 4-14-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
April 14, 2022

Call to Order and Roll Call

After announcing that the wearing of masks in connection with the Covid-19 pandemic is not required, Chairman Tim Loftus called the meeting to order at 7:01 p.m., delivering an overview of the Plan Commission's advisory role and operation. Mr. Loftus reviewed public hearing procedures, including protocols for public comment, introduced Village Board Trustee Liaison (substitute) Kelli Christiansen, Planning Manager Kelly Purvis, Associate Planner Taylor Gendel, and Recording Secretary Barbara Dutton-Thomas.

Roll was called. In addition to Chairperson Loftus, Commissioners Arango, Brown, Cooper, Thakkar and Vondruska were present. Commissioners Fanella, Halkyard and Saeed were absent. The Chairperson officially welcomed Rod Thakkar to the Commission.

Public Comment Non-Agenda Items

None.

Approval of March 10, 2022 Draft Minutes

A motion to approve the draft minutes of the March 10, 2022 meeting was made by Commissioner Cooper; seconded by Commissioner Vondruska, the motion passed unanimously by voice vote.

Public Hearing - 339 Roosevelt Road – BP Trio

A motion made by Commissioner Vondruska and seconded by Commissioner Arango to open the Public Hearing passed by voice vote.

Staff Introduction

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, stated that Brian Wente of Graham Enterprise is petitioning the Village on behalf of Glen Ellyn BP Trio for sign variations for the site located at 339 Roosevelt Road. She related meeting notice given. The subject property, she said, is located on the south side of Roosevelt Road, east of South Lambert Road in the C3 Commercial District. The land uses to the northwest and east are C3, and to the south is Conservation/Recreation with the Village Links.

She related history associated with the property: In 2003, BP Products North America Inc., lessee of the property located at 339 Roosevelt Road, submitted an application and materials for the approval of a special use permit for a final planned unit development, deviations to the zoning code, a plat of re-subdivision, a stormwater variation, exterior appearance, and sign variations associated with the construction of a BP gasoline station. In the Ordinance (5189) approving the development of the site which was approved in September of 2003, 10 variations to the Sign Code were approved, including one variation to allow three sides of the canopy to have horizontal LED tube lighting. In August of 2016, Graham Enterprise submitted building permit plans for signage updates that showed horizontal LED

tube lighting on all four sides of the canopy. The LED tube lighting on the south side of the canopy was unfortunately not caught by the plan reviewer and should not have been allowed without an additional variation first being granted. In August of 2020, BP Trio submitted a building permit application to update several signs on the property. In a narrative statement describing the scope of work to be completed, stamped received by staff on August 4, 2020, the Petitioner describes adding a new LED band, although not clarifying a specific location, three “Helios logos” identity signs and LED bands on the vertical canopy poles.

At this time, stated Associate Planner Gendel, signage requiring the requested variations has been in place for over a year. No additional work is being proposed at this time; the petitioner is simply requesting that additional sign variations be granted to allow the current signage and lighting to remain, she said. The Petitioner, stated Ms. Gendel, is requesting variations to allow LED tube lighting on all four sides of the canopy structure and on the top portions of the canopy’s support columns. Each of the three illuminated Helios button logos is 39-in. tall, she said, explaining that the Petitioner is requesting a variation to allow a third illuminated identity sign, located on the east side of the canopy, where two are permitted on a corner lot (facing each street frontage). She said it should be further noted that the identity signs extend above and below the canopy fascia, which is also not permitted.

The Petitioner, summed up Associate Planner Gendel, is requesting a recommendation of approval of the following variations from the Sign Code:

- To allow horizontal LED tube lighting on all four sides of the canopy structure;
- To allow vertical LED tube lighting on the top portions of the canopy’s support columns, where LED tube lighting outlining or illuminating a structure is prohibited; and
- To allow a third illuminated identity sign, located on the east side of the canopy, where only two are permitted on a corner lot and to allow each of the three identity signs to extend above and below the canopy fascia; and
- Any other zoning relief necessary to allow the existing signage and LED lighting to remain as constructed and as depicted on the plans presented at the public hearing or public meeting of the Village Board.

Chairperson Loftus asked if the request is denied for the LED strips that don’t meet code, would merely disconnecting power to these be acceptable. Sworn in, Planning Manager Kelly Purvis, 535 Duane St., stated she believes this would be acceptable as long as it’s not illuminating a feature of a structure or a building, and it wouldn’t be in violation of the sign code that prohibits that kind of lighting.

Petitioner’s Presentation

Sworn in, Brian Wente, 750 Bunker Court, Vernon Hills, Ill., called the situation “a little awkward,” as signage is already in place. Recalling that the materials were installed after receiving the 2020 permit, he said it wasn’t until later the Petitioner found through a site inspection in 2021 that they didn’t have a variance. He said signage asked for is “a little unique” in that the branded fuel operations are under marketing direction from BP, for which the “Helios” design is a standard. Mr. Wente expressed the hope that the variances are seen to make sense when considering what’s common in such an application.

Commissioner Questions

Chairperson Loftus observed that the BP station at 53 and Butterfield doesn't have the vertical lighting. Mr. Wenté explained that the vertical light on the canopy pole was introduced only in the last three years, and that of 200 sites in the Chicago area his business supplies, less than 50 have the vertical lighting. Further, Mr. Loftus observed a discrepancy between signage as installed and as depicted in documentation, but expressed that this was a moot point since the number of signs (three) requested is the same. After the Commission reviewed site images, Commissioner Vondruska suggested verbiage in the motion be adjusted. And, Commissioner Cooper asked if the Petitioner would be willing to move the Helios sign on the south to the east, to which Mr. Wenté responded that this would be the Petitioner's preference.

The Public Hearing was closed following a motion made by Commissioner Brown and seconded by Commissioner Vondruska.

Commissioner Discussion

Commissioner Vondruska said that, since the proposed is not so much a "Circus Vargas-type thing" and that the oversight happened – a hardship, in his view – he is willing to grant the variance. He said the vertical lighting is not "obnoxious," but that he could be fine if his fellow Commissioners decided to that unplugging the lights would solve the problem.

Commissioner Cooper said he had nothing further to add, and Commissioner Brown said that since there are no residences in vicinity affected, she is in favor of granting the variances. Agreeing that the design treatment is not offensive, Commissioner Thakkar noted, too, the lack of residential properties in the vicinity of the BP/Trio property.

Commissioner Vondruska articulated the Village has done a good job of avoiding a Vegas look, to which Commissioner Arango agreed. Saying that the gas station appears typical, Chairperson Loftus said he had "no problem" agreeing with the consensus expressed among the Commissioners.

Commissioner Vondruska moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Brian D. Wenté of Graham Enterprise, Inc., for approval of Sign Variations to allow horizontal LED tube lighting on all four sides of the canopy structure, vertical LED tube lighting on the support posts of the canopy structure, and a third identity sign on the south side of the canopy at 339 Roosevelt Road (BP Trio) in the C3 Commercial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 14, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the signage remain in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

The motion was seconded by Commissioner Brown, and carried unanimously by roll call vote.

Trustee's Report

Trustee Christiansen said a Board workshop presentation on the US Bank site was held, and that plans for the property are still "in flux." She announced that "Tea with the Trustees" is scheduled for the coming Saturday at the Police Station. She reported that a meeting of the Ad Hoc work group for the redevelopment of the Roosevelt Road hotel site was held to a standing-room only crowd, and that plans for the property are "way still in process." She added that the streetscape project is underway, and that parking is available in the Apex garage.

To a question from Mr. Loftus about the status of TIF request by the potential developer of the US Bank site, Ms. Christiansen responded that a request was entered for a lower amount than was previously requested, the Village wants to see the complex designed before further contemplating a TIF allowance. Commissioner Brown asked if any other sites had been considered for the apartment complex discussed for the site – such as the area west of the Library – as she has a hard time with granting \$3.5 million in TIF funds for a project that's not really a TIF site. Trustee Christiansen replied that the site is in the TIF district, as has already been considered to be "blighted" from a legal standpoint. She added that conversations about potential other sites could be entertained, but a desired property would have to be available. She noted that REVA, the developer, has been talking with the Park District about Prairie Path Park.

Chairperson's Report

Chairperson Loftus reiterated that that the Village now has a full Plan Commission.

Staff Report

Planning Manager Purvis reported that text amendments concerning electric vehicles, as well as a special use permit for a yoga studio across from the Civic Center are slated for the April 28th meeting, which could potentially also feature a pre-app for the Roosevelt Glen area, specifically proposed townhomes. She related, too, that interviews for members of the Architectural Review Commission have taken place, with numerous qualified candidates considered.

Adjournment

Chairman Loftus adjourned the meeting at 7:45 p.m., following passage by voice vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Arango.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 5/12/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2217)**

DOC ID: 2022-2217

April 28, 2022 Plan Commission Meeting Minutes

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. 4-28-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
April 28, 2022

Call to Order and Roll Call

After announcing that the wearing of masks in connection with the Covid-19 pandemic is not required, Chairman Tim Loftus called the meeting to order at 7:02 p.m., explaining the Plan Commission's function and operating procedure as an advisory body. He described the public hearing process, and introduced Village Board Trustee Liaison Steve Thompson, Assistant Village Manager Emily Rodman, Planning Manager Kelly Purvis, Planner Atrian Fard, Associate Planner Taylor Gendel, and Recording Secretary Barbara Dutton-Thomas.

Roll was called. Present: Chairperson Loftus, Commissioners Arango, Halkyard, Thakkar and Vondruska; Commissioner Fanella joined the meeting later. Absent: Commissioners Brown, Cooper and Saeed.

Public Comment Non-Agenda Items

None.

Public Hearing – 526 and 528 Duane Street – Special Use Permit request for a yoga studio [“Drip Yoga”] to be located in the C5A Zoning District

A motion made by Commissioner Vondruska and seconded by Commissioner Thakkar to open the Public Hearing passed by voice vote.

Staff Introduction

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, stated that the Petitioner, Mary Beth Searls is requesting a Special Use Permit to allow a yoga studio to be located at 526 and 528 Duane Street in the C5A District, in which at this time the Village does not allow service uses “by right.” She said the Petitioner has a lease signed for 526 Duane, which is contingent on approval of a Special Use Permit. And with that lease, added Gendel, Ms. Searls will have the “first right of refusal” to the neighboring space at 528 Duane. Should the current tenant vacate 528 Duane when their lease ends in August of 2023, related Ms. Gendel, the Petitioner would like the opportunity to expand her business into the adjacent unit as well (therefore is applying for a Special Use Permit for both spaces). The subject property, explained the Associate Planner, is on the north side of Duane, east of north Main Street and south of the Prairie Path. She said that the Petitioner notes that the square footage of 526 Duane is under 800SF, and it would be a challenge to bring her full vision of the business to life. By seeking a Special Use Permit for both units, the Petitioner states that Drip's retail department can have a substantial footprint. Vacant for at least six months, she said, 526 Duane Street was previously occupied by a nail salon; 528 Duane Street is currently occupied by a retail clothing store. Besides this boutique, Associate Planner Gendel listed businesses located along Duane on the block which holds the subject properties: a bagel vendor, a travel agent, a bakery, an engineering firm, a dentist office and a restaurant. The subject property, she noted, is across the street from the Civic Center, she added, and said the Petitioner envisions patrons taking advantage of the Village parking garage.

She said the proposed yoga studio would be open seven days a week, and reviewed the studio hours, including the peak times of 6 a.m.-10:30 a.m., and 4:30 p.m.-7:30 p.m.; the retail portion would be open 10:30 a.m. to 5 p.m. Monday through Friday, and 9-12 on Saturdays and Sundays. The business is expected to have one-two staff onsite at any given time, and to initially employ 15 part-time employees, related Associate Planner Gendel. Classes would accommodate up to 15 people, including the instructor, expanded to 30 once the space is expanded. A retail space of 238SF (assuming to double with the space expansion) is planned, to sell yoga apparel and other merchandise.

The Associate Planner related that the Petitioner provided statistics pertaining to the yoga industry and noted that Glen Ellyn residents are leaving town to attend and teach fitness classes and buy apparel in neighboring municipalities. If granted a Special Use Permit, reported Ms. Gendel, the Petitioner plans to partner with neighboring businesses and to host community classes to bring residents together. Ms. Gendel outlined action to be taken by the Plan Commission relative to the Special Use Permit request.

Commissioner Thakkar asked how long the retail shop at 528 has been there. Sworn in, Planning Manager Purvis replied that it has been there a year or less. Commissioner Arango asked if it was known if the current lessee of 528 will forfeit the lease in 2023. Ms. Gendel indicated it is merely speculated that it will. Chairperson Loftus asked if the Special Use is tied to the property, to which Associate Planner Gendel replied, "No," saying it is only for Drip Yoga.

Petitioner's Presentation

Sworn in, Mary Beth Searls, 35149 Arboretum Road, Glen Ellyn, described the business she envisions as "a luxury boutique yoga studio" offering heated yoga classes using popular infrared heat technology (which, she said, directly heats people in the room instead of heating the air, so is more effective at detoxing the body and relieving aches and pains). She said that as she is well-connected in the yoga community, she sees people leave town to participate in yoga, and that while retail is not the emphasis of her business plan, the studio will bring people into the downtown, citing that 44 percent of Americans do yoga two-three times a week. Here, she surmises, they might do some shopping or meet friends for lunch. She said the business will be "community-driven," and described herself as being business focused, and summarized her professional career. She stated that she is looking forward to becoming an active partner in the downtown, and intends to join the Chamber of Commerce.

Commissioner Questions

Commissioner Thakkar asked what option the Petitioner would have if the 528 lessee doesn't give up the space. Ms. Searls said the current lessee has expressed to her that he doesn't have plans to renew the lease, and she has first right of refusal. Chairperson Loftus asked why the retail hours are not the same as class house. Ms. Searls explained that some patrons want to take classes very early in the day, and that the retail hours (which will be manned) are based on typical shopping times in town. Commissioner Halkyard asked if Drip is a franchise, to which the Petitioner replied that this business [Drip] is the first. Mr. Halkyard asked if the middle wall is easy to take down. Ms. Searls stated that she will get into this, but was told by the landlord that it is possible.

Sworn in for the Petitioner, Attorney John Mulherin, 569 Dorset Ave., Glen Ellyn, said that while he understands that the Village Board has some hesitancy in having more service businesses in the C5A District, this business is ideal for this location. He called the chances for having a viable strictly retail business here “slim,” especially with retail space open in the Apex 400 complex. He maintained that the proposed business compatible with the area and the Strategic Plan, and said that the chances of getting the 528 space are “excellent.”

Wondering about resources, Commissioner Thakkar asked if the Applicant is financially prepared to close her business if a build-out to expand her space occurs. Ms. Searls responded that initial work to the space will involve cosmetic upgrades, but her goal is to add showers and more room for mats, and indicated that she will accept a “pause” in operations to achieve this. Chairperson Loftus asked the Petitioner the length of the initial lease; Ms. Searls replied that it is three years (and 15 total).

The Public Hearing was closed upon voice vote following a motion made by Commissioner Halkyard and seconded by Commissioner Arango.

Commissioner Discussion

Commissioner Vondruska said that, in light of retail’s unfavorable trajectory, restaurant and service businesses “seem to be what’s coming in,” and suggested that Drip Yoga is a “good fit.” Citing examples of other downtown retail spaces that have been or are being vacated (e.g., Enclave, Acacia), Chairperson Loftus observed a trend in allowing other types of businesses in the District, though noted that Drip is to have a retail component. As a former member of the Historic Commission, he said, he would like to see the building remain, and could go along with the proposed use. Commissioner Halkyard said he echoes Commissioner Vondruska’s comments, saying the spot makes a lot of sense for placing the yoga studio. Commissioner Thakkar indicated that he thinks the proposed business will contribute to the character/vibrancy of the community, and will drive foot traffic to surrounding businesses. He said the space is a good spot for the studio, noting it’s been sitting vacant, anyway. Commissioner Arango said that the location makes the service convenient to patrons, who can park in the Village public garage. Commissioner Fanella said she has nothing to convey contrary to what the other Commissioners have said, but added that it would be nice to have yoga opportunities in town.

Commissioner Halkyard moved for the following (read by Commissioner Vondruska):

After conducting a public hearing and deliberating on the request of the petitioner, Mary Beth Searls, for approval of a Special Use to allow a yoga studio to locate and operate at 526 and 528 Duane Street in the C5A Central Retail Core Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 28, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

The motion was seconded by Commissioner Arango, and carried unanimously by roll call vote.

Public Hearing – Electric Vehicle Charging Station Text Amendment

Commissioner Vondruska moved to open the Public Hearing concerning an Electric Vehicle Charging Station Text Amendment to the Zoning Code and Sign Code. Seconded by Commissioner Thakkar, the motion carried by voice vote.

Sworn in, Planner Fard, 535 Duane, explained that currently the Village Code does not have specific standards for electric vehicle (EV) charging stations. With inquiries and permit requests for EV charging stations having been received, she related, Staff is proposing text amendments to the Zoning Code and Sign Code to adopt new EV charging station regulations. The drafted regulations, she continued, are intended to provide access to EV charging stations, to have installations that are safe, as aesthetically pleasing as possible, and practical. Planner Fard reported that Staff reviewed regulations from other municipalities to have a reference point for development of potential EV charging station regulations. The proposed amendments, she stated, define charging stations and allow them in all zoning districts. Signage would be regulated, as well, she added, reviewing permitted size along with proposed information to be displayed. She outlined Commission action relative to the proposed amendments.

Commissioner Questions

Chairperson Loftus asked if the signage allowed is comparable to that of a gas station fuel pump, to which Planning Manager Purvis, sworn in, explained that the Village doesn't regulate the signage on gas pumps, and went on to describe what is considered in calculating sign area for EV charging stations. Associate Planner Fard interjected that permits are required for station installation, and a sign variation would be required for any non-compliant element. Chairperson Loftus wondered about product, specifically a video screen, larger than Code permits. Ms. Fard replied that research found that brands have different equipment, so could fit product into the Village's regulations (which, she said, are in line with normal sign requirements in other communities). Commissioner Thakkar asked if there could be lights around the units. Ms. Fard stated that they would have to meet standards, such as the Village's illumination code; Ms. Purvis said bands are not permitted for this type user.

Commissioner Vondruska remarked that, since EV stations are a new thing and standards a moving target, language should be general, citing as an example language specifying bollards but not the quantity, and asking about the process for approval. Planning Manager Purvis said installation would require a building permit and review. Mr. Vondruska asked if there should be provisions governing video screen audio. If a standard governing maximum noise isn't covered under the "message board" definition, Ms. Fard said a section could be added to address this. After checking, Planning Manager Purvis reported that the regulation contains nothing related to noise, so pertinent language can be added. (She noted that ADA guidance relative to this is minimal.) Commissioner Vondruska voiced concern about commercials playing, suggesting language limiting audibility to 2 ft., or not allowing it. Ms. Purvis said a distance limit could be added. Commissioner Fanella asked whether, given setback requirements, if residential charging stations, can be placed in front, side and rear yards. Ms. Fard indicated that installation in all of these is permitted (to be accessible from a driveway), though in-garage installation is preferred. Ms. Fanella didn't think the Village would want these in a front yard. Ms. Fard stated that private charging equipment is not the same level as commercial.

Commissioner Arango asked if the Village would designate areas for charging stations, to which Planning Manager Purvis replied that charging stations would likely be in parking lots and driveways. Ms. Arango asked if any would be in the public parking garage, to which Ms. Purvis responded that it has one. Chairperson Loftus observed that there are no size limitations on stations, notably for the Commercial District. Ms. Fard explained that a permit applicant would have to submit a landscape plan – showing screening – for review by the Community Development Director. Chairperson Loftus asked who owns the charging stations in the Village parking garage. Planning Manager Purvis said she isn't sure, but added that a private business would need a license agreement to locate equipment in a public right-of-way. Commissioner Halkyard suggested the Village think about zoning provisions to address electric cars, to which Planning Manager Purvis responded that language can be added prohibiting on-street facilities for EV charging stations (to which Commissioner Fanella opined that no one would allow a large station on Main). Commissioner Fanella said screening might not be appropriate for all locations. Ms. Purvis concurred, saying this could be spelled out.

Observing that in the past the Village has granted variations on parking space width to achieve a required number of parking spaces, Chairperson Loftus asked that those dedicated to EVs not be subject to any change in width so to squeeze walking space. Ms. Purvis explained that any parking variation would have to come before the Board for approval, and said that sometimes a variation makes sense. Mr. Loftus expressed concern about affecting access to gas-operated cars. Associate Planner Fard interjected that a space can't be downsized to be nonconforming, so cannot be less than 9 ft. Mr. Loftus said a space could be 8 ft. with a variation, making it conforming. Ms. Fard said anything could be conforming with variation – if it is allowed. Planning Manager Purvis offered a reminder that the Village can't prohibit someone requesting a variance. Commissioner Vondruska commented that if plugs are knocked out of their sockets they are supposed to tell the charging station to cut the power, and that maintenance of the cable is up to the company maintaining the machine. Chairperson Loftus remarked that maintenance can become an issue over time. Ms. Fard said an extension can be added to this section of the Code to say that an existing parking space cannot be made to be non-compliant, and that perhaps extra clearance space could be specified. Mr. Loftus asked the typical length of a cord, to which Mr. Halkyard replied it is 25 ft. Commissioner Arango asked if there are plans for directional signage along roadways. Planning Manager Purvis said not if the station doesn't belong to the Village. Commissioner Fanella said cars will indicate where a charging space is located, but asked where in the Code putting in a station is covered. Saying that at this time the Village is not progressive to have an EV station as a standalone use, Planning Manager Purvis said that proposed text amendment would have to be requested to allow it. Commissioner Fanella said that other than changing wording about landscaping, she is good with the proposed. In response to questions about handicap access, Planner Fard said language requires compliance with the ADA and Accessibility Code.

A motion to close the Public Hearing was made by Commissioner Vondruska; seconded by Commissioner Thakkar, the motion carried unanimously by voice vote. Commissioner Fanella moved to approve the Zoning Code text amendment as presented, with the amended language regarding landscaping and audible sounds, as discussed in tonight's meeting and recorded in the minutes. Seconded by Commissioner Halkyard, the motion passed unanimously by roll call vote.

Trustee's Report

Trustee Thompson reported that the developer that had been eyeing the US Bank property has withdrawn its proposal to build an apartment complex there, and that the Village Board is to discuss options for the site. He said the Architectural Appearance Commission has been appointed with its commissioners and chair. To learn about upcoming Alliance events, he advised checking the Village's social media pages. He said the Chamber of Commerce carnival is returning in May, and that the "Taste" event will be broken up into a series of "First Thursday" music events to accommodate construction activity in the business district. He related that ARPA funds have been allocated to the food pantry, the public library, the Alliance and the Chamber. He also mentioned the new "SeeClickFix" website app on that has been adopted as a method for residents to report non-emergency service issues, and said that input and data are being gathered to create a charrette process for the hotel redevelopment project. (Assistant Village Manager Rodman reported that price estimates to demolish the two buildings have been obtained.) Mr. Thompson announced that the Apex garage is now open, with two points of access.

Chairperson's Report

Chairperson Loftus had nothing to report.

Staff Report

Planner Fard announced that the May 12th meeting will feature a pre-application discussion of a concept for a high-density rowhome development, tagged "Roosevelt Glen." Planning Manager Purvis added that a PUD amendment for the Glenwood Station project is also on the docket, explaining that changes to the building are sought in response to higher costs of building materials. Emily Rodman introduced herself to the Commission, and said she will be attending the Plan Commission meetings going forward. Planning Manager Purvis related that the next day is her last with the Village, as she has accepted a community development position in another suburb. She was applauded for her service.

Adjournment

Chairman Loftus adjourned the meeting at 8:38 p.m., following passage by voice vote of a motion to adjourn made by Commissioner Fanella and seconded by Commissioner Halkyard.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 5/12/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2218)**

DOC ID: 2022-2218

Public Hearing - 464 Glenwood Avenue (formerly 460 Crescent Boulevard): Glenwood Station: Mike O'Connor and Drew Mitchell of Holladay Property Services, are petitioning the approval of an amendment to the Planned Unit Development Plans for the Glenwood Station mixed-use development project.

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. Staff Report 05-12-22
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. Notice of Public Hearing
5. 4. Location Map for Notification
6. 5. Meeting Minutes – November 12, 2020 Plan Commission
7. 6. Meeting Minutes – December 14, 2020 Village Board
8. 7. Ordinance No. 6833
9. 8. Ordinance No. 6834
10. 9. Petitioners Application for Preliminary & Final PUD Approval
11. 10. Supporting Application Information
12. 11. Revised Cover Letter
13. 12. Revised Zoning Deviations and Justification
14. 13. Revised Lower Level Parking Plan, Sheet A-101
15. 14. Revised Floor Plans (2-5), Sheet A-103

16. 15. Revised Elevations, Sheet A-200
17. 16. Revised Building Sections, Sheet A-300
18. 17. Revised Color Elevations, Sheet A-400
19. 18. Revised Project Renderings, Sheet A-401
20. 19. Revised Vehicle Circulation Exhibit, Sheet TR1.0
21. 20. Revised Construction Schedule
22. 21. Draft Findings of Fact
23. 22. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager
Atrian Fard, Planner

DATE: April 13, 2022

FOR: May 12, 2022 - Plan Commission Public Hearing

SUBJECT: 464 Glenwood Avenue (formerly 460 Crescent Boulevard)
Public Hearing to review the proposal for a Planned Unit Development Amendment for the Glenwood Station project, which would allow modifications to the plans for the lower parking level and floors 2-5 of the building

PETITIONER: The petitioners are Mike O'Connor and Drew Mitchell of Holladay Property Services, on behalf of the property owner HP Glenwood Station, LLC.

REQUEST: The petitioners have submitted a formal application for approval of an amendment to the Planned Unit Development Plans for the Glenwood Station mixed-use development project. Changes to the approved PUD plans include moving the northwest corner of the below grade parking structure southeast approximately 10 feet and modifying the plans for floors 2-5 of the structure to relocate the north facade nine feet to the north to align with the north edge of the podium level below. The exterior balconies on the north elevation would be replaced with Juliet balconies. In order to proceed with the project as proposed the petitioners will need approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 464 Glenwood Avenue in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following amendment to the parking deviation that was granted by Ordinance No. 6834 from the Glen Ellyn Zoning Code (all other previous deviations granted are to remain unchanged):
 - a. A deviation from Section 10-4-17-2(G)(8) and Section 10-4-17-2(G)(1) to allow **102** parking stalls where 151 are required for a mix of 86 junior one-bedroom, one-bedroom and two-bedroom dwelling units and for 1,490 square feet of commercial space.

Note: The applicant previously applied for a deviation from Section 10-4-17-2(G)(8) and Section 10-4-17-2(G)(1) to allow for 104 parking stalls, which is consistent with the approved plans. However, due to a typographical error in the approving Ordinance (No. 6834) approval was granted for 102 parking stalls. Since the approved plans illustrate 104 parking stalls will be provided and the Plan Commission's and Village Board's understanding was relief was being granted to allow 104 parking stalls (not 102), staff believes the requested relief is

required in order to bring the plans into compliance.

LOCATION: The subject property is located on the north side of Crescent Boulevard between Prospect Avenue and Glenwood Avenue in the C5B Central Service Subdistrict and is approximately 0.81 acres in size.

Surrounding Land Uses

North: Restaurants
South: Public Parking Lot
East: Retail, Medical Office
West: Auto Repair

Surrounding Zoning

C5B Central Service Sub-district
C5B Central Service Sub-district
C5A Central Retail Core Sub-district
C5B Central Service Sub-district

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the April 27, 2022 edition of the Daily Herald and mailed to property owners within 250 feet of the subject property, and a placard was placed on the site.

**PROJECT
BACKGROUND:**

In May of 2020, Holladay Property Services submitted their formal application for development of the 464 Glenwood Avenue property with a 5-story mixed-use development, featuring 86-luxury apartment units with enclosed parking and 1,490 square feet of commercial space. The petitioners appeared before the Plan Commission on November 12, 2020 for a public hearing where the following requests were considered:

1. A Special Use Permit for a Planned Unit Development on the property located at 460 Crescent Boulevard per Section 10-10-15 of the Glen Ellyn Zoning Code;
2. The following zoning deviations from the Glen Ellyn Zoning Code:
 - a. To allow no less than 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial space [Section 10-4-17-2(G)(8), Section 10-4-17-2(G)(1)];
 - b. To allow a corner side yard setback of zero (0) feet where a setback of approximately 39 feet 6 inches is required from the south (corner side) lot line [Section 10-4-17-2(D)(2)(b)];
 - c. To allow an overall maximum height of approximately 67 feet, including parapet walls, elevator overrun, HVAC units, mechanical units, and any other rooftop structures where 60 feet is permitted [Section 10-4-17-2(E)(2)];
 - d. To allow the front façade of the proposed building (facing Glenwood Avenue) to not be ‘stepped back’ 15 feet where the building is taller

than 45 feet in height [Section 10-4-17-2(E)(1)];

- e. To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately zero (0) feet where a setback of 5 feet six (6) inches is required [Section 10-5-5(C)(1)];
- f. To allow the emergency generator to be approximately 4 feet 7 inches from the north (interior side) lot line where a setback of at least 5 feet 6 inches is required [Section 10-5-5(B)(4) #10.b];
- g. To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately 3 feet from said lot line where a setback of 11 feet is required [Section 10-5-5(B)(4) #19];
- h. To allow a maximum lot coverage of approximately 84 percent where a lot coverage of 65 percent is permitted [Section 10-7-9(D)];
- i. The following deviations from Section 10-5-8(I) are required:
 - I. To allow 1 parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required;
 - II. To allow an approximately 14-foot drive aisle for one (1) 90-degree parking stall where a 25-foot drive aisle is required;
- j. To allow exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides [Section 10-5-13(M)(1)(c)];

3. A Final Planned Unit Development;

4. A Special Use Permit per Section 10-10-14 of the Zoning Code to allow multi-family dwellings on the property located at 460 Crescent Boulevard;

5. Exterior Appearance approval; and

By a roll call vote of 6 “yes” and 1 “no” votes, the Plan Commission recommended that the Village Board approve the requests. The Plan Commission meeting minutes are attached.

On December 14, 2020, the Village Board considered the Special Use Permit for the Preliminary and Final Planned Unit Development Plans with Deviations, the Special Use Permit to allow dwelling units in the C5B Central Business District, the Exterior Appearance of the building and a

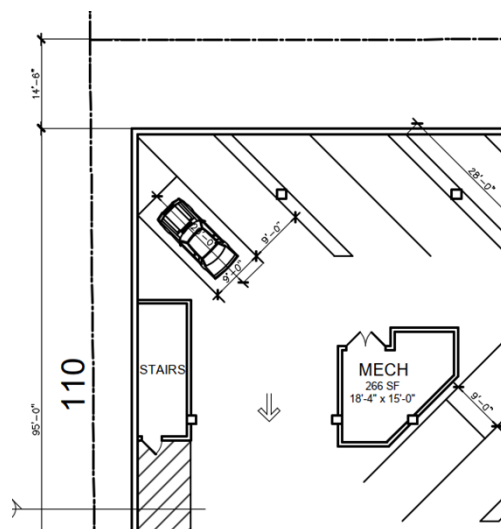
Redevelopment Agreement for the proposed development.

The Village Board adopted Ordinance No. 6833 approving the Redevelopment Agreement between the Village and HP Glenwood Station Land, LLC by a vote of 6 “yes” and 0 “no” votes. The Village Board also approved Ordinance No. 6834 granting approval of the entitlements for the project, by a vote of 6 “yes” and 0 “no” votes. A copy of the meeting minutes and Ordinance No. 6833 and 6834 are attached.

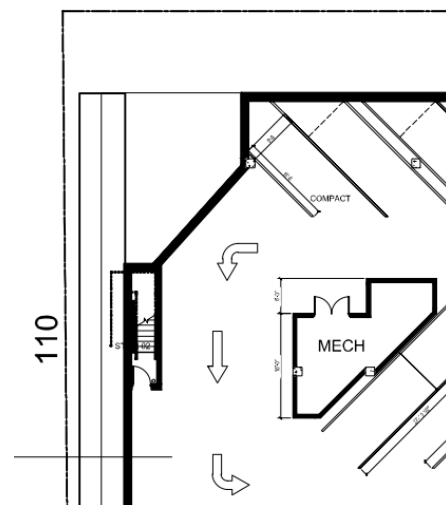
In November of 2021, the developers submitted a building permit application and plans for the project. Staff has completed two reviews of the plans at this point. The building permit plans would need to be revised to reflect the changes proposed to the PUD plans if approved by the Village Board. The developers plan to begin demolition of the existing building on the site in May of 2022.

PROJECT SUMMARY:

As noted above, the amendment to the Planned Unit Development Plans includes moving the northwest corner of the below grade parking structure southeast approximately 10 feet (see images below). This change will simplify the construction process by keeping clear of the existing retaining walls on the site. This modification to the plans will result in the loss of 2 parking spaces and requires approval of additional zoning relief. The total parking required for the proposed dwelling units and commercial space is 151 stalls. The approved PUD plan included 104 parking stalls, and the revised plans now shows 102 parking stalls. Full sized plans showing the proposed lower level are also attached for the Commission’s review.



**Approved Lower Level Parking Plan
(104 Parking Stalls)**

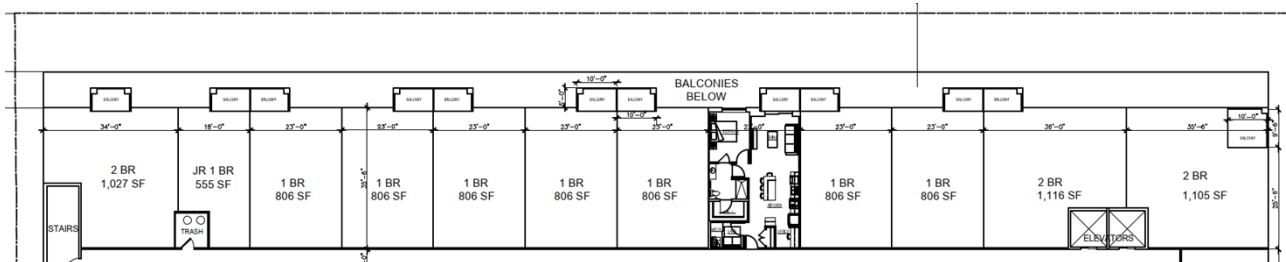


**Revised Lower Level Parking Plan
(102 Parking Stalls)**

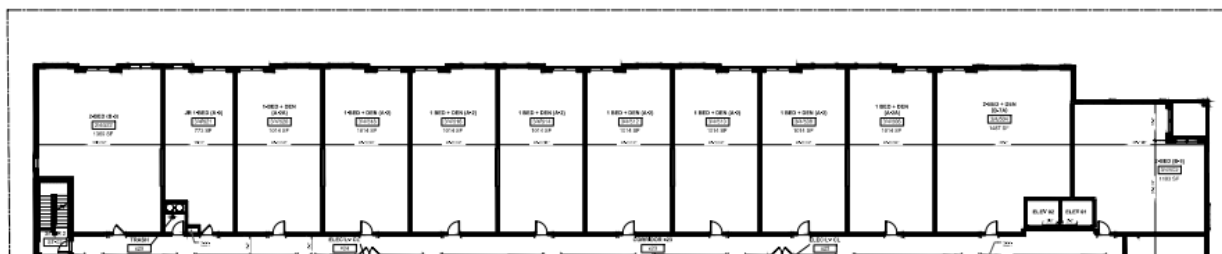
The proposed plan revisions also include relocation of the north façade for floors 2-5 approximately 9 feet north, inline with the north wall of the first-

floor podium of the building (see below images). The projecting balconies previously proposed would be replaced with Juliet balconies. This change will create additional rentable square footage for all of the units on the north side of the building. The revised floor plans indicate that all units on floors 2-5 on the north side of the building will feature a den.

The changes proposed to the plans are largely being requested to off-set the increased costs associated with building materials since the project was approved in 2020. The developers have indicated that without these revisions to the plans (or an increased TIF incentive), the project would not be financeable.



Approved plan showing a continuous balcony at the second floor, with individual balconies above



Revised plan showing the north building wall on floors 2-5 flush with the first floor north wall



Approved plan showing a continuous balcony at the second floor, with individual balconies above



Revised plan showing the north building wall on floors 2-5 flush with the first-floor north wall and Juliette balconies

**REVISED
CONSTRUCTION
SCHEDULE:**

As previously indicated, the developers plan to demolish the building in May of 2022. They will be seeking a second permit for construction of the building. The approved schedule that was included in the original PUD plan submittals indicated that construction on the building would begin in April of 2022 with the building being ready for occupancy in January of 2024. The revised construction schedule proposes the start of building construction in June of 2022 and a building ready for occupancy in July of 2024.

**COMMISSION
ACTION:**

The Plan Commission should consider the petitioners' requests for approval of an amendment to the Planned Unit Development Plans for the Glenwood Station mixed use building and make a recommendation to the Village Board for approval, approval with conditions, or denial. In deliberating this recommendation, the Plan Commission should consider the criteria in Sections 10-7-7 and 10-10-14(E) of the Zoning Code. Staff has prepared draft findings of fact for a recommendation of approval of the requests (attached). Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of the requests and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commissioners' review and use.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Notice of Public Hearing
4. Location Map for Notification
5. Meeting Minutes – November 12, 2020 Plan Commission

6. Meeting Minutes – December 14, 2020 Village Board
7. Ordinance No. 6833
8. Ordinance No. 6834
9. Petitioners Application for Preliminary & Final PUD Approval
10. Supporting Application Information
11. Revised Cover Letter
12. Revised Zoning Deviations and Justification
13. Revised Lower Level Parking Plan, Sheet A-101
14. Revised Floor Plans (2-5), Sheet A-103
15. Revised Elevations, Sheet A-200
16. Revised Building Sections, Sheet A-300
17. Revised Color Elevations, Sheet A-400
18. Revised Project Renderings, Sheet A-401
19. Revised Vehicle Circulation Exhibit, Sheet TR1.0
20. Revised Construction Schedule
21. Draft Findings of Fact
22. Draft Motion to Approve

Cc: Emily Rodman, Assistant Village Manager
Mike O'Connor, Petitioner
Drew Mitchell, Petitioner

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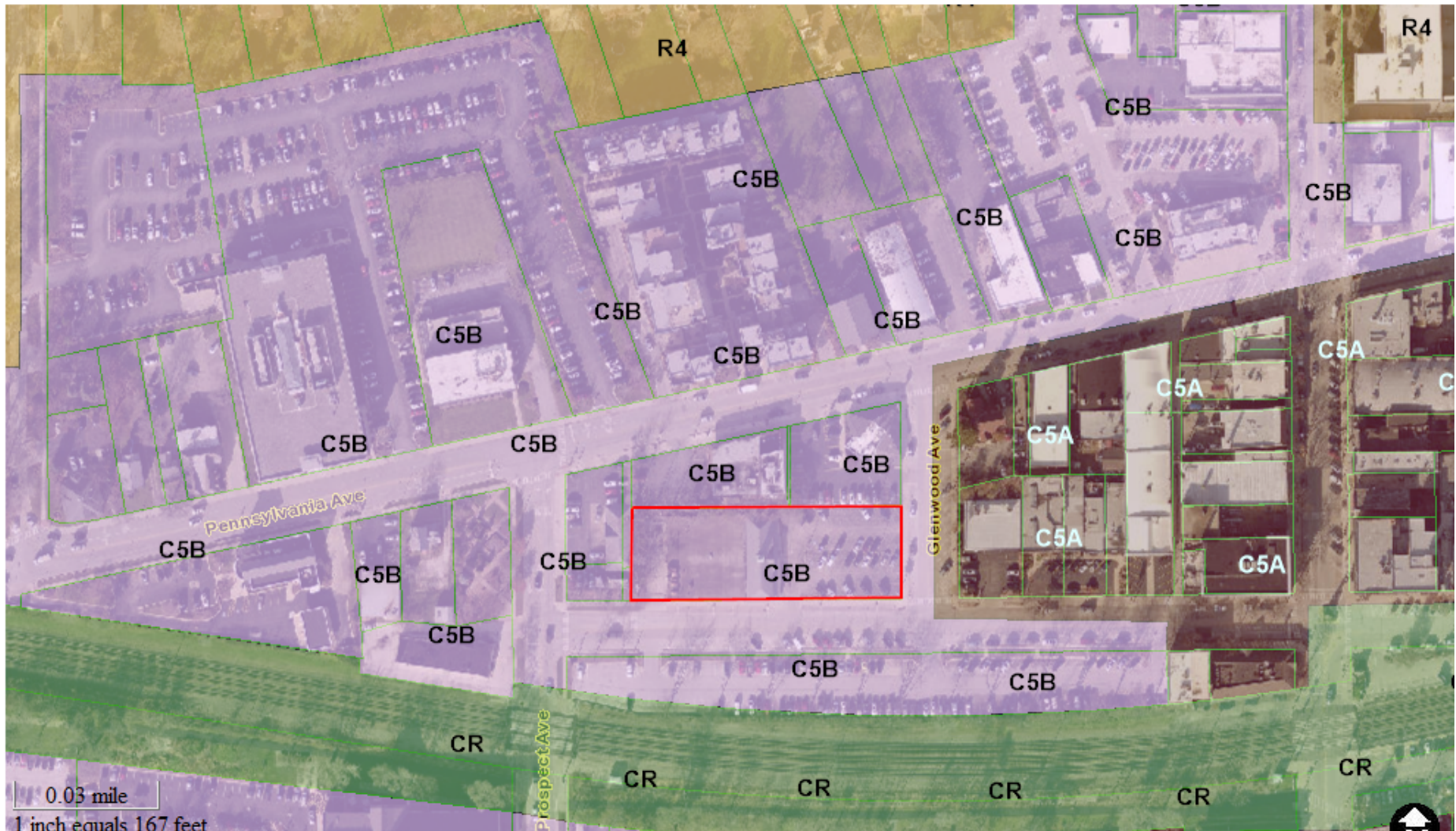


Map created on May 8, 2020.

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Map created on May 8, 2020.

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NOTICE OF PUBLIC HEARING

Michael O'Connor, Vice President of Development and Leasing for Holladay Property Services Inc., is requesting approval of a Planned Unit Development Plan Amendment on behalf of HP Glenwood Station, LLC, the property owner. The subject property is located at 464 Glenwood Avenue, Glen Ellyn and zoned C5B Central Service Subdistrict. The property is on the north side of Crescent Boulevard between Prospect Avenue and Glenwood Avenue. The applicant is proposing to modify the plans for the below grade parking level by moving the northwest corner of the building southeast approximately 10 feet. This change will improve constructability due to adjacent retaining walls. Plans for floors 2-5 of the structure will also be modified to relocate the north wall ten feet to the north to align with the north edge of the podium level below and to replace exterior balconies on the north elevation with Juliet balconies. The change to the lower-level parking garage would eliminate 2 of the 104 originally proposed parking spaces, which would exceed the deviation approved as part of the preliminary and final Planned Unit Development Plans. The proposed changes to the north building facade do not require additional zoning relief.

Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the request on **Thursday, May 12, 2022 at 7:00 p.m. in the Galligan Board Room on the third floor of the Civic Center.**

The Plan Commission will consider the petitioner's requests for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 464 Glenwood Avenue in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following amendment to the parking deviation that was granted by Ordinance No. 6834 from the Glen Ellyn Zoning Code (all other previous deviations granted are to remain unchanged):
 - a. A deviation from Section 10-4-17-2(G)(8) and Section 10-4-17-2(G)(1) to allow 102 parking stalls where 151 are required for a mix of 86 junior one-bedroom, one-bedroom and two-bedroom dwelling units and for 1,490 square feet of commercial space.

The subject property is legally described as follows:

464 GLENWOOD AVENUE (PREVIOUS ADDRESS 460 CRESCENT BOULEVARD)

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5 IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION) ALL IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-008

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street,

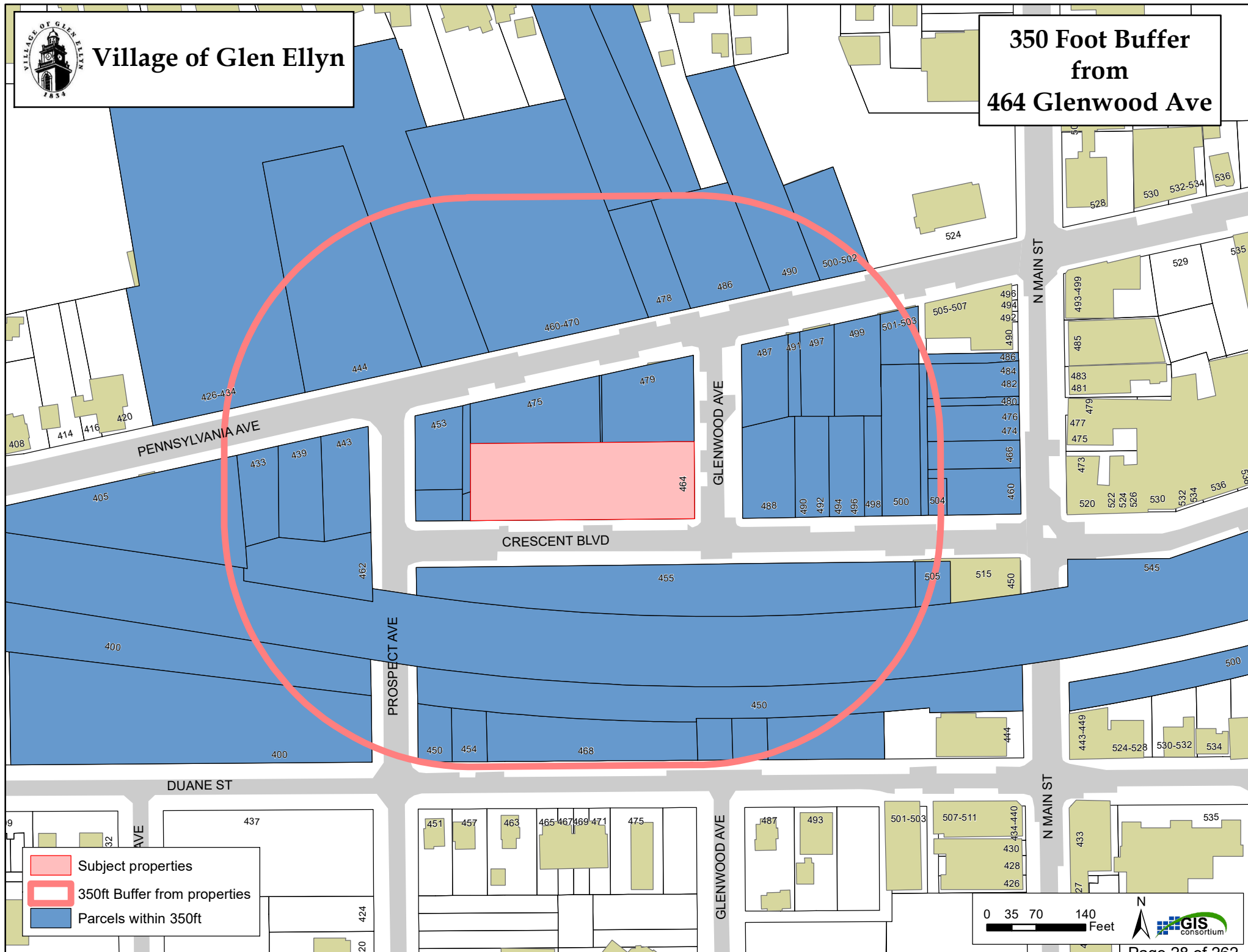
Glen Ellyn, Illinois, and can be requested by contacting Atrian Fard, Planner, at afard@glenellyn.org. All plans and a staff report will be posted on the Village's website no later than Friday, May 6, 2022.

All persons who are interested are invited to attend the public hearing. All public comments received by 4:30 pm on Thursday, May 12, 2022 will be read into the record at the public hearing. 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 24 hours in advance of the meeting.



Village of Glen Ellyn

**350 Foot Buffer
from
464 Glenwood Ave**



MINUTES
REGULAR PLAN COMMISSION MEETING
November 12, 2020

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Chairperson Mary Loch, who introduced herself and described the Commission's function and reviewed the evening's meeting procedures, conducted via the Zoom platform due to a disaster declaration related to Covid19. She made a plea for patience with running the public hearing meeting remotely, and outlined procedure, including how public comment would be managed. Chairperson Loch introduced meeting participants Village Community Development Director Staci Springer, Village Planners Kelly Purvis and Katie Ashbaugh, Associate Planner Cole Jackson, Village Trustee Bill Enright, and Recording Secretary Barb Dutton.

Roll call commenced. Present: Chairperson Loch and Plan Commissioners Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska. Absent: Plan Commissioner Lloyd Berry.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, and seconded by Commissioner Saeed. The motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Brown, Fanella, Mulherin, Rodemann and Vondruska and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

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

Approval of October 22, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin made a motion to approve the draft minutes of the October 22, 2020 Regular Plan Commission meeting; seconded by Commissioner Mulherin, the motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Brown, Fanella, Saeed, Rodemann and Vondruska and Chairperson Loch voted "yes."

Public Hearing - Public Hearing to consider to consider a Planned Unit Development with Zoning Deviations and a Special Use Permit to allow a 5 story, Mixed Use development at 460 Crescent Boulevard

A motion to open the Public Hearing to consider a Planned Unit Development with Zoning Deviations and a Special Use Permit to allow a 5 story, Mixed Use development at 460 Crescent Boulevard, "Glenwood Station," was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Saeed, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Staff Presentation

Village Director of Community Development Staci Springer, Village Planners Kelly Purvis and Katie Ashbaugh, all of the Village of Glen Ellyn, 535 Duane Street, were sworn in. Planner Ashbaugh recounted public outreach notice that was undertaken and the review process relative to the proposed development, including that notice of the public hearing was published in the October 28, 2020, edition of the Daily Herald and mailed to property owners within 250 feet of the subject property, and that a placard was placed on the property, all per state statute and Section 10-10-11 of the Glen Ellyn Zoning Code.

She described that 460 Crescent Boulevard and the surrounding properties are all zoned C5B. She then described the existing conditions of the property, which include the former McChesney and Miller grocery store as a vacant building of some 13,500SF and a parking lot. She noted that the property has been vacant for over 6 years. She also noted the topography change on the approximately 8/10ths-acre site and the UP West rail line to the south. She stated that the long-range plan, as outlined in the 2001 Comprehensive Plan, recommended mix use, but primary residential, for the block. The proposed development, she said, is for a five-story building that is 2 feet, 3 inches shorter in height than the concept reviewed on May 14. She said that 1,490SF of commercial space is proposed on the first floor along Glenwood Avenue, an expansion based on previous feedback from the Plan Commission at the pre-application meeting. She said that the lobby size was also increased, but the 1.2 parking stall to dwelling unit ratio remains unchanged. She said that while the site is not in either of the National Register Districts in the Village nor is a local landmark, its downtown location prompted a few members of the Village Board to ask that the petitioner solicit feedback from the historic preservation community regarding the building's design.

Planner Ashbaugh described the changes made from the concept presented at the May 2020 pre-application meeting to the design tonight, which are: the tower elements have been removed, black window and door systems rather than white, three shades of brick, recessed balconies on the north elevation, gas lanterns and awnings. She continued that the second-floor apartments have enlarged balconies consistent in size with the club room balcony. She said that the garage doors now are residential-style with panels compared to the flat commercial-style ones proposed previously, and have been recessed 6-feet into the building. Planner Ashbaugh pointed out the elevator overrun, which is the basis of a height deviation request. A zero-foot setback on the Crescent side is proposed, and a deviation (from a requirement that a 15-ft. setback above 45 feet) has been requested for the Glenwood façade.

Planner Ashbaugh continued that the landscape plan includes both deciduous and coniferous shrubbery, a loading space, a dog run and black aluminum fencing. She also said a 6-foot tall opaque fence is proposed to screen mechanical unit view from Glenwood. She said that the building is to contain pet spa in the basement level, and parking with counter-clockwise circulation and 56 stalls including a compact stall that deviates from the minimum length requirement. She said that the at-grade interior parking also has counter clockwise circulation to accommodate 48 stalls (including required ADA stalls), and specifies a configuration deviation relative to drive-aisle width. She said that 104 stalls are proposed where 151 are required, but the relief noticed in the hearing notice is for 102 stalls in the event any stalls are eliminated to ensure compliance with the Illinois Accessibility Code during building permit review. She said that in addition to the proposed commercial space, the at-grade level includes other resident amenities, such as a bicycle studio.

Planner Ashbaugh stated that three deviations are needed for impervious surface setbacks, and also deviations related to the location of the emergency generator and mechanical units to the north of the building. She proceeded to display illustrations of apartment unit layouts, and estimated monthly rents for the range of apartment types. She showed a second-floor plan drawing delineating a fitness center and a clubroom, and imparted that the upper floors – levels 3 through 5 – combined will contain 86 apartments.

Planner Ashbaugh summarized the zoning relief requested, included the various deviations:

- A Special Use Permit for a Preliminary and Final Planned Unit Development Plan with Zoning Deviations;
- A Special Use Permit for a multi-family residential; and
- Exterior Appearance Approval
- Deviations related to parking:
 - To allow 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial use
 - To allow 1 parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required
 - To allow an approximately 14-foot drive aisle for 1 90-degree parking stall where a 25-foot drive aisle is required
- Deviations related to setbacks:
 - To allow a corner side yard setback of 0 feet where a setback of approximately 39 feet 6 inches is required from the south (corner side) lot line
 - To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately 0 feet where a setback of 5 feet 6 inches is required
 - To allow the emergency generator to be approximately 4 feet 7 inches from the north (interior side) lot line where a setback of at least 5 feet 6 inches is required
 - To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately 3 feet from said lot line where a setback of 11 feet is required
- Deviations related to building design and features:
 - To allow a corner side yard setback of 0 feet where a setback of approximately 39 feet 6 inches is required from the south (corner side) lot line
 - To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately 0 feet where a setback of 5 feet 6 inches is required
 - To allow the emergency generator to be approximately 4 feet 7 inches from the north (interior side) lot line where a setback of at least 5 feet 6 inches is required
 - To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately 3 feet from said lot line where a setback of 11 feet is required

Planner Ashbaugh said that should the project request be approved, Staff has recommended several conditions of approval. She said that the first set of conditions are standard for most new construction projects, the next set were specific to Public Improvements and the Public way, and that the last set are unique to this project. She listed them as follows:

Conditions of Approval – Standard

1. That the petitioner construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the petitioner shall install, maintain, and replace all landscape materials per the approved landscape plan;
3. That the petitioner prepare a construction management plan for review at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
4. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;
5. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
6. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official prior to the issuance of any building permits.

Conditions of Approval – Public Improvements/Public Way

7. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
8. That all proposed improvements to the public right-of-way be subject to change per the pending downtown central business district streetscape improvement, per Village Board approval;
9. That the proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
10. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
11. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed and used;

Conditions of Approval – Other

12. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code

and Section 10-5-13(l) of the Glen Ellyn Zoning Code, to provide that no less than 102 parking stalls prior to building permit issuance;

13. That the petitioner incorporate some additional design detail into the building as recommended by the Historic Preservation Commission and the Glen Ellyn Historical Society per the memo addressed to the petitioner dated October 21, 2020, including adding details to the building corners, varying the roofline by increasing the cornice heights and incorporating public art and historic light fixtures and any such changes shall be incorporated prior to Village Board review of the project;
14. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any building permits.

Planner Ashbaugh concluded her presentation and asked if the Plan Commission had any questions.

Plan Commission Questions of Staff

Commissioner Heming-Littwin asked how many feet the elevation dropped, to which Planner Ashbaugh responded, about 13 from the northeast corner to the south.

Commissioner Rodemann observed that over the last six years public parking was allowed and used in the lot, and wondered if having this space displaced would cause concern about adequate parking. Commissioner Springer explained that while an arrangement with property owners had been made, the parking lot had not been officially designated as Village parking and so represented a benefit, above and beyond the downtown parking inventory.

Commissioner Heming-Littwin asked if there is a retaining wall on the west side of the site. Planner Ashbaugh replied that there is one on the property line, and that it belongs to Lord's Auto.

Commissioner Fanella asked for an example of an existing Glen Ellyn store that could fit in the retail space identified in the proposed project, and also where the proposed building's elevator would be located. She was told by Planner Ashbaugh that the Beer Cellar and Marché were comparable commercial spaces, and that the elevator would be in the middle of the building.

Planner Purvis interjected to clarify Commissioner Heming-Littwin's question regarding the topography change that the elevation change from the northwest to the southeast of the block is about 15 feet to 17 feet.

Petitioner's Presentation

Petitioner Drew Mitchell, partner with Holladay Properties, 324 W. Burlington Ave., La Grange, Ill.; Chris Walsh, Tandem Architecture, 1040 W. Huron St., Suite 300, Chicago; and Javier Millan, principal with KLOA Inc. 9575 W. Higgins Rd., Rosemont, were sworn in for the Petitioner.

Mr. Mitchell expressed thanks for the pre-application meeting opportunity, and said the team has come back with a dramatically improved product. He said the Petitioner had engaged with the preservation community to pay homage to the heritage associated with the project site. He recounted his team's collaborative work and said he hopes the Commission is pleased with the result.

Mr. Walsh conveyed that the team has been working with Staff and people in the village and thinks the Petitioner has “a great product” in the form of the approximately 145,000SF building. Mr. Mitchell said that units were designed to accommodate demographics forecast, as demonstrated by the unit option to command a monthly rent of \$1,450, which he said is considered workforce housing in the region. Mr. Walsh explained that the design keeps public spaces close to the street to enliven the street. Mr. Mitchell elaborated that this concept is applied to activate the pedestrian-level, carried up to the second-floor fitness and club areas. Mr. Walsh pointed out the revised design’s “clipped” entry corner, and the retail component facing Glenwood Avenue, from which the building is now pushed back 5 feet, allowing a wider sidewalk. Mitchell spoke of the lobby design that imitates that of a hotel, as well as modifications to meet lifestyle changes, such as a craft room. Walsh stated that an alley was created in the back of the building, and with its accompanying dog run along an 11-ft. retaining wall, barking will be relegated to below grade. Mr. Mitchell outlined the trash removal plan, which, he said, seeks to avoid commuter traffic. Mr. Walsh said a drop-off spot was added on the Crescent side, on which tree-planting is also envisioned.

Mr. Mitchell stated that leasing levels depend on ample parking, but that parking needs don’t always meet ordinances. He said that while, on average, one car per unit can be expected, for breathing room, the Petitioner is proposing a 1.2 parking ratio, and that ways are sought to mitigate parking demand. For example, an electric vehicle car-sharing program can encourage people to “ditch” their car, he said, adding that the approach is logical for a transit-oriented development (TOD). Referencing industry research and data, Mr. Millan explained that TODs have lower parking requirements than developments not in close proximity to public transportation. He concluded that for the subject development, the demand for parked vehicles would be 74 vehicles on a week day, and 99 on a Saturday, and that the ratio proposed is consistent with other, similar developments. Mr. Mitchell said that electrical vehicle charging stations are to be installed by the Petitioner.

Mr. Walsh gave a rundown of components to be included in the development, noting that Holladay wants a small office space in each unit in response to the pandemic creating more remote working conditions. He listed a shielded alley and trees around the site, and mentioned the redesigned south face of the building, ironwork, and widened sidewalks that figure into the revised concept. He said that a clock and flags – design elements he calls, “jewelry” – are also visualized. Discussing night lighting patterns, Walsh said, “We feel we got the lighting right, and the building as well.” He expects further research and engagement with the Historical Society as the project evolves, and shared images of buildings around the downtown business district that he indicated provided inspiration for the design. He mentioned carvings, gas lanterns and murals among potential design devices to satisfy Historical Society desires to reflect community heritage. In regard to the height variance sought, Mr. Walsh contended that, as the proposed building would be constructed on a low site, its height is “about the same” as the townhouses across Pennsylvania Avenue.

Plan Commission Questions of the Petitioner

Commissioner Mulherin asked the Petitioner to address safety in terms of building evacuation, as well as wondered about storm water control elements and whether apartments would have separate utility metering. Mr. Walsh responded that egress plans follow all IBC and local fire ordinance codes, and pointed to stairwells and exit pathways. Green space, he suggested, would help with storm water mitigation.

Planner Ashbaugh interjected that the plan was under the threshold of 300 s.f. net new impervious surface, so that no new provide additional storm water facilities were required on the site. Mr. Mitchell said the plan calls for independent meters for electricity, though gas will be sub-metered.

Mike O'Connor, Vice President, Leasing and Development, Holladay Properties, 6370 Ameriplex Drive, Portage, Ind., was sworn in for the Petitioner. He said an emergency generator would support elevator function during an emergency evacuation.

Commissioner Heming-Littwin asked what type of retail space is envisioned for the development, to which Mr. Mitchell replied that a deli was being considered, but offered as other examples, hair and nail salons and a boutique in the vein of a wine shop.

Commissioner Rodemann sought confirmation that mechanical equipment was the highest building element. This was confirmed by Mr. Walsh, who said they are make-up air units, and that the plan was to use 3D imagery to see if they are visible from the street, and if so, the Petitioner would build screens. Commissioner Rodemann expressed a need to be sensitive to neighbors relative to visibility along with potential noise. He also inquired about safety measures relative to cars entering and exiting the parking garage on the Crescent side. Mr. Walsh said flashing lights would be installed, and possibly a beeping mechanism. He cited the 6-foot recess of the garage door into the building, and explained that the Petitioner has proposed a system whereby window stickers on cars prompt opening of the relatively slow garage doors. Commissioner Rodemann asked if the parking spaces would be assigned, and whether guest parking had been accounted for. Mr. Mitchell responded that all parking is assigned, but that typically in TOD projects underutilized municipal parking lots can be tapped. Planner Purvis stated that the Village allows overnight parking in municipal lots provided cars are removed prior to the morning commute. Planner Ashbaugh cited the suggestion of rooftop mechanical unit screening, to which Mitchell said the Petitioner would be happy to provide screening.

Commissioner Brown asked if an indoor parking spot was provided for the retail space, and whether trash would be able to be collected inside of the building rather than outside. Mr. Mitchell stated there was no provision for retail customer parking, but thought an internal space could be allocated to an employee. He explained that trash would be picked up outside of the building on Crescent, but the area is designed to be the least interruptive as possible.

Public Comment Submitted in Writing

Associate Planner Jackson read the following received written comment into the record:

Kay Quarfoot: *"When you list new apartments being built in Glen Ellyn, it would be informative to state if they will be rentals or condos to purchase. Thank you."*

Samantha Martin, 431 Ridgewood Ave.: *"I am writing to comment on the proposed apartment complex. As a new resident of Glen Ellyn, I am surprised at how many apartment buildings this town is currently building and considering to build. I have nothing against apartment buildings, but I would not have moved here if so many were going up. It will ruin the aesthetic and feel of this town, and crowd the downtown area."*

I vote no on this project. Thank you."

Mike Weiler, 466H Pennsylvania Ave.: *“It is exciting to hear that Holladay Properties has returned to further their proposal for 460 Crescent Boulevard. This property has remained vacant for too long. As a nearby resident I have seen dangerous behavior happening on the current buildings roof and look forward to a new structure that will be cared for by the owner.*

The deviations that are being requested are not beyond reason for a building of this type going into a footprint of this size. The variance on the height is relatively small in comparison to the overall building. The parking stalls should easily service the people living within the building. Especially with so much within walking distance, vehicle sharing programs, and ride sharing.

It is wonderful to see the development on Main Street and Duane Street underway and nearing completion. These areas have definitely drawn the attention of renters and this new development will continue to draw people into the downtown area of Glen Ellyn.

Thank you for the opportunity to comment.”

Lea Anne Howell, 713 Kenilworth Ave.: *“Minimal Building setback is not pedestrian friendly, or in keeping with older parts of downtown. Streetscape on south side along Crescent is particularly severe, barren, with no plantings except young trees. It will be terrible to walk along that sidewalk in the summer, heat radiating off that masonry wall. On east side, in addition to minimal setback, and no plantings, what’s with the fencing all along the street? How can drivers let a passenger out of a car? How will the snow be cleared?”*

Janna Sampson, 470 Pennsylvania Ave.: *“My husband and I own and live in a townhouse directly to the north of the proposed development. We will have a direct view of the north side of the building from our 2nd floor living room as well as our 3rd floor guest room and 4th floor family room. I am concerned by the many variances that are requested for this development. While development of this property is desirable, having a development that meets our current zoning requirements would be good for the entire area. Homeowners should be able to rely upon the Zoning Code to protect their investment in their homes. By continually granting many variances to the code, you undermine the integrity of the Zoning Code itself. Continually granting zoning variations undermines the look and feel of our downtown area. I urge you to stick to the zoning requirements as you review this proposed development.*

My first specific concern is parking. This area already has a significant shortage of parking spaces and the developer is requesting to cut the required parking by 47 spaces. Even with the new parking garage on the south side of the tracks, parking on the north side will be very short. Renters, shoppers and diners will not want to park on the south side and walk across the tracks to get to their apartment or other destination. I think it is important that the full requirement of parking spaces be provided in this development. It is reasonable to think that every renter in this proposed development will have a car. Yes, we are close to the Metra station. But even if renters work in downtown Chicago, they will need a car to get basic necessities such as groceries and prescriptions. On Friday and Saturday evenings on Pennsylvania Ave, cars are often double parked and park blocking the entrance and/or the exit of The Legacy Condominiums. The many restaurants in the area make night time parking especially a problem (particularly once we can go back to full capacity inside dining). Currently this property is helping to offset the parking shortage as visitors use

the lot for parking. When developed, this extra parking will no longer be available for visitors and parking will be harder to find for the residents that will occupy this building. Please require the full amount of parking spaces as determined by the zoning code.

My second concern is the lack of normal setbacks for the building. By reducing the setbacks from Glenwood Ave and the back of the building, the building will look much larger from our viewpoint from the north. It will also not allow landscaping around the back that would help beautify, soften and blend the new building into the area. It will also make the area less safe for pedestrians especially along Glenwood Ave. The corner of Glenwood and Pennsylvania will need some traffic control and cross walks added as it is already a difficult corner to cross. The increased traffic this development will bring will make walking even less safe than it is currently. Increased traffic will make an already difficult and dangerous exit from The Legacy even riskier.

I also object to the height variance requested. The size of this building will dwarf most buildings in downtown Glen Ellyn. The current zoning height restriction is sufficiently tall. Why do we have a height restriction if we do not enforce it? The townhouses in our development have rooftop balconies that enjoy the views of the village to the south and are a significant part of the enjoyment and value of our units. Allowing a height variance will impinge on those views especially for the six homes on Pennsylvania Ave. It will lower our property values and decrease our enjoyment of our homes. The massive block style (especially if the request to remove the step back requirement above 45 feet is granted)"

Planner Purvis alerted Associate Planner Cole Jackson that 3 minutes had passed.

Lee Marks, 475 Hawthorne: *"The building design for Glenwood Station should be deemed unacceptable. It is the typical 'anywhere USA' design that most every developer submits to a town. Any building designed for Glen Ellyn should be reflective of our historic architecture, which began as Greek Revival, then on to Italianate in the 1880's & 1890's. In addition, the building is too tall for the site. This is a stand-alone building, & if overly large, will stand out like a sore thumb on the McChesney site. I would ask the developer to take a look at the outstanding design of the office building at 486 Duane Street, 2nd building west of Park Blvd. on the north side of Duane. It's an exceptional, contemporary interpretation of American Federal-Period architecture. It's obvious that the developer who erected this building spent time touring Glen Ellyn prior to presenting his project to the Village. In my over 50 years of involvement in historic preservation in Glen Ellyn, this is the only builder who "hit the nail" on the head as far as outstanding architectural design is concerned! I would ask that the developer for Glenwood Station consider meeting with a local architect & some of the preservation people in Glen Ellyn, to get a better handle on what would be appropriate for the McChesney site. The architecture of Glenwood Station doesn't need to be a copy of a specific style, but it must make sense design-wise, so it contributes to Glen Ellyn's historic streetscapes. Local architect, Jamie Simoneit, said he would be happy to meet & discuss various design improvements. With my work in historic preservation, I hear a tremendous number of comments from residents, who have told me that, while they are not opposed to apartments & condos coming to Glen Ellyn, they absolutely do not want Glen Ellyn to become another Arlington Heights or Lombard, where suddenly, our Town Center becomes a canyon, surrounded by overly tall buildings."*

Lois Walter, 124 Newton Ave.: *“How many of the proposed apartments will be designated Affordable?”*

Adam Kreuzer, 351 Marion, former chair of the Environmental Commission and a current delegate for the International Dark Sky Association: *“Good morning and thank you for the opportunity to comment.*

I am concerned about outdoor lighting. As the Village has tried to do with its fixtures on Roosevelt and within CBD, with commercial developments, the Village should address good outdoor lighting design. The proposed projects at McChesney and on Main Street should include light fixtures and bulbs that minimize outdoor light pollution. All fixtures should direct light down, not out and/or up. Bulbs should not be more than 2700K (Kelvin). Brightness levels should be addressed and controlled.

As your local IDA delegate, it would like the opportunity to address these concerns with the Planning Department and the Board. These are simple measures that will not affect price, energy savings or security.”

League of Women Voters: *“Public Comments for the Glen Ellyn Plan Commission Meeting November 12, 2020. In light of the newly published draft of the Glen Ellyn Comprehensive Plan and the positions held by the League of Women Voters of Glen Ellyn, thank you for the opportunity to provide the following comments:*

The League of Women Voters of Glen Ellyn is strongly committed to the act of civic engagement in our community. Based on that important tenet, we are asking the Glen Ellyn Plan Commission to not only evaluate the new Holladay Development, Glenwood Station at the McChesney and Miller location based on the prescribed Village Codes but also whether it meets the present and future housing needs of the Village.

The newly released “Draft of the Comprehensive Plan” speaks to not only opening opportunities for high density development that conform with the surrounding character of buildings but also that it promote attainable housing at a variety of price points to address the financial needs of seniors, young professionals, new families as well as workers in our local retail and service industries.

It is important to provide this Developer and others with the clear message that a variety of price points matter and can be attained in a development through a collaborative effort with the Village.

We include a section of the Village’s Draft of its new Comprehensive Plan that speaks clearly to this issue.

Promote mixed income development. *To provide for affordable attainable housing as future development occurs, the Village should also consider...promote higher density residential development that provides housing for a variety of income levels. Such mixed-income development allows lower income families to be included within and among higher income residents, rather than concentrating into one area. This is supportive of an inclusive, stable, and diverse community and creates desirable attainable housing options that blend into the Village’s urban fabric. Incentives to encourage developers to incorporate a percentage of below market rate, affordable units should be promoted, such as fee waivers, tax abatements, and expedited approval into higher density, mixed-income residential developments.*

Thank you for your consideration,

Kristen B. Malone and Erica Nelson, Co-presidents of the League of Women Voters”

Jamie Simoneit, Z+O Architecture + Interiors, 504 Hillside Ave.: *“I am disappointed that what is proposed is basically a carbon copy of what is currently being constructed on Main Street – Another over-sized apartment complex that does not fit into our Village's downtown vernacular. What I find hard to understand is how far this project progressed when it does not comply with the Village's current C5B zoning or come close to what is described in the Villages Comprehensive Plan adopted in 2001.*

A quick study of the posted first floor plan reveals a project that denies the public pedestrian level along Crescent Boulevard of any retail spaces or storefronts. The south sun facing facade is 318 feet long but does not provide a single public amenity or business opportunity. The developer is using his 60-foot frontage at the prime intersection of Crescent & Glenwood for the apartment lobby. The remaining 258 linear feet is nothing but a blank wall with two exhaust vents and two 25' wide overhead doors providing access to the parking garage that hides below. The only retail space on the property is north on Glenwood off of the boulevard. The 100 linear feet of this facade is divided between the Building's lobby and a miniscule 55 feet of retail.

How can only 12% of the structure's public facade be dedicated to retail in our downtown central business district be deemed acceptable? That's 428.70 feet total of frontage divided by 55 feet of proposed retail.

Please insist that the developer excavate down another level and relocate the proposed street level parking so that the west end of Crescent Boulevard can become a vibrant extension of our downtown in lieu of a lifeless dead end. As a Business Owner here in town I am pro-development, but I ask that the Village enforce our zoning laws and provide variations that are only minor in nature and make common sense when driven by irregularities and pre-existing non-conforming conditions.

Variations awarded to new construction should be far and few between. As a Glen Ellyn homeowner since 1995 I believe we deserve better.

Please do not slam this through like its predecessor.”

Peggy Udelhofen, 771 Revere Road: *“We have been happy residents here for 28 years! I think our town would benefit from this development. The building is attractive and blends well with the existing buildings. Occupants would range from young professionals who need to be near the train to transitioning residents, looking to downsize from their larger Glen Ellyn homes. It will provide additional parking and amenities residents can utilize. Introducing younger residents to our wonderful town and all it has to offer, promotes future home sales as well! Win win Glen Ellyn!”*

Chairperson Loch asked about potential issues concerning the uplighting. Mr. Mitchell said he generally shares concerns about light pollution, but loves “to light buildings that are beautiful.” He doesn't think the uplighting in the design is excessive, but if it's a sticking point could look at it. Mr. Walsh added that the nighttime view is as important as the day, and said that the lights, which are “important to give it a glow,” do turn off at a certain time at night.

It was asked about the project and its impact to affordable housing in Glen Ellyn, related to a couple comments read into the record. Planner Ashbaugh reported that Glen Ellyn is in compliance with the Illinois Affordable Housing Planning and Appeal Act, as the state minimum the Village must provide is 10%, and it is providing 15.9%.

Public Comment Spoken on the Record

Kelli Mildren, 313 Hill Ave., who was sworn in, said she was interested in the development plans and sees the project as a real value added. She stated that she has a strong feeling that it is a good thing for the community, to which, she believes, it could attract young potential homebuyers.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Brown, Fanella, Rodemann, Saeed and Vondruska and Chairperson Loch voted “yes.”

Commissioner Discussion

Commissioner Mulherin stated that he was very much in favor of the project, believing that parking is adequate and that he has no difficulty with the building height. He said the spirit of the height condition is met, and the corner side yard set-back poses no problem. He is fine with the emergency generator equipment and the lot-coverage ratio. He said the project adds a great deal to this challenging site.

Referencing a memo regarding input solicited from the historic community, Planner Ashbaugh suggested the Commission provide thoughts on design elements – such as parapet wall height, lighting enhancement, iron work and possible public art – and which might be incorporated into any conditions of approval. Planner Purvis said that adding detail to the building corners, varying cornice heights, further deviating parapets, and adding intricate detail to cornices might also be considered.

Commissioner Rodemann said that although some of these design ideas had been addressed, he didn't think the roofline will be varied enough to make an impact (though doing so along with varying the profile cornices might). While he acknowledged that the steps the Petitioner has taken have made for quite an improvement to the building design previously presented and is moving in the right direction, he still feels the building is too big for the site. The concept is for a massive building for the size of site, he continued, saying that while the Petitioner had improved the concept considerably, allaying concerns he had about the pedestrian experience, he thinks the retail space component is lacking and that he is still uneasy about the building's bulk.

Commissioner Fanella said she like the way the project has turned out, and that it has a “city feel” she admires. She is in favor of the 15-minute parking designation for pickups/drop-offs, and sees the project as contributing to the goal of adding new residential units to the downtown. She is comfortable with the conditions for the plan.

Commissioner Vondruska conveyed that these projects are difficult, and recognized the challenge of this property (though thought the low site is an advantage when considering building height). He touched on the balance needed to retain the Village's feel and grow it economically. He said he appreciates the efforts to accommodate input and incorporate some of the Village's character into the design, and that overall

he is in support of the project, though sees the retail end of it as “tough,” pointing to parking challenges. Softening the Crescent side “would be great,” he said, mentioning adding historical elements.

Commissioner Heming-Littwin concurred that the developer’s response to input is appreciated, recalled discussion about the need for these types of units in Glen Ellyn, and said that developing the site would increase tax revenue. She responded to one of the comments that suggested further reducing the overall height by going a second level below ground so the entire first floor could also be more retail space, and that has shown to be not desirable and poses construction difficulties—which then limits the retail piece. She further commented, though she thinks a high-end deli or bakery at the site would be a way to bring people into the location. She said she likes colors, window treatments and iron elements presented. While she would favor more detail on the Crescent side, she cautioned that murals need upkeep. Commissioner Heming-Littwin remarked that she is okay with the lighting, thinks the widened sidewalk along Crescent will be helpful, and endorses the recommendation of more detail at the roofline. She is disinclined to dictate that historic light fixtures be incorporated into the design.

Commissioner Saeed stated that he is in support of the project as it meets the intent of the Comprehensive Plan, though he thinks the commercial space is inadequate. He did express a concern about commercial parking, anticipating difficulties for customers with no parking on Glenwood. Despite the long appearance of the building on Crescent, he complimented the architect’s and developer’s work.

Also voicing support for the project, Commissioner Brown acknowledged the work that had been done since May to further develop the design. She thought the north-side alterations and the Crescent-side step-back added appeal to the project, which she believes offers options for residents looking to downsize and young newcomers exploring the suburbs.

Commissioner Loch praised the 10-foot building step-back from the second floor up along Crescent, and expressed enthusiasm about the aforementioned idea of naming a deli in the building after the McChesney grocery concern. She thanked the Petitioner for the work invested in the proposal, specifically the willingness to work with the historic preservation group, and stated that she supports the project.

Commissioner Mulherin complimented the Staff on their work. And, after some discussion about language concerning incorporating input from the Historic Society and Historic Preservation Commission, Commissioner Heming-Littwin moved for the following:

Commission Action

After conducting a public hearing and deliberating on the requests of the petitioner, Michael O’Connor, Vice President of Development & Leasing for Holladay Properties, for approval of a Special Use for a Preliminary and Final Planned Unit Development with zoning deviations, a Special Use to allow Multi-Family Dwellings and Exterior Appearance, all to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and an enclosed parking garage on the property located at 460 Crescent Boulevard in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed at the Plan Commission public hearing on November 12, 2020, and a copy of which will be attached to the minutes of the meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the petitioner construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the petitioner shall install, maintain, and replace all landscape material per the approved landscape plan;
3. That the petitioner prepare a construction management plan for review at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
4. That a proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
5. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
6. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed and used;
7. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
8. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code and Section 10-5-13(I) of the Glen Ellyn Zoning Code, to provide that no less than 102 parking stalls prior to building permit issuance;
9. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;
10. That all proposed improvements to the public right-of-way be subject to change per the pending downtown central business district streetscape improvement, per Village Board approval;
11. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
12. That the petitioner work with staff to incorporate some additional design detail into the building as recommended by the Historic Preservation Commission and the Glen Ellyn Historical Society per the memo addressed to the petitioner dated October 21, 2020, which might include adding details to the building corners, varying the roofline by increasing the cornice heights, incorporating public art and historic light fixtures; any such changes should be incorporated prior to Village Board review of the project;
13. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any construction building permits; and

14. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official prior to the issuance of any building permits.

Seconded by Commissioner Saeed, the motion carried by roll call vote with seven (7) yes votes and one (1) no vote as follows: Plan Commissioners Heming-Littwin, Saeed, Brown, Fanella, Mulherin and Vondruska and Chairperson Loch voted “yes.” Plan Commissioner Rodemann voted “no.”

Planner Ashbaugh said she expects the project proposal to go before the Village Board on December 14.

Trustee’s Report

Village Trustee Enright remarked that the evening’s meeting had been interesting. He reported that the Village Board has been focused on the budget, which is running about \$65 million for this year. This figure, he stated, is less than last year’s \$77 million, and is mostly due to building the parking garage. The final reading will be December 14. Also a topic of attention has been the McKee House, and whether donations can be garnered for remodeling it.

Chairman’s Report

Chairperson Loch offered a reminder of the upcoming Civic Betterment Party elections for candidates for community posts. She said that she felt the voting environment set up was safe, but that two drive-through locations have also been established for voting. In light of the Covid19 situation, she advised everyone to be safe, thinking a “real test” is happening.

Staff Report

Planner Ashbaugh related that Mortenson, the design-build firm constructing the Village Parking Garage, submitted final plans and an amendment concerning some utilities, and to expect discussion of the project at the December 17 meeting.

Planner Purvis reported that new sample streetscape materials had been installed at the corner of Crescent and Main, with scanner-enabled voting to elicit public preference. She also said that the full Comprehensive Draft Plan was received from the consultant and has been posted on the Village website. The Draft Plan is to be presented at a November 18 open house in the Village Hall gymnasium, followed by a Zoom presentation the next evening. The Draft Plan is tentatively scheduled for Public Hearing at the December 10 Plan Commission meeting. A December 7 Board workshop is to discuss recreational cannabis vending.

Development Director Springer complimented Planners Ashbaugh on her work relative to tonight’s Public Hearing. Director Springer also announced that Planner Purvis has been promoted to the position of Planning Manager. Plan Commissioners applauded Planning Manager Purvis’ achievement.

Other Business

None.

Adjournment

Following a motion to adjourn by Commissioner Heming-Littwin, Chairperson Loch concluded the meeting at 10:25 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Monday, December 14, 2020
6:15 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "Present".

D. Audience Participation

None.

E. Motion to adjourn to Executive Session for the discussion of the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5), the discussion of setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C)(6) and the discussion concerning pending litigation matters pursuant to 5 ILCS 120/2 (C)(11) without returning to open session thereafter.

RESULT:	APPROVED [6 TO 0]
MOVER:	Kelli Christiansen, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk



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Tx:40248121



KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
01/28/2021 09:32 AM

DOCUMENT # R2021-014890

Village of Glen Ellyn

Ordinance No. 6833

**An Ordinance Approving a Redevelopment Agreement Between
the Village of Glen Ellyn and HP Glenwood Station Land, LLC
Concerning the Property Located at
460 Crescent Boulevard (New Address: 464 Glenwood Avenue)
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois**
This 14 Day of Dec, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 15 day of Dec, 2020.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS

Ordinance No. 6833

**An Ordinance Approving a Redevelopment Agreement Between
the Village of Glen Ellyn and HP Glenwood Station Land, LLC
Concerning the Property Located at
460 Crescent Boulevard (New Address: 464 Glenwood Avenue)
Glen Ellyn, IL 60137**

Whereas, the Village of Glen Ellyn ("Village") is an Illinois municipal corporation with a population of more than 25,000 people, and is therefore a home rule unit of local government pursuant to the State of Illinois Constitution of 1970 ("Constitution") and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) ("Code"); and

Whereas, HP Glenwood Station Land, LLC, ("Holladay") is a Delaware limited liability company with offices located at 3454 Douglas Road, Suite 250, South Bend, Indiana; and

Whereas, the Constitution (Art. VII, Sec. 6(a)) provides that a home rule municipality may exercise any power and perform any function pertaining to its government affairs, including, without limitation, the power to regulate for the protection of the public health, safety, morals, and welfare, the power to license, the power to tax, and the power to incur debt; and

Whereas, the Constitution (Art. VII, Sec. 10; Art VIII) authorizes the Village to enter agreements with individuals and use public funds for public purposes; and

Whereas, the Code (65 ILCS 5/8-1-2.5) authorizes the Village to appropriate and expend funds for economic development purposes, including, without limitation, making grants necessary to promote economic development in the Village; and

Whereas, the Code (65 5/11-74.4-1) authorizes the Village to finance redevelopment projects in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act; and

Whereas, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(b), (c)) authorizes the Village to make and enter into all contracts necessary or incidental to implement and further the Village's redevelopment plan and project for the Glen Ellyn Central Business District Tax

Increment Redevelopment Project Area; and

Whereas, on February 13, 2012, the Village approved Ordinance Numbers 6002, 6003, and 6004 approving a redevelopment plan and project for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, designating the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, and adopting tax increment allocation financing for the Glen Ellyn Central Business District Tax Increment Redevelopment Project Area, respectively (collectively, "TIF Ordinances"); and

Whereas, Holladay subsequently proposed to redevelop the property commonly known as 460 Crescent Boulevard, which has been assigned a new address of 464 Glenwood Avenue ("Subject Property"), with a mixed-use development; and

Whereas, the Subject Property is legally described on Exhibit 1; and

Whereas, the Village has complied with all procedural and substantive requirements imposed by the Tax Increment Allocation Redevelopment Act, the Code, and the Constitution; and

Whereas, the Village President and Trustees have exercised their legislative judgment and determined that the Redevelopment Agreement is consistent with the goals and objectives contained in the TIF Ordinances, the Code, and the Constitution, that the Redevelopment Agreement serves a valid public purpose, and that approving the Redevelopment Agreement will promote the public health, safety, and welfare; and

Whereas, the Village wishes to assist Holladay with redevelopment of the Subject Property in accordance with and pursuant to the Redevelopment Agreement;

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: Recitals. The foregoing recitals are incorporated as though fully set forth herein.

Section Two: Agreement Approved. The Village's Corporate Authorities approve the Redevelopment Agreement attached as Exhibit 2, and the President and Village Clerk are authorized and directed to execute the Redevelopment Agreement on the Village's behalf.

Section Three: Recording and Authority. The Village Clerk is authorized and directed to record this Ordinance and the Redevelopment Agreement against the Subject Property with the DuPage County Recorder, and the Village Manager is: a) authorized and directed to take all steps necessary to implement the Redevelopment Agreement's terms; and b) authorized to make minor, non-substantive revisions to the Redevelopment Agreement.

Section Four: Superseder. In the event a conflict exists between the terms of this Ordinance and any other ordinance of the Village, the terms of this Ordinance shall govern.

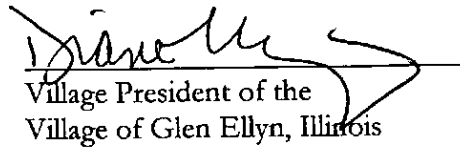
Section Five: Severability. If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining sections, subsections, and clauses shall not be affected thereby.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

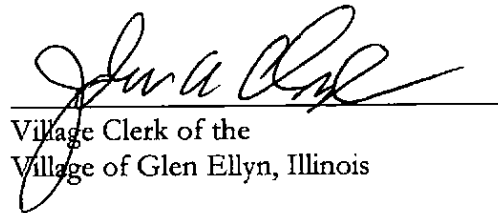
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14 day of Dec, 2020.

Ayes		Diane McGinley	X	Steve Thompson	X	Mark Senak
	X	Craig Pryde	X	Bill Enright	X	Gary Fasules
	X	Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 14 day of Dec, 2020.


Village President of the
Village of Glen Ellyn, Illinois

Attest:


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15 day of Dec 2020.)

EXHIBIT 1

Ordinance 6833

Property's Legal Description

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5, IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSEMENT DIVISION), ALL IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-008

Address: 464 Glenwood Avenue (*f.k.a.* 460 Crescent Boulevard), Glen Ellyn, Illinois

4838-1963-1469, v. 1

EXHIBIT 2
Ordinance 6833
(see attached)

EXHIBIT 2
Ordinance 6833

12.14.20

***RETURN AFTER
RECORDING:***

Village Clerk
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

***THIS DOCUMENT
PREPARED BY:***

Gregory W. Jones, Esq.
Ancel Glink, P.C.
140 S. Dearborn Street
Sixth Floor
Chicago, IL 60603

Above Space for Recorder's Use Only

REDEVELOPMENT AGREEMENT

BETWEEN

VILLAGE OF GLEN ELLYN

AND

HP GLENWOOD STATION LAND, LLC

(GLENWOOD STATION, 464 GLENWOOD AVENUE)

REDEVELOPMENT AGREEMENT

BETWEEN

THE VILLAGE OF GLEN ELLYN

AND

HP GLENWOOD STATION LAND, LLC

(GLENWOOD STATION, 464 GLENWOOD AVENUE)

THIS REDEVELOPMENT AGREEMENT ("*Agreement*") is dated as of the *15th* day of January, 2021 ("*Effective Date*"), and is by and between the **VILLAGE OF GLEN ELLYN**, an Illinois municipal corporation and home rule unit of local government with offices at 535 Duane Street, Glen Ellyn, Illinois ("*Village*"), and HP Glenwood Station Land, LLC, an Indiana limited liability company with offices located at 3454 Douglas Road, Suite 250, South Bend, Indiana ("*Developer*") (collectively, the Developer and the Village are the "*Parties*").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

Section 1. Recitals.

A. The Village has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with developers and redevelopers for the purpose of achieving such objectives.

B. The Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law.

C. The Village is authorized under the provisions of Art. VIII of the State of Illinois Constitution to use public funds for public purposes.

D. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* ("*Act*"), to finance redevelopment projects in accordance with and pursuant to the Act.

E. The Village is authorized under the provisions of the Illinois Municipal Code to make grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the Village, 65 ILCS 5/8-1-2.5 ("*Code*").

F. On February 13, 2012, the Corporate Authorities, pursuant to and in accordance with the Act, adopted Ordinance Nos. 6002, 6003, and 6004, which: (i) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the "**TIF Plan and Project**"), (ii) designated a Tax Increment Redevelopment Project Area, and (iii) adopted Tax Increment Allocation Financing (collectively, "**TIF Ordinances**"), establishing the Central Business District Redevelopment Project Area ("**TIF District**").

G. The Developer is the contract purchaser of the property commonly known as 464 Glenwood Avenue (*f.k.a.* 460 Crescent Boulevard), Glen Ellyn, Illinois, legally described and depicted in **Exhibits A and B** ("**Subject Property**"), which is currently occupied by a vacant retail structure ("**Vacant Building**").

H. The Developer proposes to redevelop the Subject Property as a planned unit development in the C5B Zoning District, consisting of a 6 level, 5 story mixed use development containing: (1) at least 85 multi-family dwelling units; (2) at least 1,400 square feet of ground-floor commercial space; (3) at least 102 vehicle parking spaces; and (4) associated amenities and improvements on and around the Subject Property, all as depicted in the Development Plans attached as **Exhibit C** ("**Development**").

I. The Village and the Developer desire that the Subject Property be developed and used in compliance with this Agreement, and the Village desires to financially assist the Developer, pursuant to and in accordance with this Agreement, the Code, and the Act, to facilitate the Development on the Subject Property.

J. The Village desires to see the Subject Property developed in accordance with this Agreement to clear the blight and conservation factors and characteristics of the TIF District, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of those conservation conditions and characteristics in the TIF District, encourage further private investment and development and promote economic development within the Village, enhance the Village's tax base, increase employment opportunities for Village residents, and enhance the future tax revenues for those overlying taxing bodies who levy against the Subject Property, and within the TIF District.

K. The Development is essential to meet the overall objectives of the TIF District, thereby implementing and advancing the TIF Plan and Project.

L. The Developer has represented to the Village that without financial assistance from the Village as detailed herein, the Development is not economically feasible and that Developer would not undertake the Development.

M. The Corporate Authorities, after due and careful consideration, have concluded that the redevelopment and use of the Subject Property pursuant to and in accordance with this Agreement is consistent with the Village's land use goals and objectives, including those identified in the Strategic Plan, and is in the Village's best interests.

N. The Corporate Authorities have exercised their legislative judgment and determined, based on studies, analysis, and information available, including, without limitation

the Village's 2001 Comprehensive Plan, Strategic Plan, the 2009 Downtown Plan, Financial Scorecard, the Central Business District Redevelopment Plan and Project (collectively, the "**Long Term Plans**"), and the Developer's Proforma, that the Development provides public benefits, including, without limitation, tax revenue, additional downtown retail, housing, and parking, modern stormwater management facilities, pedestrian-scale improvements, and improvements intended to help the Village achieve the vision contained in the Long Term Plans for the Central Business District and the Village as a whole.

O. The Corporate Authorities have reviewed and considered the Development and the zoning and other approvals requested to improve the Subject Property and surrounding area, and find the Development to be consistent with the Village's goals and objectives set forth in Long Term Plans, including, without limitation, the TIF Plan and Project, the TIF District, and the TIF Ordinances.

P. The foregoing Recitals are incorporated herein and made a part of this Agreement.

Section 2. Definitions; Rules of Construction.

A. **Definitions.** Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

"Act:" As defined in Section 1(D).

"Affordable Units:" As defined in Section 5(K).

"Budget:" As defined in Section 8(H)(1).

"Building:" The 6 level, 5-story, mixed-use structure to be constructed on the Subject Property, including, without limitation, at least 85 multi-family dwelling units, at least 1,400 square feet of commercial space, at least 102 vehicle parking spaces, and indoor and outdoor improvements, all as depicted on the Development Plans.

"Building Code:" Title 4, entitled "Building Regulations," of the Village Code of the Village of Glen Ellyn, including all local amendments, as amended.

"Capital Expense Grant:" As defined in Section 8(B)(3).

"Certificate of Reimbursable Project Costs:" As defined in Section 8(F).

"Code:" As defined in Section 1(E).

"Commencement Date:" As defined in Section 6(G).

"Construction Schedule:" As defined in Section 6(G).

"Corporate Authorities:" The Village President and Board of Trustees of the Village of Glen Ellyn.

“Developer’s Lender:” As defined in Section 8(A).

“Development Plans:” Those certain development plans for the Subject Property consisting of the following documents:

“Floor Plans:” Lower Level Parking, Tandem Architecture Inc., dated 11-5-20, Sheet A-101; Main Parking / Street Level Planned Unit Development Plan, Tandem Architecture Inc., dated 11-23-20, Sheet A-102; Floors 3-5, Tandem Architecture Inc., dated 9-29-20, Sheet A-103;

“Site Plan:” Site Dimensional and Paving Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C3.0;

“Elevations:” N-S-E-W Elevations, Tandem Architecture Inc., dated 11-23-20, Sheet A-200;

“Exterior Materials Exhibit:” Exterior Materials, Tandem Architecture Inc., dated 12-1-2020;

“Preliminary/Final PUD Plan:” Main Street/Street Level Planned Unit Development Plan, Tandem Architecture Inc., dated 11-23-20, Sheet A-102;

“Preliminary/Final Landscaping Plan:” Landscape Plan, Tandem Architecture Inc., dated 11-23-20, Sheet L-100; and

“Final Engineering Plan:” As defined in Section 4(E), and consisting of the following sheets: Existing Conditions Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C2.0; Site Demolition Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C2.1; Site Dimensional and Paving Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C3.0; Site Utility Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C4.0; and Site Grading Plan, CivWorks Consulting, LLC, dated 12-1-20, Sheet C5.0;

copies of which are attached as **Exhibit C** to this Agreement.

“Effective Date:” As defined in the Agreement’s preamble.

“Email:” As defined in Section 15(A).

“FOIA:” As defined in Section 15(T).

“Force Majeure:” Strikes, lockouts, pandemics, war, civil disturbances, acts of God, or other factors beyond a party’s reasonable control and reasonable ability to remedy that occur after the Effective Date; provided, however, that Force Majeure shall not include delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the particular location of the Subject Property. In no event shall (1) increased costs or other financial considerations, or (2) litigation challenging the Village’s review and approval of any plans for the Subject Property or the Public Improvements, the issuance of any

approval, permit, or certificate for the Subject Property, the Developer's construction of the Development, or this Agreement be considered a force majeure event, provided the Parties agree to meet and confer regarding any such litigation, its impact on the Construction Schedule and make reasonable adjustments to the Construction Schedule.

"Guaranty Security:" As defined in Section 10(B).

"Housing Act:" The Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, *et seq.*, and the administrative rules, regulations, and guidance implementing the same, all as amended.

"Incentive Period:" As defined in Section 8(B)(1).

"IPT Revenue:" As defined in Section 8(B)(1).

"Long Term Plans:" As defined in Section 1(N).

"Performance Security:" As defined in Section 10(A).

"Person:" Any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

"Public Improvements:" All of the public improvements, infrastructure, and facilities necessary or proposed to serve the Subject Property including, without limitation, all of the right-of-way improvements on Crescent Boulevard and Glenwood Avenue adjacent to or near the Subject Property, and all of the power lines (overhead and underground), water, sanitary and storm sewer extensions depicted on the Final Engineering Plan. The Public Improvements are more specifically set forth on the list attached to this Agreement as **Exhibit D**.

"Reimbursable Project Costs:" As defined in Section 8(F).

"Replacement Security:" As defined in Section 10(C).

"Requirements of Law:" All applicable federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations, as amended.

"School Allocation:" As defined in Section 8(B)(2).

"Subdivision Code:" Title 11, entitled "Subdivision Regulations Code," of the Village Code of the Village of Glen Ellyn, as amended.

"Subject Property:" The real property legally described and depicted in **Exhibits A and B**.

"Substantial Completion" or "Substantially Complete:" Refers to the point that (1) the Developer's construction of the Development (as hereinafter obligated) has received all final inspections, (2) the Developer has obtained all final approvals for the public and private

improvements (subject to any maintenance guaranty obligations), and (3) all life safety elements, as determined by the Zoning Administrator, have been approved and (4) the Development is eligible for issuance of a temporary certificate of occupancy.

"SSA:" As defined in Section 8(K).

"SSA Law:" The Special Service Area Tax Law, 35 ILCS 200/27, *et seq.*, as amended.

"TIF District:" As defined in Section 1(F).

"TIF Incentive:" As defined in Section 8(B)(1).

"TIF Ordinances:" As defined in Section 1(F).

"TIF Plan and Project:" As defined in Section 1(F).

"Transferee Assumption Agreement:" As defined in Section 12.

"Vacant Building:" As defined in Section 1(G).

"Village Attorney:" The Village Attorney of the Village of Glen Ellyn.

"Village Code:" The Village of Glen Ellyn Village Code, as amended.

"Village Manager:" The Village Manager of the Village of Glen Ellyn.

"Wage Act:" As defined in Section 15(M).

"Zoning Administrator:" The Community Development Director of the Village of Glen Ellyn.

"Zoning Code:" Title 10, entitled "Zoning Code," of the Village of Glen Ellyn Village Code, as amended.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.
2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.
3. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may

be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

Section 3. Acquisition of Subject Property. The Developer shall acquire fee simple title to the Subject Property and provide the Village Manager with written proof of the same by no later 90 days after the Effective Date. Developer's failure to acquire title to the Subject Property or provide the Village Manager with satisfactory written proof, to the Village Manager's reasonable satisfaction, in accordance with this Section shall entitle the Village Manager, in his sole discretion, to terminate this Agreement and all of the Parties' rights and obligations hereunder.

Section 4. Zoning and Entitlements Approvals.

A. **Zoning and Entitlements Ordinance.** Immediately after approval of the ordinance approving this Agreement, the Corporate Authorities will pass ordinances, in substantially the same form as **Exhibit E** and in accordance with the requirements of Village Code that approve (1) a special use permit for a planned unit development to construct and operate the Development on the Subject Property; (2) a special use permit for multi-family dwellings; and (3) the following Zoning Code deviations: (a) to reduce the number of required vehicle parking spaces; (b) to increase the Building's maximum height; (c) to eliminate the step back requirement for that portion of the Building with frontage on Glenwood Avenue; (d) to reduce the required impervious surface setbacks as measured from the Subject Property's north, south, and east lot lines; (e) to reduce the required setback from the north lot line to accommodate an emergency generator and mechanical equipment; (f) to reduce the required setback from the south lot line to accommodate the building footprint; (g) to reduce the required setbacks from the north lot line to accommodate a retaining wall; (h) to increase the maximum permitted lot coverage of the Building from 65 percent to up to 84 percent; (i) to reduce the required length of one 45-degree parking stall; (j) to reduce the required drive aisle width for one 90-degree parking stall; and (k) to allow certain exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides.

B. **Permitted and Prohibited Uses; Individual Use Special Use Permits.** Notwithstanding anything to the contrary in the Zoning Code, the uses listed on **Exhibit F** are prohibited from operating on the Subject Property. Any use designated in the Zoning Code as requiring a special use must obtain approval of a special use permit in accordance with the Zoning Code before receiving a certificate of occupancy or commencing operations.

C. **No Construction Prior to Acquisition.** The Developer agrees that unless approved by the Village Manager, in his reasonable discretion, no permanent construction, improvement, or physical development of any kind shall be permitted on any portion of the Subject Property unless and until the Developer acquires the Subject Property.

D. **Recordation of Zoning and Entitlement Ordinances.** Upon approval of this Agreement and Developer providing the Village with: 1) proof of ownership of the Subject Property in accordance with Section 3; or 2) consent to recording from the Subject Property's owner, if the Developer does not yet own the Subject Property, the Village will promptly cause

the ordinances to be recorded against the Subject Property with the DuPage County Recorder of Deeds.

E. Final Engineering Plan. The final engineering plan shall: 1) depict the Development's infrastructure and other improvements; 2) comply with all Village ordinances, rules, and regulations, except as expressly modified by ordinance; and 3) substantially conform to the other Development Plans, excluding modifications approved by the Zoning Administrator ("*Final Engineering Plan*"). The Developer shall obtain the Village's approval of the Final Engineering Plan before the Village issues a permit to construct the Development.

Section 5. Development of the Subject Property.

A. General Restrictions. Subject to the particular terms for development set forth in Section 5(D) of this Agreement, the Developer's construction of the Development, except for minor alterations approved by the Village Manager, shall be pursuant to and in accordance with the following:

1. This Agreement.
2. The Development Plans.
3. The Zoning Code.
4. The Subdivision Code.
5. The Building Code.
6. The other Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control. All of the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

B. Public Utility and Storm Water Easements. The Developer will grant all utility easements to the Village and other governmental bodies and utility services over, on, and across the Subject Property, as required by the Village or other governmental body for the purposes of making repairs, maintaining, installing and servicing utilities, and providing public and emergency services.

C. Utility Location and Relocation. The Developer will, subject to the Village's approval, relocate all existing utilities through, under and around the Subject Property as needed to accommodate the Development, all as depicted on the Final Engineering Plan. When proposing utility relocation, the Developer will exercise its best efforts to coordinate with the Village and all other governmental bodies and utility services providing utility service to or through the Subject Property.

D. Particular Terms for Development. Notwithstanding any use or development right that may be applicable or available to the Subject Property pursuant to the Zoning Code or any other Requirement of Law, the Subject Property shall be used and developed, subject to the provisions in this Subsection 5(D), as follows:

1. The Building shall contain at least eighty five (85) multi-family dwelling units and a parking garage containing at least one hundred and two (102) vehicle parking spaces, all of which shall be accessible by elevator service.
2. The Development will contain at least one thousand four hundred (1,400) square feet of ground-floor commercial space located along the Building's easterly frontage.
3. The Building's dwelling units will contain a mix of junior 1 bedroom, 1 bedroom, 2 bedroom, and 2 bedroom + den dwelling units ranging in size from approximately 550 square feet to approximately 1,350 square feet, and the approximate average unit size will be ± 900 square feet.
4. The Development will include the following community amenities, in addition to all others identified on the Development Plans which are attached as **Exhibit C**: (a) bike storage; (b) pet spa; (c) craft room; (d) meeting room; (e) business center; (f) package room; (g) club room; (h) outdoor shared patio; (i) fitness room; (j) bicycle studio; and (k) comparable amenities traditionally found in luxury multi-family developments located in municipalities in the Chicago Metropolitan Statistical Area.
5. The Development will be staffed and managed by a full time professional management company with experience managing multi-family developments that command comparable or higher rents and are located in the Chicago Metropolitan Statistical Area.
6. The Building shall be constructed as depicted in the Development Plans, and the Developer shall be solely responsible for ensuring that Development complies with all Requirements of Law.
7. The Building shall contain no more than five (5) stories above grade. The "overall maximum height" of the Building, as defined in the Zoning Code and approved by Ordinance No. 6834, shall be not greater than as depicted in the Elevations.
8. The Building's exterior façade shall be constructed of the materials set forth in the Elevations and Exterior Materials which are attached as **Exhibit C**.
9. The Development shall include new, modern streetscape improvements along the Crescent Boulevard and Glenwood Avenue public rights of way

adjacent to the Subject Property. All streetscape improvements, including, without limitation, pavers, light standards, benches, and materials, shall substantially conform to the Village's Streetscape Improvement Design, which the Village anticipates adopting in 2021, and Developer shall be solely responsible for the cost of installing and constructing such streetscape improvements.

E. Damage to Public Property. The Developer will maintain all streets, sidewalks, and other public property adjacent to the Subject Property in a good and clean condition during development of the Subject Property and construction of the Development. Further, the Developer will promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer no less frequently than the end of each work day, and will repair any damage to public property that may be caused by the activities of the Developer or any agent of or contractor hired by, or on behalf of, the Developer. Within a reasonable period of time, but in no event more than 12 hours, after the Village gives the Developer notice to clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property deposited by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, the Developer shall clean such property. If the Developer neglects to clean, or undertake with due diligence to clean, the affected public property, then the Village will be entitled to clean, either with its own forces or with contract forces, the affected public property and to recover from the Developer costs or charges reasonably incurred by the Village to perform the cleaning.

F. Changes to the Planned Unit Development (PUD), including the Development Plans. All changes to the Development Plans shall be processed in accordance with Zoning Code.

G. Demolition. Developer shall be responsible, at its sole cost, for demolishing and removing the Vacant Building and all improvements, structures, buildings, infrastructure, and appurtenances located above or below grade on and around the Subject Property that are necessary to construct the Development as depicted on the Final Engineering Plan, and subject to all Requirements of Law. The Parties agree that no prudent or feasible alternative exists to the demolishing the Vacant Building, that the Developer shall not include any costs associated with the Vacant Building's demolition on any Certificate of Reimbursable Project Costs submitted to the Village, and that all costs associated with the Vacant Building's demolition shall be ineligible for reimbursement using TIF Incentive funds.

H. Construction Type. The Building shall be constructed pursuant to the Building Code.

I. Issuance of Building Permits. The Developer may seek issuance of multiple building permits to construct the Development. If requested by Developer, the Village shall grant a permit allowing for mass grading and/or construction of the Building's foundation to facilitate timely commencement of construction, subject to the terms of this Agreement. The Village will not unreasonably withhold issuance of any complete and properly filed application for a building and/or demolition permit.

J. Issuance of Certificates of Occupancy. Upon the Developer's request, the Zoning Administrator may issue a temporary certificate of occupancy, as may be appropriate, for the Building upon Substantial Completion of an entire floor of residential units or upon completion of the Development's commercial tenant space.

K. Affordable Dwelling Units. The Developer agrees to maintain up to two (2) of the Building's Junior One Bedroom Units as "affordable housing," as defined by the Housing Act ("**Affordable Units**"), for a period of ten (10) years following the Development's Substantial Completion. The Developer shall only offer and allow the Affordable Units to be occupied by individuals or households with incomes that do not exceed eighty (80%) percent of the "area median household income," as defined by the Housing Act. The maximum monthly rental price for the Affordable Units shall comply with the rental limits established by the Housing Act. The Village shall reimburse the Developer on an annual basis for the difference between the Affordable Units' market rent and the maximum rental price authorized by the Housing Act for the individual or household occupying the Affordable Units, in an amount not to exceed \$250,000.00 over the ten (10) year period. Upon the Village's request and before the Village approves any reimbursement pursuant to this Section, the Developer shall provide the Village any documentation the Village deems reasonably necessary to confirm eligibility for reimbursement under this Section, including, without limitation, documentation verifying the Affordable Units' market rental price, the rental rate actually charged and received by the Developer for the Affordable Units, the Developer's evaluation of occupant eligibility, including data identifying the area median household income and the processes and procedures used by the Developer to verify occupant income level, and any other information the Village deems reasonably necessary to ensure compliance with this Agreement and the Housing Act.

Section 6. Public Improvements.

A. Developer Duty to Construct Public Improvements. The Developer will construct and install all of the Public Improvements listed on **Exhibit D** (collectively, the "**Public Improvements**"), including, without limitation, parkway trees, sidewalk pavement, curb and gutter, street pavement, street lighting, and all other right of way and streetscape improvements located in the Glenwood Avenue and Crescent Boulevard rights of way adjacent to the Subject Property, as depicted in the Final Engineering Plan and Preliminary/Final Landscape Plan.

B. Standards Applicable to Public Improvements.

1. General Standards. The Developer will construct all Public Improvements pursuant to, and in accordance with, the Final Engineering Plan, Preliminary/Final Landscape Plan, and the Village Code, and to the reasonable satisfaction of the Zoning Administrator. All work performed on the Public Improvements will be conducted in a good and workmanlike manner and in accordance with this Agreement. All materials used for construction of the Public Improvements will be new and of first-rate quality.

2. Contract Terms; Prosecution of the Work. The Developer and all of its contractors will prosecute the work diligently, in full compliance with, and as required by or pursuant to, this Agreement, until the work is properly completed.
3. Village Inspections and Approvals. During the course of construction of the Public Improvements, Village inspectors will have the full right, permission, and authority to inspect and approve all work on the Public Improvements with reasonable notice to the Developer.
4. Other Approvals. If the construction and installation of any Public Improvement requires the consent, permission, or approval of any Person, then the Developer will take all steps required to obtain the required consent, permission, or approval. No work requiring the consent, permission, or approval of any Person will commence without that prior consent, permission, or approval.

C. Closure of Sidewalk and Right-of-Way. The Developer shall be entitled to close the Glenwood Avenue and Crescent Boulevard sidewalk immediately adjacent to the Subject Property and use that area to support the Development's construction during the course of construction, subject to the Village's approval of a traffic control plan that provides adequate protection and direction to pedestrians and vehicles. Developer and the Village shall cooperate and schedule any right of way closures as may be necessary and appropriate to complete the Development, including any improvements located within the right-of-way. Developer will be responsible, at Developer's sole cost, for repairing any damage or injury to any rights of way or other public property in accordance with the Village Code and this Agreement.

D. Final Inspections and Approvals. When the Developer determines that the Public Improvements have been properly completed, the Developer shall request final inspection, approval, and, as appropriate, acceptance of the Public Improvements by the Village. The notice and request shall be given sufficiently in advance to allow the Village time to inspect the Public Improvements, to prepare a punch list of items requiring repair or correction, and to allow the Developer time to make all required repairs and corrections prior to the Development's completion date as identified in the Construction Schedule. The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. Subject to the provisions of Subsection 6(E), the Village shall not be required to approve or accept any Public Improvement until all of the Public Improvements, including without limitation all punch list items, have been fully and properly completed.

E. Dedication and Acceptance of Specified Public Improvements. The Developer shall dedicate to the Village and the Village shall accept from the Developer the Public Improvements listed on **Exhibit D**. Nothing whatsoever shall constitute an acceptance by the Village of any Public Improvement except express written acceptance by the Village in compliance with the requirements of the Village Code. Prior to acceptance of any Public Improvement to be accepted by the Village, the Developer shall execute, or cause to be executed, final lien waiver(s) and a bill of sale to transfer ownership of the Public Improvement to, and to evidence ownership of the Public Improvement by, the Village, free and clear of all liens, claims,

encumbrances, and restrictions unless otherwise approved by the Village. The documents transferring ownership of any Public Improvement to, and to evidence ownership of the Public Improvement by, the Village shall be reasonably acceptable in form and substance to the Village Attorney. Notwithstanding the foregoing, said documentation shall not impose any warranty or other burden on Developer associated with the dedication of the Public Improvement except as expressly set forth in this Agreement or the Village Code. Developer shall, simultaneously, grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village.

F. Developer's Guaranty and Maintenance of Public Improvements. The Developer hereby guarantees the prompt and satisfactory correction of all defects and deficiencies in the Public Improvements that occur or become evident within one (1) year after approval and any required acceptance of the Public Improvements by the Village pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during the one (1) year period, then the Developer shall, after ten (10) days' prior written notice from the Village, diligently commence to correct it or cause it to be corrected. In the event any Public Improvement is repaired or replaced pursuant to the demand of the Village, the Guaranty provided by this Section 6(F) shall be extended, as to the repair or replacement, for one (1) full year from the date of completion of the repair or replacement. Upon Developer's failure to comply with this Section, the Village may, in addition to other remedies available at law, in equity, or under this Agreement, draw upon the Guaranty Security.

G. Commencement and Completion of Construction. Developer shall commence work on the Development not later than April 15, 2022 ("**Commencement Date**"). Construction of the Development shall begin, proceed, be Substantially Completed, and made ready for inspection, approval, and any required acceptance by the Village, in accordance with the schedule attached to this Agreement as **Exhibit G**, as may be amended from time to time by written agreement between the Developer and the Village Manager ("**Construction Schedule**"). Developer will pursue diligently, continuously, and in full compliance with this Agreement, Substantial Completion of all construction, as required in, or permitted by, Sections 5 and 6 of this Agreement.

H. Village Remedy for Failure to Complete Construction. If the Developer fails to comply with the Construction Schedule, except in the instance of a Force Majeure event, or any portion thereof, the Developer will, subject to any right to cure granted to Developer and Developer's Lender in Subsection 6(I) of this Agreement, promptly remove any partially constructed or partially completed buildings, structures, or improvements from the Subject Property. If the Developer fails or refuses to remove the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, the Village will have, and is hereby granted, in addition to all other rights and remedies afforded to the Village in this Agreement and by law, the right, at its option, to complete the Development, in whole or in part, or demolish and remove any of the partially constructed or partially completed buildings, structures, or improvements from the Subject Property, and the Village will have the right to charge the Developer an amount sufficient to defray the entire cost of such completion, in whole

or in part, demolition and removal, in whole or in part, including without limitation legal and administrative costs.

I. Developer and Lender Notice and Right to Cure for Failure to Complete Construction. In the event Developer fails to comply with the Construction Schedule, or any portion thereof, the Village will provide written default notice to Developer and to Developer's Lender. The default notice will specify the basis of the default. Developer and Developer's Lender will have a period of sixty (60) days from the date of the default notice to begin to cure the default so that Substantial Completion of the Development can occur in accordance with the Construction Schedule. The Developer or the Developer's Lender may request a hearing before the Corporate Authorities to request additional time to Substantially Complete the Development. In the event Developer or Developer's Lender requests a hearing, the Corporate Authorities will reasonably consider, in light of prior investment in the Subject Property and the current financial ability of the Developer or Developer's Lender, a proposal from Developer or Developer's Lender that sets forth a reasonable schedule for Substantial Completion of the Development. The Village will reasonably cooperate with the Developer or the Developer's Lender to ensure that Substantial Completion of construction can be achieved within the agreed upon schedule with the Developer or Developer's Lender.

J. Survival of Public Improvements Obligation. The Public Improvement obligations set forth in this Section 6 shall survive the expiration of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village, and conclusion of any guaranty period under Subsection 6(F) of this Agreement, Developer's Public Improvement obligations under this Section 6 shall be satisfied.

Section 7. Construction Traffic and Parking; Streets; Construction Trailer.

A. Construction Traffic and Parking; Streets.

1. Designated Traffic Routes. Before the Village issues a permit, the Developer shall submit and receive the Zoning Administrator's approval of a construction site management plan. The Village may, within the approved construction site management plan or otherwise, designate routes of access to the Subject Property for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to paved street surfaces; provided, however, that the designated routes shall not unduly hinder or obstruct efficient access to the Subject Property for construction traffic. The Developer shall keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards and shall repair all damage caused by the construction traffic. The Developer shall maintain and operate the Subject Property, the Development, and any property used by the Developer to support the Development in accordance with the Village's Construction Site Rules of Conduct attached as **Exhibit H**.

2. Parking. All construction vehicles, including, without limitation, passenger vehicles and construction equipment, shall be parked within the Subject Property or in areas designated by the Village.

B. Construction Trailer. The Village shall allow the Developer to use the Subject Property for purposes of siting one (1) construction trailer, subject to the Developer obtaining a building permit for the trailer and placing the trailer in a location approved by the Zoning Administrator. No trailer shall be sited on the Subject Property prior to the Developer acquiring title to the Subject Property in accordance with Section 3, and no trailer may be located on the Subject Property after the date of issuance of any temporary certificate of occupancy for the Subject Property.

Section 8. Development Financing and Monitoring

A. Developer Financing. Within one hundred eighty (180) days of the Effective Date, the Developer shall secure a binding financing commitment necessary to Substantially Complete the Development, including, without limitation, a loan commitment from a lender. The Developer's financing commitments shall be sufficient to cover the equity and debt financing in the amounts set forth in **Exhibit I**. As a pre-condition of the Village issuing any building permit for the Development, the Developer shall provide evidence of project financing acceptable to the Village, in the Village Manager's reasonable discretion, and provide the Village with the contact name, mailing address, phone number, and Email address for the Developer's lender or lenders (collectively, "**Developer's Lender**"). The Village may unilaterally terminate this Agreement and all of the Parties' obligations hereunder if: 1) the Developer fails to provide evidence of Development financing and assurances that are acceptable to the Village within the timeframes set forth in this Section; or 2) the Developer fails to receive the Village Manager's written approval of an extension to the deadline to provide proof of financing.

B. Village Incentives. Based upon the Developer's representation of its need for assistance, and provided the Developer fulfills its obligations in this Agreement and under the Act, the Village will provide the following assistance to facilitate the Development.

1. TIF Incentive. Upon Substantial Completion of the Development and subject to the provisions of Sections 8(B)(1) and (2), the Village will pay the Developer fifty (50%) percent of the incremental property tax revenue generated by the Subject Property during the Incentive Period, as defined below ("**IPT Revenue**"), in an amount not to exceed two million (\$2,000,000) dollars ("**TIF Incentive**"). The Village will pay the TIF Incentive, or a portion thereof, once annually on or before December 1st of each calendar year beginning on December 1, 2025 and concluding when the full TIF Incentive has been paid to the Developer, or on December 1, 2034, whichever occurs first ("**Incentive Period**"). The Village's obligation to pay the TIF Incentive is conditioned on: a) the Developer submitting a reimbursement request in accordance with Section 8(F); b) IPT Revenue being available; c) the Development being inhabitable and compliant with all Requirements of Law; and d) the

Developer complying with the Act and this Agreement's terms. The Developer shall have no right to apply for or receive any TIF Incentive or IPT Revenue after the Incentive Period's voluntary or involuntary termination.

2. School District Payments. Before the Developer may receive any TIF Incentive, the Village shall first use IPT Revenue to satisfy any school district payment obligations associated with the Development pursuant to the Act ("**School Allocation**"). The Developer's share of IPT Revenue as stated in in Section 8(B)(1) shall be calculated after the Village pays the School Allocation.¹ The Village's payment of TIF Incentive to the Developer shall be secondary and subordinate to the Village's obligation to pay the School Allocation.

3. Capital Expense Grant. The Developer anticipates incurring expenses related to the construction of improvements located in public rights of way adjacent to the Subject Property, as listed on **Exhibit D**, including, without limitation, parkway trees, sidewalk pavement, curb and gutter, street pavement, street lighting, and all other right of way and streetscape improvements. Within one hundred twenty (120) days of Developer Substantially Completing any of the improvements listed on **Exhibit D**, the Developer may apply for reimbursement for up to two hundred thousand (\$200,000) dollars of capital costs actually incurred by the Developer for Reimbursable Project Costs, as defined in Section 8(F), for improvements constructed on or in adjacent rights of way ("**Capital Expense Grant**"). The Developer shall submit a reimbursement request and supporting documents in accordance with Section 8(F) to substantiate its Capital Expense Grant request, and the Village shall review and process the Developer's reimbursement request in accordance with Section 8(G). The Developer shall only be entitled to receive Capital Expense Grant funds for improvements that: a) the Developer has not previously received payments or any other form of Village financial incentive for, including, without limitation, TIF Incentive funds; and b) qualify as Reimbursable Project Costs. The Developer warrants and represents that it will not seek reimbursement via TIF Incentive or any other Village-administered incentive program for any improvements funded by or reimbursed through the Capital Expense Grant. The Parties agree that the Village may record against the Subject Property an instrument approved by the Village Attorney memorializing the Capital Expense Grant, including, without limitation, the Parties' obligations under the Agreement.

¹ For example, if the Subject Property generates \$1,000 in IPT Revenue in 2025 and the School Allocation equals \$100, the Developer's share of the IPT revenue for 2025 would be \$450 (*i.e.*, \$1,000 IPT Revenue – \$100 School Allocation x 0.50 = \$450).

4. Non-Recourse Against the Village. The TIF Incentive will be payable from IPT Revenue as it becomes available and from no other source. The Developer shall have no recourse against the Village's general fund or other Village revenues and this Agreement shall have no effect on the Village's ability to issue debt in the future. Upon expiration of the Incentive Period, any unpaid amount owed by the Village to the Developer shall be forgiven in full.

C. TIF Incentive Clawback.

1. If the Subject Property or Development is abandoned for any consecutive six (6) month period, except in the instance of any Force Majeure event or any period of inactivity identified in the Construction Schedule, Developer will pay back in full, upon fifteen (15) business days' written demand from the Village, any TIF Incentive and Capital Expense Grant funds previously provided by the Village to the Developer.
2. If the Developer fails for any reason whatsoever to maintain its obligations as set forth in this Agreement, except in the instance of any Force Majeure event, upon written notice from the Village, Developer shall remedy such default within ninety (90) days of receiving notice from the Village, unless this Agreement provides a shorter cure period, in which case the shorter cure period shall control. In the event Developer fails to comply with this Section, Developer will pay back in full, upon fifteen (15) days' written demand from the Village, any TIF Incentive and Capital Expense Grant funds previously provided by the Village to the Developer.

D. Future Sale of Subject Property. If the Developer conveys title to the Subject Property, or any portion thereof, to any third party within five (5) years of the Effective Date without the prior written consent of the Village Manager in accordance with Section 12, the Developer shall, prior to conveying title, reimburse the Village the full cost of the Capital Expense Grant. Upon the Developer reimbursing the Capital Expense Grant, the Village agrees to provide the Developer with a signed, written release, in a form approved by the Village Attorney, of the Village's right to reimbursement of the Capital Expense Grant.

E. TIF Eligible Costs. The Village will reimburse the Developer for Reimbursable Project Costs up to the full amount of the TIF Incentive. Reimbursement will occur as IPT Revenue becomes available and in accordance with this Agreement. The Parties anticipate Reimbursable Project Costs will include those expenditures identified in **Exhibit J**. Reimbursement from the Village will occur as the Developer submits Certificates of Reimbursable Project Costs in accordance with this Agreement, and as IPT Revenue becomes available.

F. Certification of Reimbursable Project Costs. Developer represents and warrants that the Developer has incurred, or will incur prior to the Development's Substantial Completion, the costs set forth on **Exhibit J**. When seeking reimbursement of Development costs that are

reimbursable under the Act ("***Reimbursable Project Costs***"), the Developer shall submit to the Village Manager a written reimbursement request in the form attached as **Exhibit K** ("***Certificate of Reimbursable Project Costs***"), certifying costs incurred in connection with the Development that qualify as Reimbursable Project Costs. The Developer shall submit no more than one (1) Certificate of Reimbursable Project Costs per calendar year, and no request shall be made for an amount less than five thousand (\$5,000) dollars.

Each Certificate of Reimbursable Project Costs shall be accompanied by documentation supporting the requested reimbursement, including, without limitation, sworn statements, title insurance updates, lien waivers, invoices, financing statements, receipts, checking account statements, canceled checks, payroll records, project expenditure summaries, and all other documentation reasonably deemed necessary by the Village Manager. The Developer shall only be eligible to receive reimbursement for Reimbursable Project Costs that are supported by a Certificate of Reimbursable Project Costs, including all supporting documentation reasonably deemed necessary by the Village Manager to verify compliance with the Act and this Agreement. Any material inaccuracy, false statement, misrepresentation, or false representation made by the Developer within a Certificate of Reimbursable Project Costs or within documentation accompanying a Certificate of Reimbursable Project Costs shall constitute a default under this Agreement.

G. Review of Reimbursable Costs. Provided Developer has submitted its Certificate of Reimbursable Project Costs at least thirty (30) days before a regular meeting of the Corporate Authorities and the Village has already paid the School Allocation for that calendar year, the Village Manager shall have thirty (30) days from the receipt of a complete Certificate of Reimbursable Project Costs and all supporting documentation requested by the Village to recommend approval or disapproval in writing to the Corporate Authorities, with a copy also being provided to the Developer. If the Developer submits its Certificate of Reimbursable Project Costs and all necessary supporting documents before the Village has paid the School Allocation for the calendar year, the Village Manager shall have thirty (30) days from the date the Village pays the School Allocation to recommend approval or disapproval in writing to the Corporate Authorities, with a copy also being provided to the Developer. Within thirty (30) days of the Corporate Authorities approving a request for reimbursement, the Village shall issue payment for approved Reimbursable Project Costs to Developer via certified check.

In the event the Corporate Authorities deny a request for reimbursement, the Village shall notify the Developer in writing within fifteen (15) days, specifying the item(s) denied and the reason there for. Developer shall have the right to cure the cause of the denial and resubmit its application for reimbursement, detailing the action taken to cure the defect. In the event the resubmission is denied, the Developer may appeal to the Village Manager and Village Attorney who shall meet and confer with the Developer to attempt to resolve the cause of the denial. If the matter is not resolved, Developer may further appeal to the Corporate Authorities. If the Corporate Authorities uphold the denial, the Developer and the Village may jointly agree to submit the matter to arbitration in accordance with the rules of the American Arbitration Association.

H. Open Book Development.

1. Attached hereto as **Exhibit L** is the Developer's good faith estimate of the overall costs of the Development ("**Budget**"). The Developer acknowledges that the Parties relied on the Budget when determining the TIF Incentive amount. The Development shall be an "open book" project, and the Developer will provide the Village full access, upon the Village providing reasonable notice, to all portions of the Development. During business hours and at the office of the Developer, the Developer shall make available for review by the Village and its agents the books and records relating to the Developer's costs with respect to the Development to enable the Village to verify the Development's costs, including, but not limited to, the Developer's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information reasonably requested by the Village. These records shall be available for inspection, audit and examination. The Village agrees to keep all financial information of the Developer confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing Village review and audit rights shall terminate upon the voluntary or involuntary termination of this Agreement.
2. If upon Substantial Completion of the Development, the Village determines that the cost of the Development is below the amount contained in the Budget, the TIF Incentive amount will be reduced proportionally. For example, if the Village determines that the Development's actual cost equals ninety five (95%) percent of the amount identified in the Budget, the TIF Incentive amount will be reduced by five (5%) percent from \$2,000,000 to \$1,900,000.

I. Progress Meetings. Developer shall at all times have an individual designated as the Village's primary point of contact for matters pertaining to this Agreement. Upon written request of the Village, Developer shall meet on a monthly basis with the Village Manager, or his designee, and other Village staff as appropriate, to provide a comprehensive progress report on the Development. Appropriate Development team personnel shall attend the meeting on behalf of Developer and the Village, and the Developer shall provide information regarding the status of construction and occupancy, pending permit requests, and other logistical information deemed necessary by the Village.

J. Property Taxes and Valuation. Developer shall timely and fully pay when due all taxes and assessments levied against the Subject Property. Developer shall have the right to petition to reduce the assessed value of the Subject Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any property tax owed during this Agreement's term, provided that:

1. The Developer provides the Village with at least twenty (20) days advance notice of filing any appeal, exemption, or other request to reduce tax

monies owed by the Developer, regardless of the amount of or nature of the reduction sought; and

2. The Developer shall provide the Village copies of all documents, including, without limitation, appeal applications, appraisals, expert statements and testimony, and studies, submitted or presented to any unit, agency, or body of government or court in connection with the appeal, including, without limitation, the DuPage County Board of Review, the Illinois Property Tax Appeal Board, or any court or tribunal, at the same time such materials are provided to the unit, agency, or body of government or court.

Developer does not waive its right to receive any TIF Incentive by filing a petition seeking to reduce the Subject Property's assessed value, appeal the applicable tax rate, seek a real estate tax exemption, or otherwise reduce the amount of real estate tax owed for the Subject Property. However, if the Developer's petition results in a refund of previously paid tax installment payments while under appeal, which were part of a prior TIF Incentive payment to the Developer, then there will be a recalculation and reconciliation of the previously paid TIF Incentive payment and Developer will return any funds to the TIF Fund for use by the Village in accordance with the Act. The Village reserves the right to withhold future TIF Incentive payments to Developer until reconciliation occurs, and Developer hereby waives any objection or challenge to the same.

Section 9. Fees, Dedications, Donations, and Contributions.

A. **Negotiation and Review Fees.** In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, the Developer shall pay to the Village, after presentation of a written demand or demands for payment, all reasonable legal, engineering, and landscape architect fees, costs, and expenses, and any other consultant fees, costs, and expenses deemed necessary by the Zoning Administrator, incurred or accrued in connection with the review and processing of plans for the development of the Subject Property. Permit fees due and payable to the Village shall not exceed the amount identified in **Exhibit L**. Fees and costs due and payable to entities and agencies other than the Village, including, without limitation, DuPage County, the Illinois Environmental Protection Agency, and Village consultants and contractors providing services concerning or related to the Development shall not be subject to the fee limit amount identified in Exhibit L, are expressly excluded from the fee limit in Exhibit L, and shall be timely and fully paid by the Developer at its sole cost. Payment of all fees, costs, and expenses for which demand has been made, but payment has not been received, by the Village prior to execution of this Agreement, shall be made by a certified or cashier's check contemporaneous with the execution of this Agreement by the Village. The Developer agrees that it will continue to be liable for and to pay, immediately after presentation of a written demand or demands for payment, the fees, costs and expenses, as required pursuant to the Village Code, this Agreement, or the Village's Reimbursement of Fees Agreement for the Development, and incurred in connection with any applications, documents, or proposals, whether formal or informal, of whatever kind submitted by the Developer during the term of this Agreement in connection with the use and development of the Subject Property. Further, the Developer agrees that it shall be

liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters, subject to the permit fee limit identified in Exhibit L.

B. Fees to the Village and Others. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Developer will pay to the Village or other entity from whom an invoice is received, all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, contributions, impact fees, and all other fees, charges, and contributions pursuant to the Requirements of Law, including, without limitation, all DuPage County fees and Village impact fees. The permit fees, charges, and contributions the Developer owes to the Village shall not exceed the fee limit amount identified in Exhibit L. Fees, charges, and contributions due and payable to entities and agencies other than the Village, including, without limitation, DuPage County, the Illinois Environmental Protection Agency, and Village consultants and contractors providing services concerning or related to the Development shall not be subject to the fee limit amount identified in Exhibit L, are expressly excluded from the fee limit in Exhibit L, and shall be timely and fully paid by the Developer at its sole cost.

C. Dedications, Donations, and Contributions to Others. As required by the Village Code and/or the zoning and entitlements ordinance attached as Exhibit E, the Developer will make cash contributions to the school districts, park district, library, volunteer fire company, and any other authority with jurisdiction over the Subject Property. All payments shall be made before the Village issues a building permit for the Development. The Village may withhold issuing any permit or certificate of occupancy for the Development until the Developer has made all payments required by this Section 9(C).

Section 10. Security Instruments.

A. Performance Security. As security to the Village for the performance by the Developer of the Developer's obligations (1) to construct and Substantially Complete the Public Improvements pursuant to and in accordance with this Agreement, (2) to pay all Village costs, fees, and charges due from the Developer pursuant to this Agreement, (3) to maintain and repair streets, sidewalks, and other public property pursuant to this Agreement, (4) to comply with all DuPage County Stormwater and Floodplain Ordinance requirements, and (5) to otherwise comply with this Agreement's terms, the Developer shall, within sixty (60) days of the Effective Date and prior to the issuance of any building permit for the Subject Property or payment of the TIF Incentive or Capital Expense Grant, or any portion thereof, deposit with the Zoning Administrator a cash deposit in a form approved by the Village Attorney or a letter of credit ("**Performance Security**") in the form attached as Exhibit M, in an amount equal to 125% of the estimated cost of the Public Improvements, as approved by the Zoning Administrator. The Performance Security shall be maintained and renewed by the Developer, and shall be held in escrow by the Village until the Village's acceptance of the Public Improvements; however, the Developer may apply to the Village to reduce the Performance Security in accordance with the Village Code.

B. Guaranty Security. Immediately prior to any required acceptance by the Village of the Public Improvements pursuant to this Agreement, the Developer shall post a new cash

deposit in a form approved by the Village Attorney or a letter of credit in the form attached as **Exhibit M**, in the amount of ten percent (10%) of the actual total cost of the Public Improvements as security for the performance of the Developer's obligations under this Agreement ("**Guaranty Security**"). The Guaranty Security shall be held by the Village in escrow until the last to occur of (i) the date that is the end of the one-year guaranty period set forth in this Agreement or (ii) the date that is one (1) year after the proper correction of any defect or deficiency in the Public Improvements pursuant to this Agreement and payment of the cost of correction. If the Village is required to draw on the Guaranty Security by reason of the Developer's failure to fulfill its obligations under this Agreement, then the Developer shall within ten (10) days thereafter cause the Guaranty Security to be increased to its full original amount.

C. **Replacement Security.** Prior to the issuance of any certificate of occupancy for the Development, the Developer shall post surety in the form of a bond or other insurance in favor of the Village and in a form approved by the Village Attorney, providing in the alternative for replacement of the Development or direct payment to the Village of the TIF Incentive and the Capital Expense Grant in the event of the Development or any part thereof becomes uninhabitable ("**Replacement Security**"). The Replacement Security shall identify the Village as an additional insured and include an endorsement assigning insurance proceeds to the Village in the event of a covered loss only. The Village shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the Replacement Security.

D. **Costs.** The Developer shall bear the full cost of securing and maintaining the Performance Security, the Guaranty Security, and the Replacement Security.

E. **Form of Security Instruments.** All security instruments shall be from an institution (i) acceptable to the Village, (ii) licensed in the State of Illinois, and either (iii) having capital resources of at least Fifty Million Dollars (\$50,000,000) or (iv) having an AM Best rating of at least A-. Each form of security shall, at a minimum, provide that (1) it shall not be canceled or modified without the prior consent of the Village; (2) it shall not require the consent of the Developer prior to any draw on it by the Village; and (3) if at any time it will expire within 60 or fewer days, and if it has not been renewed, and if any applicable obligation of the Developer for which it is security remains uncompleted or unsatisfactory, then the Village may, call and draw down the security and use the proceeds to complete the obligations and reimburse the Village for any and all costs and expenses, including, without limitation, legal fees, costs of appeal, and administrative costs, incurred by the Village. The Performance Security may provide that the aggregate amount of the cash deposit or security instrument may be reduced, but only after joint direction by the Developer and the Village. No reduction for payment of Public Improvement work satisfactorily completed shall be allowed except after presentation by the Developer of proper contractors' sworn statements, partial or final waivers of lien, as may be appropriate, and any additional documentation that the Village may reasonably request to demonstrate satisfactory completion of the Public Improvement in question and full payment of all contractors, subcontractors, and material suppliers and in accordance with the Village Code. The Guaranty Security shall not be reduced by reason of any cost incurred by the Developer to satisfy its obligations under this Agreement.

F. Replenishment of Security. If at any time the Village reasonably determines that (i) the funds remaining in the Performance Security are not, or may not be, sufficient to pay in full the remaining unpaid cost of all Public Improvements, or (ii) the funds remaining in the Guaranty Security are not, or may not be, sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the Public Improvements, or (iii) the funds remaining in the Replacement Security are not, or may not be, sufficient to satisfy the Developer's Replacement Security obligations pursuant to this Agreement, then, within ten (10) days after a demand by the Village, the Developer shall increase the amount of the cash deposit or security instrument to an amount reasonably determined by the Village Manager to be sufficient to pay the unpaid costs of correcting defects and deficiencies.

G. Replacement of Security. If at any time the Village reasonably determines that the institution issuing the Performance Security, Guaranty Security, or Replacement Security is unable to meet any federal or state requirement for reserves, is insolvent, is in danger of becoming any of the foregoing, or is otherwise in danger of being unable to honor the appropriate letter of credit at any time during its term, or if the Village otherwise reasonably deems itself to be insecure, then the Village shall have the right to demand that the Developer provide replacement security instruments from a financial institution or surety satisfactory to the Village. The replacement security instrument shall be deposited with the Village not later than ten (10) days after the demand. After deposit of the replacement security instrument, the Village shall surrender the original security instrument to the Developer.

H. Use of Funds in the Event of Breach of Agreement. If the Developer fails or refuses to complete the Public Improvements in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Improvements as required by Section 6 of this Agreement, or fails or refuses to restore property in accordance with a demand made pursuant to Section 6 of this Agreement, or in any other manner fails or refuses to fully meet any of its obligations under this Agreement, then the Village may, in its sole and absolute discretion, draw on any security instrument provided pursuant to this Agreement or the Requirements of Law, according to the specific terms set forth in the security instrument, and use the funds according to the terms of the security instrument.

I. Village Lien Rights. If any money or other consideration due from the Developer to the Village pursuant to this Agreement is not either recovered from any security instrument provided for in this Section 10 or paid or conveyed to the Village by the Developer within ten (10) days after a demand for payment or conveyance, then the money, together with interest at the maximum rate permitted by law and costs of collection, including reasonable legal fees and administrative expenses, shall become a lien on the Subject Property, and the Village shall have the right to collect the amount or value, with applicable interest and costs, including reasonable legal fees and administrative expenses, and the right to enforce the lien in the manner provided by law for mortgage foreclosure proceedings. The lien shall be subordinate to the lien of any first mortgage now or hereafter placed on the Subject Property; provided, however, that the lien subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure, but the sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

J. Developer's Assistance in the Event of Breach of Agreement. In the event the Village exercises its rights under the Performance Security, Guaranty Security, or Replacement Security, then the Developer will cooperate with the Village's efforts to collect funds under the security instrument(s) for completion of the Development or remedying the default according to the terms of this Agreement.

K. Survival of Performance Security, Guaranty Security, and Replacement Security Obligations. The Performance Security, Guaranty Security, and Replacement Security obligations set forth in this Section 10 shall survive the voluntary or involuntary termination of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village, and conclusion of any guaranty period under Subsection 6(B) of this Agreement, Developer's Guaranty Security obligations under this Section 10 shall be satisfied.

Section 11. Liability, Indemnity of Village, and Insurance.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and shall not be, in any way liable for any damages or injuries to Developer that may be sustained as the result of the Village's review and approval of any plans for the Subject Property, the Development, or the Public Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Subject Property or the Public Improvements, and that the Village's review and approval of those plans and the Public Improvements and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, and licensees, or any other Person, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agrees not to challenge the Village's approval of this Agreement on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer agrees to defend, hold harmless, and indemnify the Village, the Corporate Authorities, the Village Plan Commission, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims, liabilities, damages, penalties, and costs that may be asserted at any time against any of them, or awarded against them, in connection with (i) the Village's review and approval of any plans for the Subject Property or the Public Improvements; (ii) the issuance of any approval, permit, or certificate; and (iii) the Developer's construction of the Development; or (iv) this Agreement.

D. Defense Expense. The Village shall provide the Developer written notice of any claim for which the Village may seek indemnification, defense, or to be held harmless against within ten (10) days of obtaining notice of a claim. The Developer shall have the right to hire counsel of its choosing, with consent of the Village, and to control defense of any claim or to settle any claim provided that the Village shall have the right to participate in the defense and settlement of the claim. The Village shall provide Developer timely notice of any defense to a claim so as to avoid prejudice. Failure of the Village to tender timely notice or defense of a claim shall waive any obligation of Developer to indemnify, defend, and hold harmless the

Village. In the event that the Village retains defense of any claim the Developer shall, and does hereby agree to, pay all expenses, including without limitation all reasonable legal fees, including those incurred on appeal, incurred by the Village in defending itself with regard to any and all of the claims referenced in Section 11(C) of this Agreement, provided that Developer shall have the right to participate in said defense and approval of any settlement of a claim.

E. Insurance.

1. Liability Insurance Prior to Completion. Prior to issuance of a building permit, Developer shall procure and deliver evidence of such policies to the Village, at Developer's cost and expense, and shall maintain in full force and effect through completion of construction of the Development, a policy or policies naming the Village of Glen Ellyn, together with its officers, agents, employees, contractors, attorneys, and engineers as additional primary, non-contributory named insureds. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the Village, and any insurance carried by the Village for like risks shall be secondary and in excess of the insurance required hereby. All policies shall be written on a "per occurrence" basis. The Developer shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any Person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Developer's negligence in the performance of services under this Agreement. Developer's certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Developer shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies. Failure of the Developer to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order, in addition to all other remedies available at law or in equity, until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one. The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:

All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance	\$1,000,000
Contractual Liability Insurance	\$1,000,000
Completed Operations Insurance	\$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability	\$2,000,000 (each occurrence)
Bodily Injury	\$2,000,000 (each person) \$2,000,000 (each accident)
Property Damage	\$2,000,000 (each accident)
Automobile Liability	\$1,000,000 combined single limit (each accident)
Umbrella Liability	\$7,500,000 (each occurrence) \$7,500,000 (aggregate)

2. Developer's Risk Prior to Completion. Prior to Substantial Completion of the Development, Developer shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Development (including on-site stored materials), all as to work by Developer. Such insurance policies shall be issued by companies satisfactory to the Village. Such policies shall contain a provision that the same will not be canceled or materially amended without prior written notice to the Village.
3. Developer's Ongoing Obligations. Throughout this Agreement's term, the Developer shall maintain in full force and effect insurance, in a form and amount approved by the Village Attorney, sufficient to cover the replacement cost of the Development in the event the Development is destroyed in whole or in part. The Developer shall be obligated to use the insurance proceeds to reconstruct the Development and make it habitable again, consistent with the Development Plans.

Section 12. Nature, Survival, and Transfer of Obligations. All obligations assumed by the Developer under this Agreement shall be binding on the Developer individually, on any and all of the Developer's successors, and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the Subject Property. To assure that the Developer's successors, and assigns, and successor owners of all or any portion of the Subject Property have notice of this Agreement and the obligations created by it, the Developer shall:

- A. Deposit with the Village Clerk, contemporaneously with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement in the office of the Recorder of DuPage County; and
- B. Notify the Village in writing at least thirty (30) days prior to any date after which the Developer transfers a legal or beneficial interest in any portion of the Subject Property to any Person not a party to this Agreement; and

- C. Incorporate, by reference, this Agreement into any and all property sales contracts entered into for the sale of all or any portion of the Subject Property to a Person not a party to this Agreement; and
- D. Require, prior to the transfer of all or any portion of the Subject Property, or any legal or equitable interest in the Subject Property to any Person not a party to this Agreement, the transferee to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit N**, agreeing to be bound by this Agreement ("**Transferee Assumption Agreement**"), and to provide the Village, after request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require;

Provided, however, that the requirements stated in the four preceding clauses shall not apply to any lease for a portion of the Subject Property irrespective of the status of Substantial Completion. The Village agrees that after a successor becoming bound to the personal obligation created in the manner provided in this Agreement and providing the financial assurances required in this Section 12, the individual liability of the Developer shall be released to the extent of the transferee's assumption of liability. The failure of the Developer to provide the Village with a fully executed copy of a Transferee Assumption Agreement with the transferee's proposed assurances of financial capability before completing the transfer shall result in the Developer remaining fully liable for all of the Developer's obligations under this Agreement but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

Section 13. Term. This Agreement shall run with and bind the Subject Property until January 1, 2037, unless such term is extended by mutual agreement of the Parties, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns.

Section 14. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement. Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the Village has committed fraud, exhibited willful or wanton disregard to the right of Developer or the terms of this Agreement, or otherwise acted in bad-faith or in a manner to intentionally prevent Developer from performing under the terms of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits, certificates of occupancy for any and buildings and structures within the Subject Property, and/or payment or reimbursement of any TIF Incentive, Capital Expense Grant, or other monies authorized by this Agreement at any time the Developer has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 14, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and

expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

Section 15. General Provisions.

A. **Notice.** Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("**Email**"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Email notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 15(A), each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
ATTN: Village Manager
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849

With a copy to:

Village of Glen Ellyn
ATTN: Village Attorney
535 Duane Street
Glen Ellyn, IL 60137
Fax: 630.469.8849

Notices and communications to the Developer shall be addressed to, and delivered at, the following address:

HP Glenwood Station Land, LLC
ATTN: Tim Healy, Member
3454 Douglas Road, Suite 250
South Bend, IN 46635

With a copy to: Michael O'Connor
Holladay Properties
6370 Ameriplex Drive, Suite 110
Portage, IN 46368

B. Time of the Essence. Time is of the essence in the performance of this Agreement.

C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. The Parties shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of a Party to exercise at any time any right granted to the Party shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Party's right to enforce that right or any other right, except as otherwise set forth herein.

E. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

F. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for disputes arising from or related to this Agreement, the Development, or the Subject Property shall be in the Illinois Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

G. Severability. It is hereby expressed to be the intent of the Parties that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

H. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties relating to the subject matter of this Agreement.

I. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

J. Exhibits. Exhibits A through N attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

K. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all Requirements of Law.

L. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

M. Compliance with Laws. Developer agrees to comply with all Requirements of Law when performing any task associated with this Agreement or the Development, including, without limitation, the Illinois Prevailing Wage Act, 820 ILCS 130/0.01, *et seq.* ("**Wage Act**") for those portions of the Development funded by the Capital Expense Grant. To the extent that the Wage Act applies, the Developer agrees to pay and require every contractor and subcontractor to pay prevailing wages as established by the Illinois Department of Labor for each craft or type of work needed to execute the contract in accordance with the Act. The Developer shall prominently post the current schedule of prevailing wages at the Subject Property and shall notify immediately in writing all of its contractors and subcontractors, of all changes in the schedule of prevailing wages. Any increases in costs to the Developer due to changes in the prevailing rate of wage during the terms of any contract shall be at the expense of the Developer and not at the expense of the Village. The Developer agrees to indemnify and hold harmless the Village from any and all claims, damages, fines, fees and penalties arising out of non-compliance with the Requirements of Law, including, without limitation, the Wage Act, by the Developer and its agents, contractors, employees, successors, and assigns.

N. Disclosures. Upon the Village's request, Developer will provide a list of all entities owning a greater than one percent (1%) interest in Developer. Developer will update this information at the request of the Village. Based in part on the information provided by Developer and in part on information from the Village's independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village have or will comply with the disclosure and conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3), the Act, and the Illinois Governmental Ethics Act (5 ILCS 420).

O. Authority to Execute. The Village hereby warrants and represents to the Developer that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Subject Property as set forth in this Agreement, that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and that neither the execution of this Agreement nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subject Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subject Property are subject.

P. Standard of Performance. Developer's performance pursuant to this Agreement shall exhibit the same level of care, competence, judgment, and diligence that is reasonably expected of a real estate development firm in the Chicago Metropolitan Statistical Area that has experience with developments that are equally and more complex than the Development. The Development shall be constructed in a good and workmanlike manner and in compliance with (a) all Requirements of Law; and (b) this Agreement. All improvements associated with the Development or the Subject Property shall be new and of the best grade of their respective kinds for their intended purpose.

Q. No Third Party Beneficiaries. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

R. Recording. After the Developer has paid to the Village the amounts due pursuant to Section 9 of this Agreement and the Developer has paid to the Village an amount sufficient to cover the cost of recording this Agreement, all necessary ordinances, plats, and other instruments, the Village shall promptly cause this Agreement to be recorded in the office of the Recorder of DuPage County.

S. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original document, which together shall constitute one and the same instrument.

T. Freedom of Information Act. Developer agrees to maintain, without charge, all records and documents concerning or relating to this Agreement, the Subject Property, the Development, and the Village in accordance with the Freedom of Information Act ("FOIA") 5 ILCS 140/1, *et seq.* Upon the Village's request, the Developer shall produce all records requested by the Village within the timeframe requested by the Village, and if additional time is needed to compile the requested records, the Developer shall promptly notify the Village. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under the Act, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

U. Force Majeure.

1. Whenever any performance that is required hereunder shall be delayed at any time by Force Majeure, the party excused from performance shall be excused from performance only. A party seeking to declare a Force Majeure must provide written notice to the other party identifying the nature of the Force Majeure event and the anticipated duration of the delay due to the Force Majeure Event. In the event that the Developer provides the Village Manager with a Force Majeure notice, the Village Manager will have seven (7) days from receipt of the notice to accept or reject the Developer's Force Majeure notice. In the event the Village Manager rejects a Force Majeure notice from the Developer, the Village Manager will notify the Developer of the reason or reasons for the rejection, and shall meet and confer with the Developer in an attempt to resolve the matter. If the matter is not resolved, the Developer may further appeal to the Corporate Authorities. If the Corporate Authorities uphold the rejection, the Developer and the Village may jointly agree to submit the matter to arbitration in accordance with the rules of the American Arbitration Association.
2. If the Village Manager provides notice of a Force Majeure event to the Developer, or if the Village Manager or Corporate Authorities accept a Force Majeure notice from the Developer, the respective party excused from performance shall be excused from performance only (1) during the duration of the Force Majeure event; and (2) so long as the party whose performance is impaired continues to take reasonable steps to mitigate the effect of the Force Majeure event and to substantially perform despite the occurrence of the Force Majeure event.
3. In the event there is a dispute over the duration of a Force Majeure event, the Developer and the Village Manager shall meet and confer with the Developer in an attempt to resolve the matter. If the dispute of the Force Majeure event is not resolved, the Developer and the Village may jointly agree to submit the matter to arbitration in accordance with the rules of the American Arbitration Association.

[Signature pages follow]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

Michael C. O'Connor

Name: Michael C. O'Connor

Its: Vice President Development & Leasing
HOLLADAY PROPERTIES

HP GLENWOOD STATION LAND,
LLC, an Indiana limited liability company

By: HOLLADAY MANAGER, LLC
Its: MANAGER

by Name: Timothy E. Ideaf

Its: MANAGER and sole OWNER

ATTEST:

John Chereskin

John Chereskin, Village Clerk

[seal]

VILLAGE OF GLEN ELLYN, an Illinois
municipal corporation

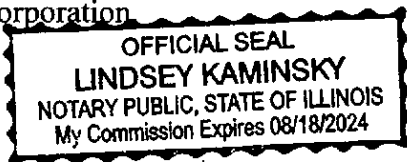
Craig Pryde

Craig Pryde, Village President Pro Tem

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)

This instrument was acknowledged before me on January 12, 2021, by **CRAIG PRYDE**, the President Pro Tem of the **VILLAGE OF GLEN ELLYN**, an Illinois municipal corporation, and by **JOHN CHERESKIN**, the Village Clerk of said municipal corporation



Lindsey Kaminsky
 Signature of Notary

SEAL

My Commission expires:

08/18/2024

STATE OF ILLINOIS)
) SS.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me on January 15, 2021, by Timothy E. Healy the Manager and Michael O'Connor the VP of **HP Glenwood Station Land, LLC**, an Indiana limited liability company, as their free and voluntary act in their capacities as officers of said company for the uses and purposes herein.

Johnnie Michelle Mosier
 Signature of Notary

SEAL

My Commission expires:

April 20, 2025

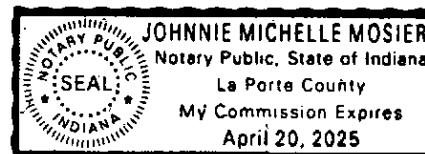


EXHIBIT A

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Property's Legal Description

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5, IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSEMENT DIVISION), ALL IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-008

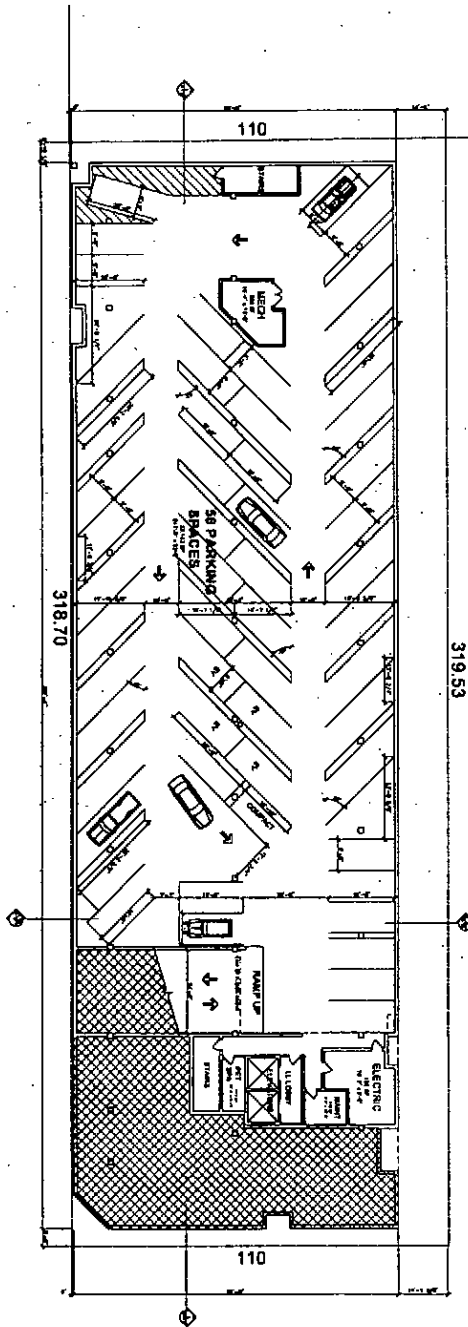
Address: 464 Glenwood Avenue (*f.k.a.* 460 Crescent Boulevard), Glen Ellyn, Illinois

4838-1963-1469, v. 1

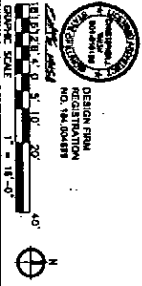
EXHIBIT C-1

RDA: Village of Glen Ellyn & HP Glenwood Station
Land, LLC

LOWER PARKING LEVEL



11060000
TANDEM
ARCHITECTURE

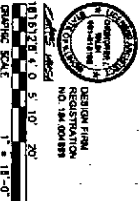
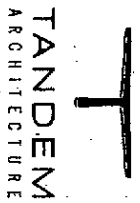


GLENWOOD
STATION

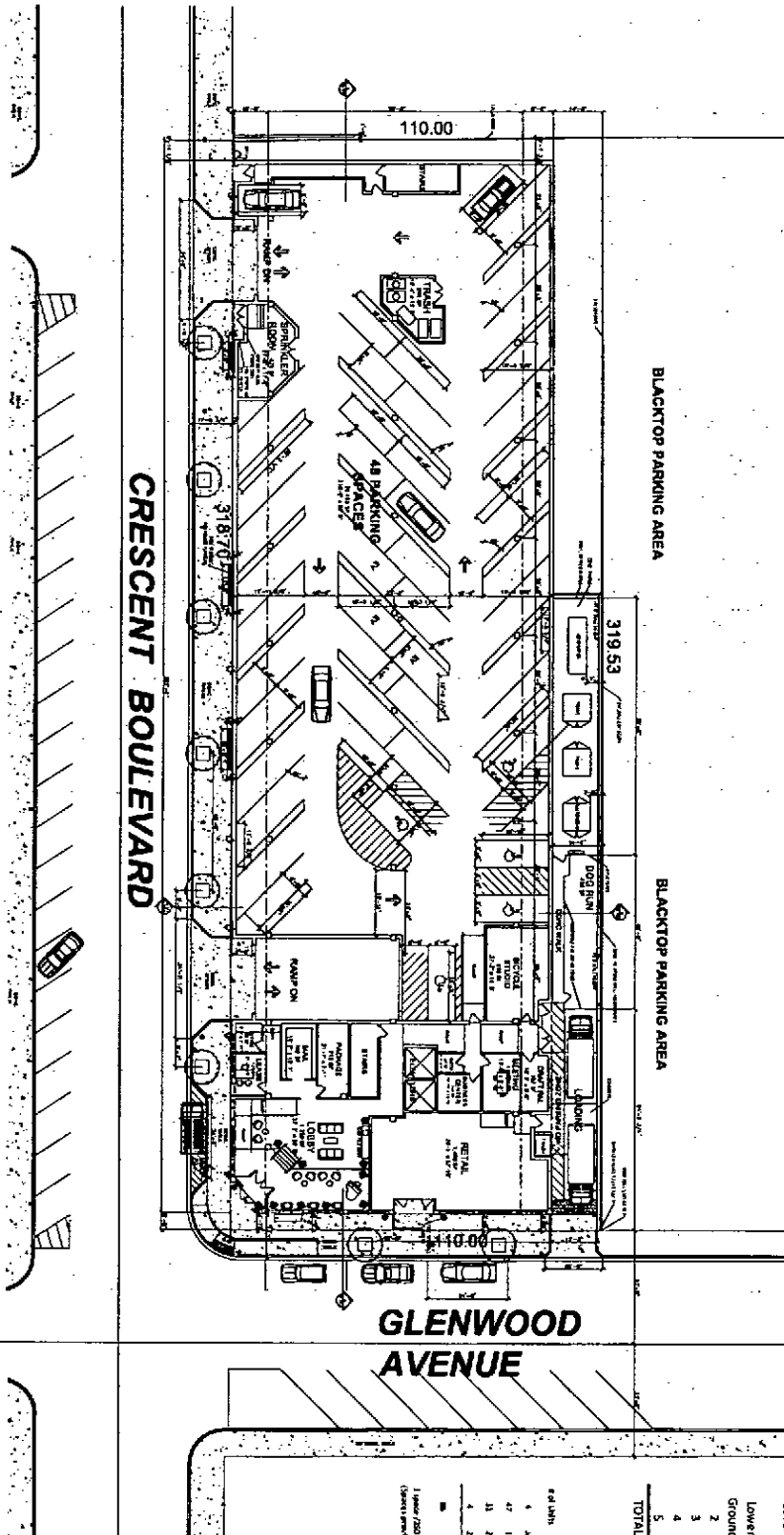
HOLLADAY
PROPERTIES
Building Solutions Since 1952

A-101
REVIEW SHEET
2020.11.05

**RDA: Village of Glen Ellyn & HP Glenwood Station
Land, LLC**



**MAIN PARKING / STREET LEVEL
PLANNED UNIT DEVELOPMENT PLAN**



COMPACT CAR SECTION



Real Number of a Party (Not to be filled in by the Party)		Amount of Party's Budget (Not to be filled in by the Party)	
1. Party	2. Party	3. Party	4. Party
5. Party	6. Party	7. Party	8. Party
9. Party	10. Party	11. Party	12. Party
13. Party	14. Party	15. Party	16. Party
17. Party	18. Party	19. Party	20. Party
21. Party	22. Party	23. Party	24. Party
25. Party	26. Party	27. Party	28. Party
29. Party	30. Party	31. Party	32. Party
33. Party	34. Party	35. Party	36. Party
37. Party	38. Party	39. Party	40. Party
41. Party	42. Party	43. Party	44. Party
45. Party	46. Party	47. Party	48. Party
49. Party	50. Party	51. Party	52. Party
53. Party	54. Party	55. Party	56. Party
57. Party	58. Party	59. Party	60. Party
61. Party	62. Party	63. Party	64. Party
65. Party	66. Party	67. Party	68. Party
69. Party	70. Party	71. Party	72. Party
73. Party	74. Party	75. Party	76. Party
77. Party	78. Party	79. Party	80. Party
81. Party	82. Party	83. Party	84. Party
85. Party	86. Party	87. Party	88. Party
89. Party	90. Party	91. Party	92. Party
93. Party	94. Party	95. Party	96. Party
97. Party	98. Party	99. Party	100. Party
101. Party	102. Party	103. Party	104. Party
105. Party	106. Party	107. Party	108. Party
109. Party	110. Party	111. Party	112. Party
113. Party	114. Party	115. Party	116. Party
117. Party	118. Party	119. Party	120. Party
121. Party	122. Party		

Site Data	
Site	35,080.57/80 acres
Main Building	144,827 GSF
Building Height	5 stories + 11 ft below grade/ 66'-8"
Dwelling Units	86 units
Retail	1,490 SF
Residential Parking	104 spaces

A-102

REMOVED SHEET
2020.11.23

Building Square Footage		
Level	Total Square Footage Per Floor	Leasable Square Footage
Lower Ground	25,393	0
2	26,989	1,525
3	22,985	18,223
4	22,550	20,120
5	22,520	20,110
TOTAL	144,827	20,120
		80,108

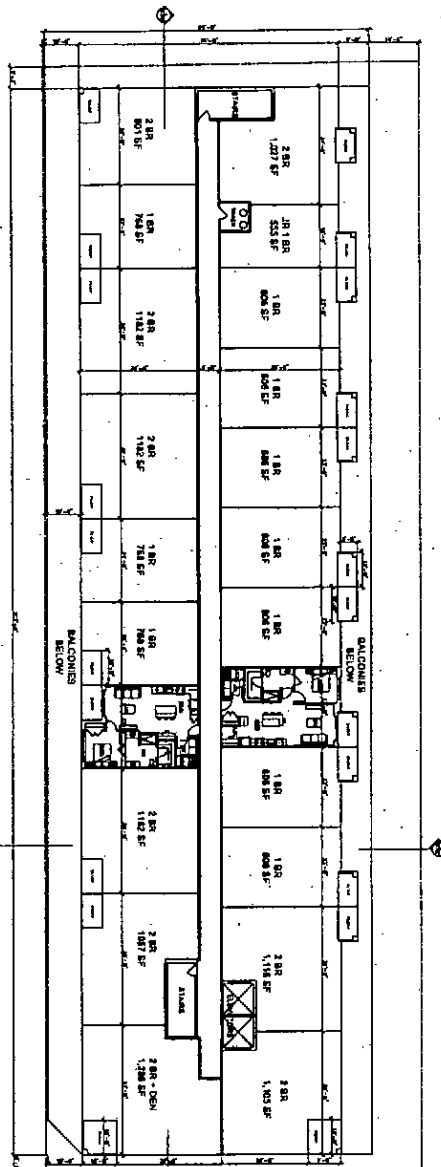
Residence Meeting the Criteria		First
# of Units	Unit Types	Meeting
4	apartments	4
47	1 bedroom	77
11	2 bedrooms	82
4	2 1/2 + bdrms	8
TOTAL UNITS		161

1 square/250 square foot of ground floor area is 1,612/250 = 6.4
 (Square provided for apartments = 2.5 Units)
TOTAL DOWNGRADING
132

EXHIBIT C-1

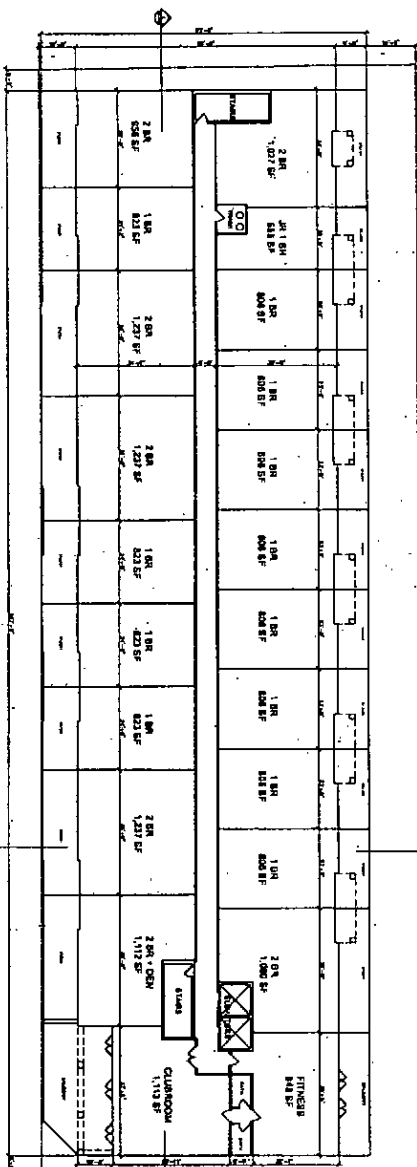
RDA: Village of Glen Ellyn & HP Glenwood Station
Land, LLC

A-103



22 UNITS PER
FLOOR

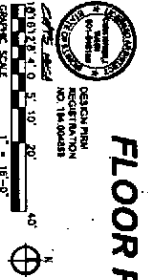
Apartment Data			
Number of Units	Unit Type	Unit Square Footage	Min %
4	Junior 1 Bedroom	555	4.60%
47	1 Bedroom	768 - 823	54.60%
31	2 Bedroom	901 - 1,237	23.50%
4	2 Bedroom + Den	1,117 - 1,248	8.10%
86	TOTAL UNITS		



20 UNITS

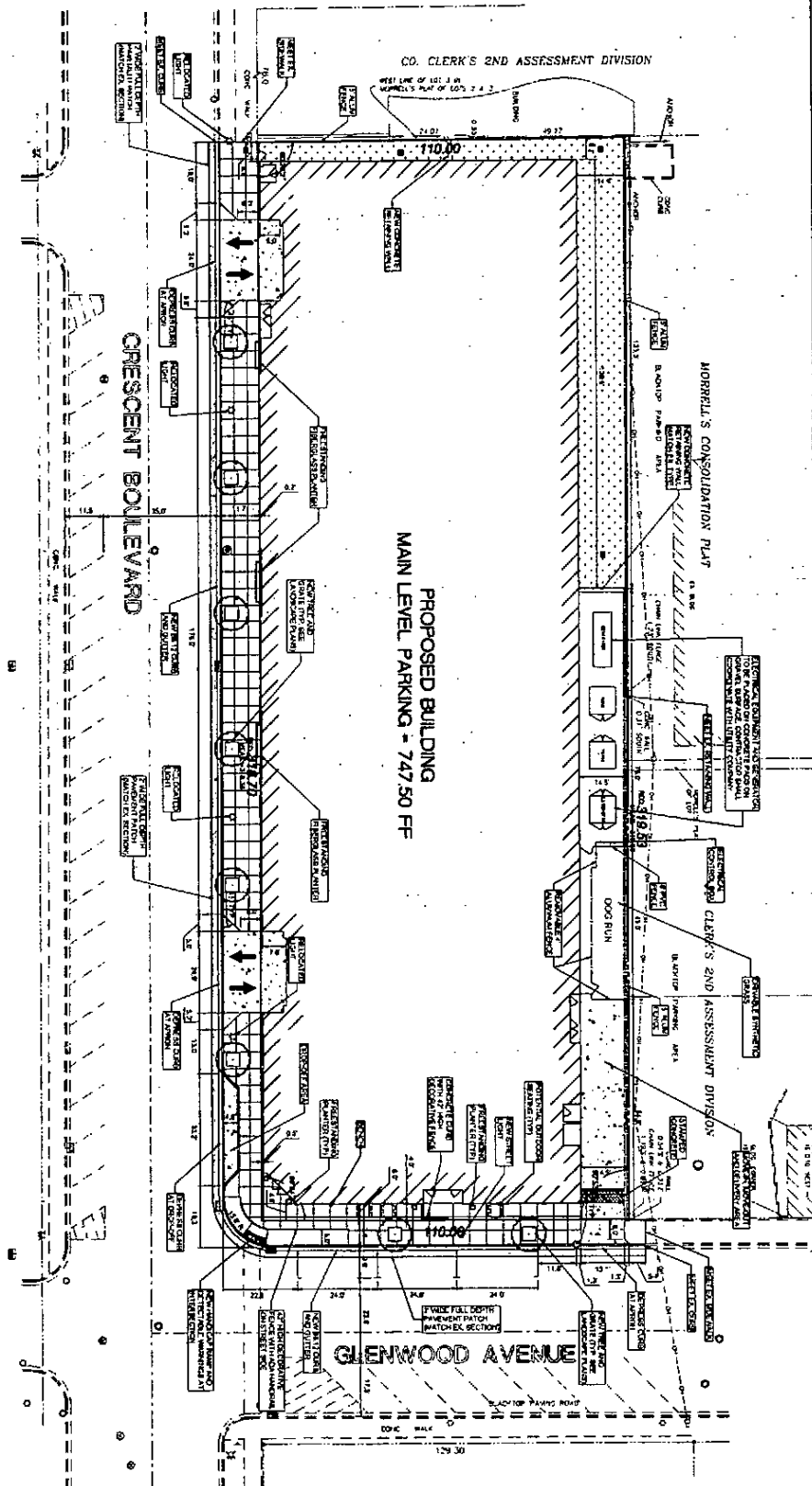
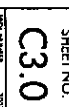
FLOOR PLANS - LEVEL 2

TANDEM
ARCHITECTURE



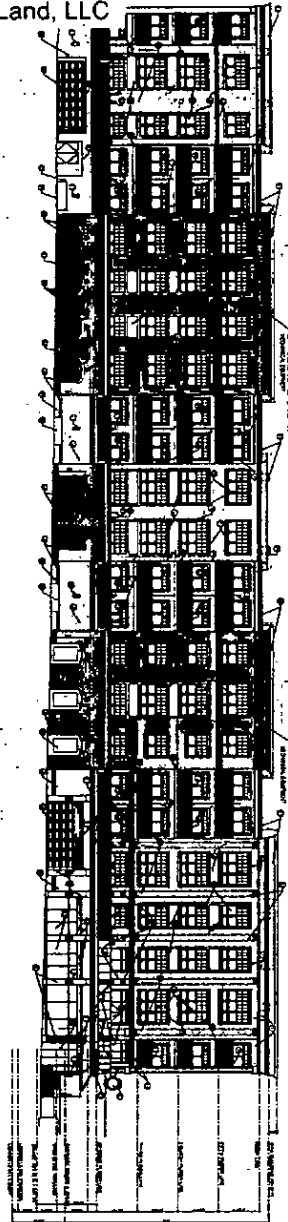
HOLLADAY
PROPERTIES
Building Solutions Since 1952

RDA: Village of Glen Ellyn & HP Glenwood Station
Land, LLC

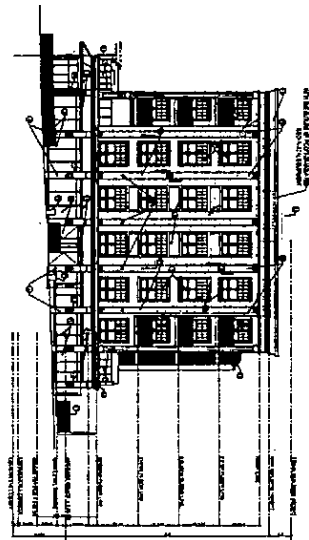


SHEET NO. C3.0	SHEET TITLE: SITE DIMENSIONAL AND PAVING PLAN PROJECT: GLENWOOD STATION 460 CRESCENT BOULEVARD, GLEN ELLYN, IL 60137  CivWorks Consulting, LLC	CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS 8242 N. MEYER AVENUE CHICAGO, ILLINOIS 60634 A. (773) 417-9078 Fax: (773) 427-0634 E-mail: info@civworks.com Web: www.civworks.com	REVISIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">10-01-09</td> <td>REVISED PER VILLAGE REVIEW</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">11-04-09</td> <td>REVISED PER VILLAGE REVIEW</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">09-29-09</td> <td>REVISED PER VILLAGE REVIEW</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">08-27-09</td> <td>REVISED PER VILLAGE REVIEW</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10-01-09	REVISED PER VILLAGE REVIEW	2	11-04-09	REVISED PER VILLAGE REVIEW	3	09-29-09	REVISED PER VILLAGE REVIEW	4	08-27-09	REVISED PER VILLAGE REVIEW
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2	11-04-09	REVISED PER VILLAGE REVIEW																
3	09-29-09	REVISED PER VILLAGE REVIEW																
4	08-27-09	REVISED PER VILLAGE REVIEW																

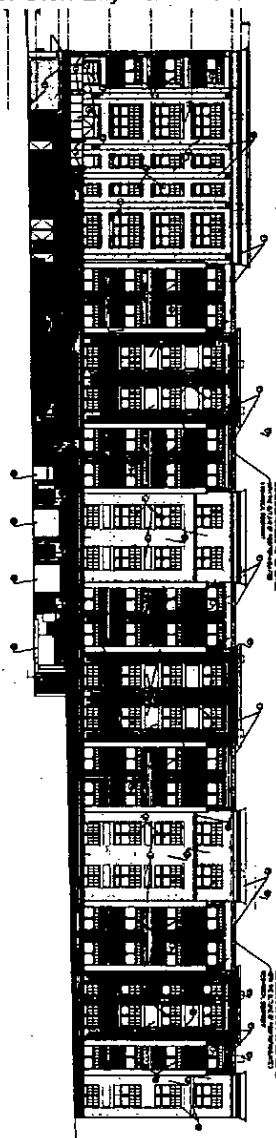
RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC



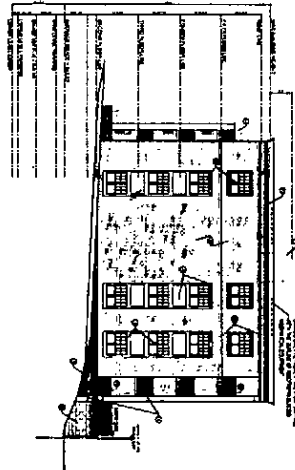
SOUTH ELEVATION



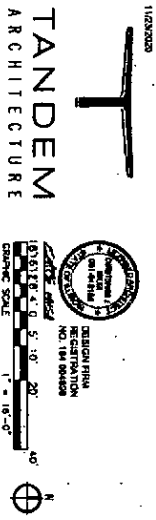
EAST ELEVATION



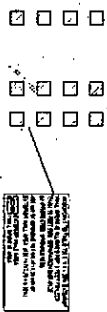
NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION WALL OPENINGS



Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount
1	Salaries and Wages	1000	11	Depreciation	50
2	Gratuities	50	12	Provision for doubtful debts	20
3	Interest on loans and advances	100	13	Provision for taxation	10
4	Interest on deposits	50	14	Provision for contingencies	10
5	Interest on government securities	50	15	Provision for other liabilities	10
6	Interest on bonds and debentures	50	16	Provision for other assets	10
7	Interest on shares	50	17	Provision for other liabilities	10
8	Interest on other securities	50	18	Provision for other assets	10
9	Interest on other assets	50	19	Provision for other liabilities	10
10	Interest on other liabilities	50	20	Provision for other assets	10
	Total	1300		Total	1300

A-200

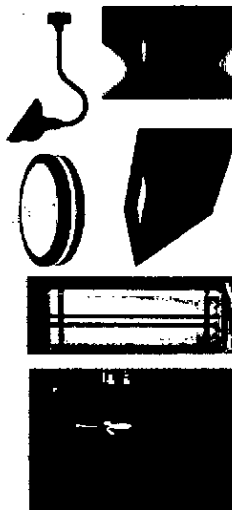
RECEIVED SHEET
2020.11.23

EXHIBIT C-4

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC



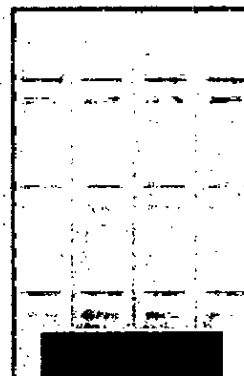
BRICK 1: SIOUX CITY, REVERE PEWTER VELOUR



BUILDING LIGHTING: BLACK



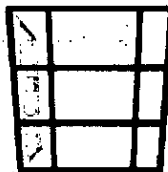
CAST STONE: ECHELON, FRANKLIN STONE, GREY, SMOOTH



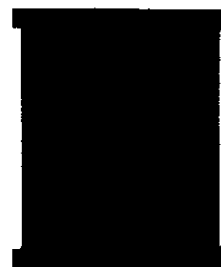
GARAGE DOORS: COLONIAL STYLE, BLACK



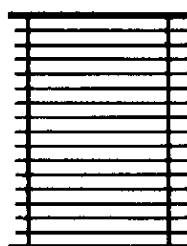
BRICK 2: SIOUX CITY, CRANBERRY VELOUR



STOREFRONT & WINDOWS: BLACK



FENCING: 6' BLACK PRIVACY PVC, 4' & 42" BLACK ALUM UNITS & DOG RUNS, 42" GLASS CLUBHOUSE, 5' ALUM @ PROPERTY LINE

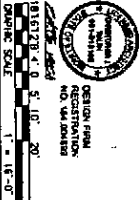


BRICK 3: GLEN-GERY, CARBON BLACK

EXHIBIT C-5

RDA: Village of Glen Ellyn & HP Glenwood Station
Land, LLC

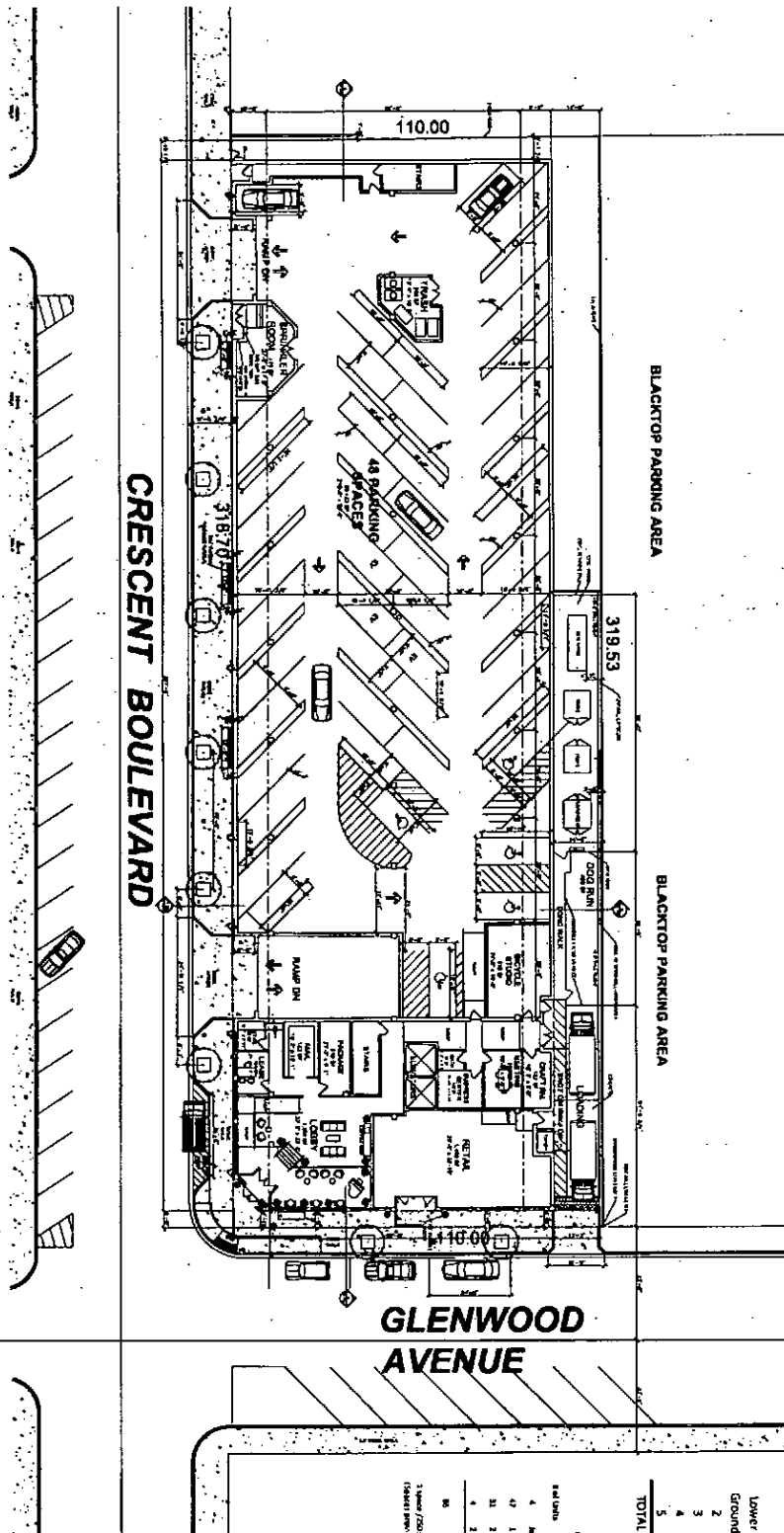
TANDEM
ARCHITECTURE



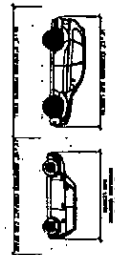
GLENWOOD
STATION

HOLLADAY
PROPERTIES
Building Solutions Since 1932

MAIN PARKING / STREET LEVEL PLANNED UNIT DEVELOPMENT PLAN



COMPACT CAR SECTION



Item	Quantity	Unit	Notes
1. Main Building	1	sq. ft.	154,827 GSF
2. Building Height	5 stories + 1 liv. below grade	ft.	65' 0"
3. Dwelling Units	180 units	units	
4. Retail	2,490 SF	sf	
5. Residential Parking	104 spaces	spaces	

Site Data	Value
Site	35,000 sq./0.80 acres
Main Building	154,827 GSF
Building Height	5 stories + 1 liv. below grade
Dwelling Units	180 units
Retail	2,490 SF
Residential Parking	104 spaces

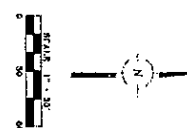
Building Square Footage

Level	Floor	Footage Per Floor	Leasable Square Footage
Lower	25,353	0	
Ground	28,889	1,535	
2	21,885	18,223	
3	22,520	20,120	
4	22,520	20,120	
5	22,520	20,120	
TOTAL	144,827	80,128	

Relative Parking Per Code	Per Sq. Foot
1. 1.00	1.00
2. 1.00	1.00
3. 1.00	1.00
4. 1.00	1.00
5. 1.00	1.00
TOTAL	5.00

A-102
REVISED DATE:
2020.11.24

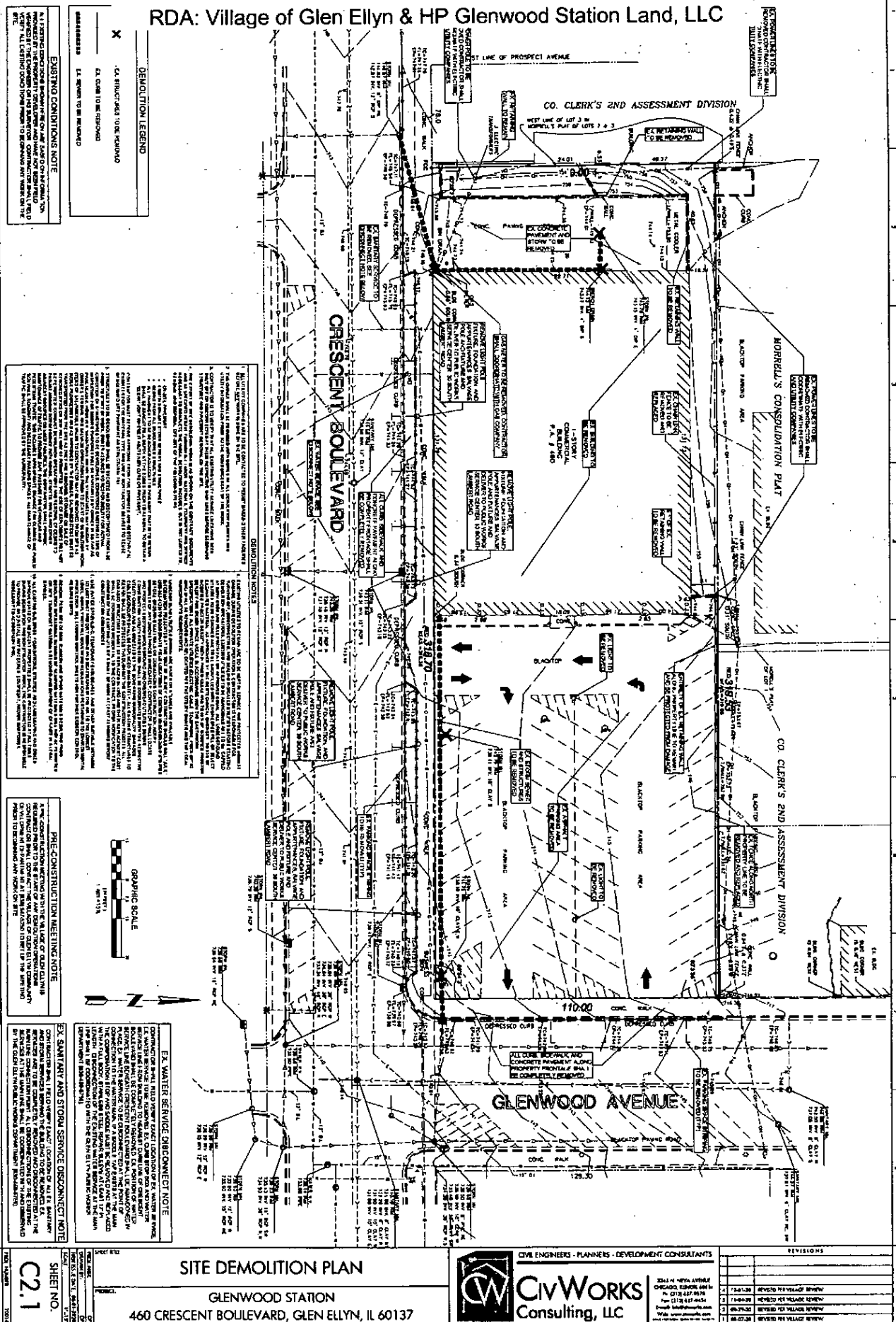
RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC



11/15/93

4	1-6-76	REVISED PER VILLAGE REVIEW
5	7-6-76	REVISED PER VILLAGE REVIEW
6	8-6-76	REVISED PER VILLAGE REVIEW
7	1-6-77	REVISIONS PER VILLAGE AND BOARD REVIEW

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC



RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

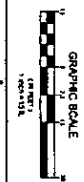


EXHIBIT C-7

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

THE LOCATION, DIMENSIONS, SET, AND TIES OF ALL EXISTING AND PROPOSED LINES AND STRUCTURES SHOWN ON THIS SITE UTILITY PLAN HAVE BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION, DIMENSIONS, SET, AND TIES OF ALL EXISTING AND PROPOSED LINES AND STRUCTURES SHOWN ON THIS SITE UTILITY PLAN HAVE BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION, DIMENSIONS, SET, AND TIES OF ALL EXISTING AND PROPOSED LINES AND STRUCTURES SHOWN ON THIS SITE UTILITY PLAN HAVE BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY.

NEW UTILITY SERVICE CONNECTION NOTE
ALL NEW UTILITY SERVICE CONNECTIONS SHALL BE SHOWN WITH THE PROPOSED LINES AND STRUCTURES. THE LOCATION, DIMENSIONS, SET, AND TIES OF ALL EXISTING AND PROPOSED LINES AND STRUCTURES SHOWN ON THIS SITE UTILITY PLAN HAVE BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY.



SHEET NO. C4.0

SITE UTILITY PLAN

GLENWOOD STATION
460 CRESCENT BOULEVARD, GLEN ELLYN, IL 60137



CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CivWorks
Consulting, LLC

2821 N. MEADOWS
CHICAGO, ILLINOIS 60641
Tel: 773.637.6676
Fax: 773.637.6676
Email: info@civworks.com
Web: www.civworks.com

REVISIONS	
1	12-14-2010 REVISED PER RELEASE REVIEW
2	11-14-2010 REVISED PER RELEASE REVIEW
3	09-14-2010 REVISED PER RELEASE REVIEW
4	08-14-2010 REVISED PER RELEASE REVIEW

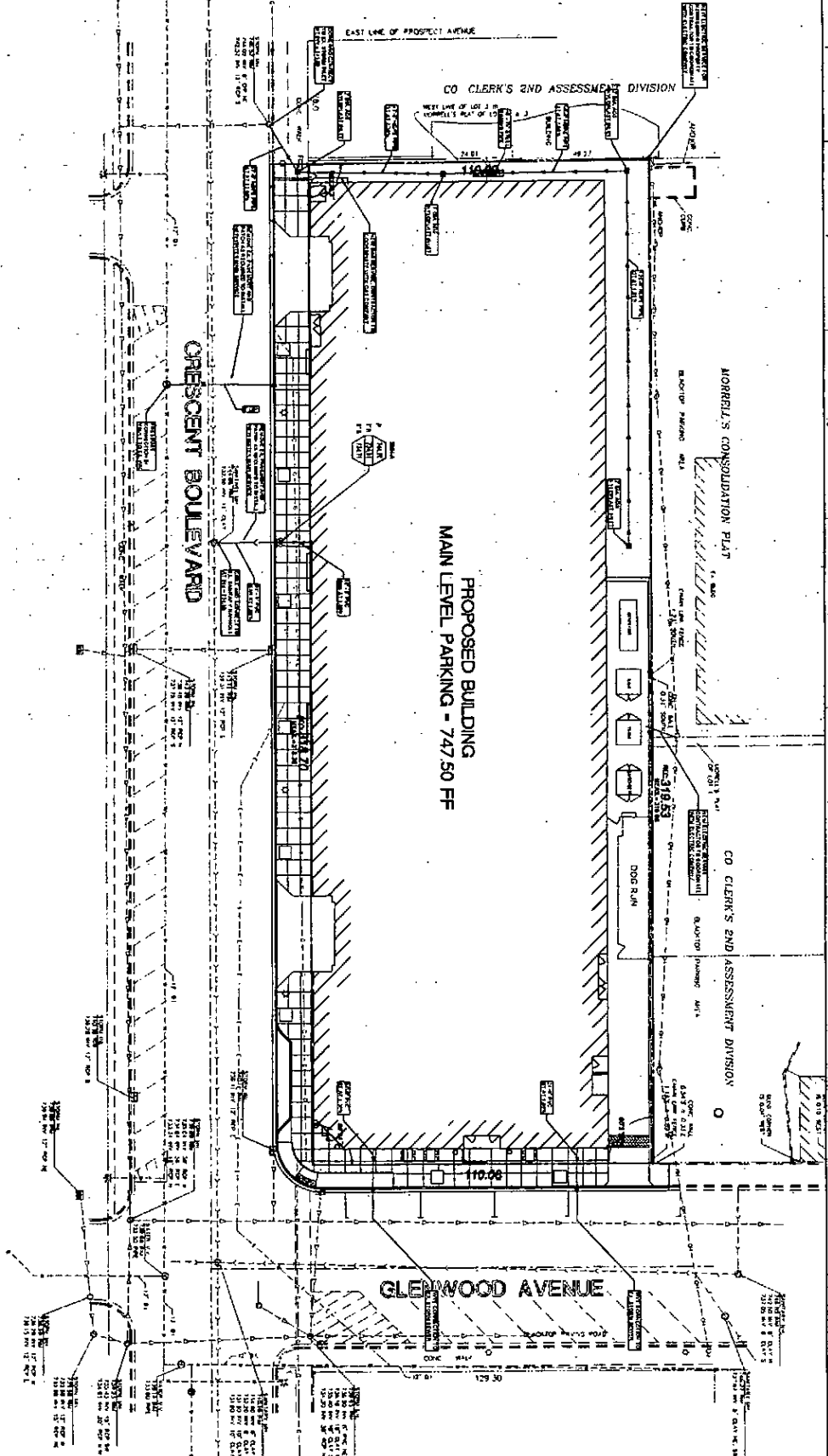


EXHIBIT C-7

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

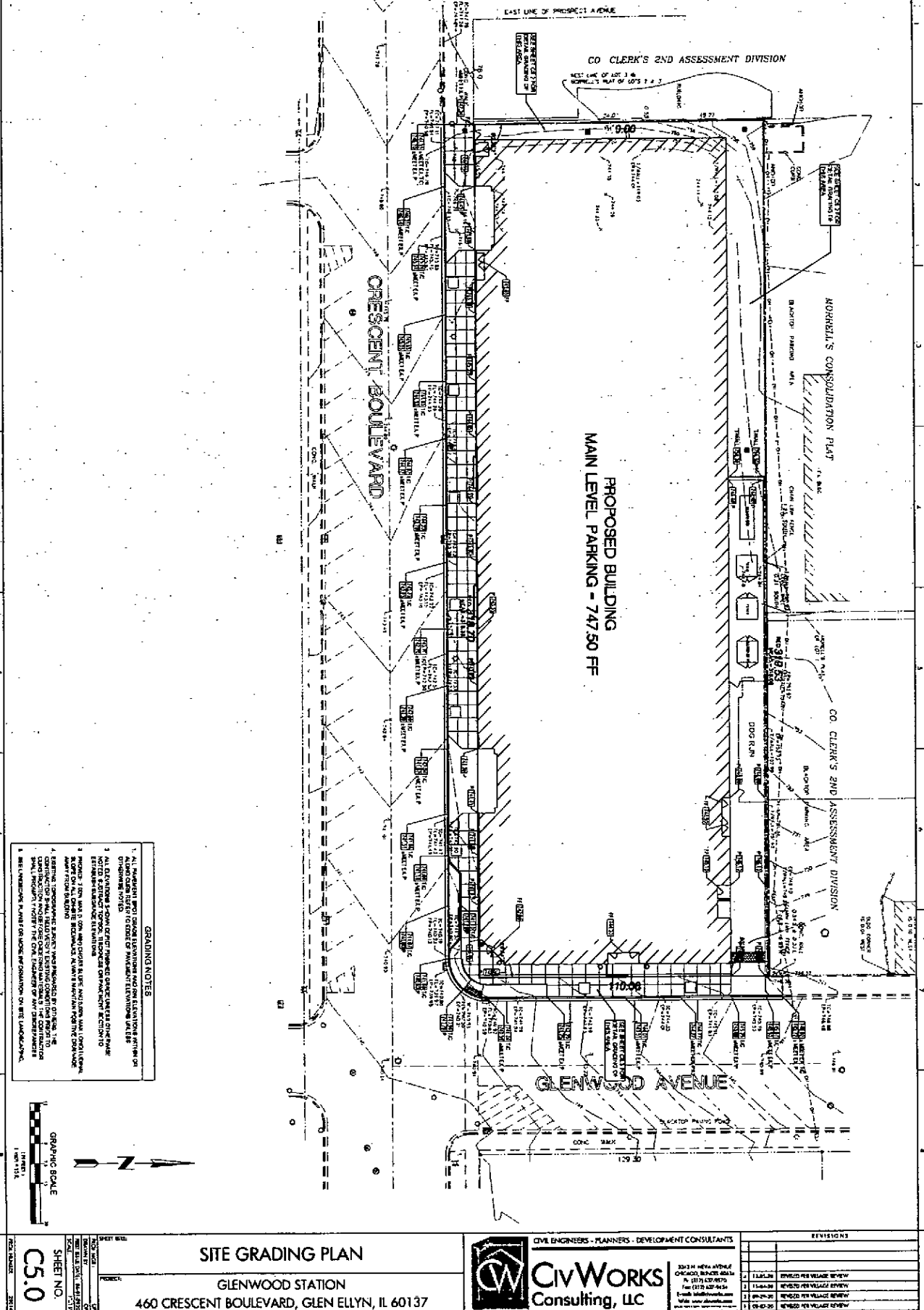


EXHIBIT D

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

List of Public Improvements**

- Sidewalk In Public Right-Of-Way*
- Street Lighting and Appurtenances (Foundations, Conduit, Wiring, Street Light Poles, Street Light Fixtures)*
- Roadway Pavement and Appurtenances (Roadway Pavement, Curb and Gutter, Pavement Markings, Signage)*
- Parkway Trees*
- Public Streetscape Improvements Identified in Final Engineering (Benches, Bike Racks, Seatwalls, Tree Planters)*
- Water Service Valve (Pressure Connection Valve In Crescent Boulevard)

*These improvements shall substantially conform to the Village's Streetscape Improvement Design, which the Village anticipates adopting in 2021.

**Should any additional public improvements be added in Final Engineering of the Development, they shall be included within the Bill of Sale and Village Acceptance of Public Improvements Documents. For example, it is anticipated that there will be storm sewer manholes installed on the Village's storm sewer main at the storm sewer connections; said manholes would be public improvements.



Village of Glen Ellyn

Ordinance No. 6834

An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
Plan with Deviations, a Final Planned Unit Development, A Special
Use Permit and the Exterior Appearance For a
Mixed-Use Development to be Known As
Glenwood Station and to be Located at
460 Crescent Boulevard, Glen Ellyn, IL 60137
(new address: 464 Glenwood Avenue, Glen Ellyn, IL 60137)

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 14 Day of Dec, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 15 day of Dec, 2020.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6834

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
Plan with Deviations, a Final Planned Unit Development, A Special
Use Permit and the Exterior Appearance For a
Mixed-Use Development to be Known As
Glenwood Station and to be Located at
460 Crescent Boulevard, Glen Ellyn, IL 60137
(new address: 464 Glenwood Avenue, Glen Ellyn, IL 60137)**

Whereas, Michael O'Connor, Vice President of Development & Leasing of Holladay Property Services Midwest Inc., is the contract purchaser of the property commonly known as 460 Crescent Boulevard (new address: 464 Glenwood Avenue), legally described herein ("Subject Property"), attached hereto and incorporated herein by reference; and

Whereas, Michael O'Connor, Vice President of Development & Leasing of Holladay Property Services Midwest, Inc. ("Petitioner"), has petitioned the President and Board of Trustees of the Village of Glen Ellyn, for approval of the following (collectively, the "Zoning Approval"):

- A. A Special Use Permit for a Planned Unit Development on the Subject Property located at 460 Crescent Boulevard in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and approval of the Preliminary Planned Unit Development Plan and the Final Planned Unit Development Plan.
- B. The following zoning deviations from the Glen Ellyn Zoning Code (collectively, the "Deviations"):
 1. To allow 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial use [Section 10-4-17-2(G)(8), Section 10-4-17-2(G)(1)];
 2. To allow a corner side yard setback of zero (0) feet where a setback of approximately 39 feet six (6) inches is required from the south (corner side) lot line [Section 10-4-17-2(D)(2)(b)];
 3. To allow an overall maximum height of approximately 67 feet, including parapet walls, elevator overrun, HVAC units, mechanical units, and any other rooftop structures where 60 feet is permitted [Section 10-4-17-2(F)(2)];
 4. To allow the front façade of the proposed building (facing Glenwood Avenue) to not be 'stepped back' 15 feet where the building is taller than 45 feet in height [Section 10-4-17-2(E)(1)];

5. To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately zero (0) feet where a setback of five (5) feet six (6) inches is required [Section 10-5-5(C)(1)];
 6. To allow the emergency generator to be approximately four (4) feet seven (7) inches from the north (interior side) lot line where a setback of at least five (5) feet six (6) inches is required [Section 10-5-5(B)(4) #10.b];
 7. To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately three (3) feet from said lot line where a setback of 11 feet is required [Section 10-5-5(B)(4) #19];
 8. To allow a maximum lot coverage of approximately 84 percent where a lot coverage of 65 percent is permitted [Section 10-7-9(D)];
 9. The following deviations from Section 10-5-8(I) are required:
 - a. To allow one (1) parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required;
 - b. To allow an approximately 14-foot drive aisle for one 90-degree parking stall where a 25-foot drive aisle is required
 10. To allow exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides [Section 10-5-13(M)(1)(c)].
- C. A Special Use Permit per Section 10-10-14 of the Zoning Code to allow multi-family dwellings on the property located at 460 Crescent Boulevard.
- D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a five-story mixed-use building on the Subject Property; and

Whereas, the Subject Property is located at 460 Crescent Boulevard in the C5B Central Service Subdistrict, on the north side of Crescent Boulevard and on the west side of Glenwood Avenue between Glenwood and Prospect Avenues, and is legally described as follows:

460 CRESCENT BOULEVARD (NEW ADDRESS: 464 GLENWOOD AVENUE)
THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5 IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION) ALL IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO

THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-008

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet of the Subject Property, and following the placement of placards on the Subject Property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a remote public hearing on the virtual meeting platform, Zoom, on November 12, 2020, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence and testimony in support of the Zoning Approval, and at which one (1) person appeared in favor of the Zoning Approval and zero (0) persons appeared in opposition thereto, and at which comments received prior to the remote public hearing from eleven (11) members of the public were read into the public record, of which two (2) comments were in support of the Zoning Approval and five (5) were in opposition thereto, and four (4) were neither in favor nor against; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of six (6) "yes" and one (1) "no" with two (2) absent, the Plan Commission recommended approval of the Petitioner's Zoning Approval request with conditions as set forth in the November 12, 2020 minutes of the Plan Commission, the approved copy of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact in regard to the request; and

Whereas, in regard to the requested Special Use for a Planned Unit Development, including the Preliminary and Final Planned Unit Development Plans and the deviations noted herein above, the Village Board finds that:

1. That the proposed development will not negatively affect the community as a whole because the 86 dwelling units, 1,490 square feet of commercial space, and two enclosed tiers of no less than 102 parking stalls are consistent with the future land use designation and objectives of the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The residential use will increase the number of consumers for the downtown and the associated parking is sufficient for the proposed number of apartments due to its proximity of less than one quarter mile from the Glen Ellyn Metra station. Further, the associated residential use will not overburden adjacent streets and or decrease the level of service of adjacent intersections. The commercial space will also be occupied by a use normally permitted by right or as a special use in the C5B Central Service Subdistrict.
2. That the proposed development will not negatively affect the neighborhood as the proposed height is consistent with adjacent multi-family residential properties to the north and other multi-family residential properties in the downtown. The subject property is located at a low point in the downtown further reducing the impact of the proposed height of the development. The proposed front, corner, side and rear yard setbacks are consistent with those of other properties in the downtown.
3. That the proposed development is a combination of residential and commercial uses such that they support one another, with sufficient parking enclosed below grade and at grade, a commercial space for a new business which the residents of the building may frequent. The proposed development includes amenities for the future apartment residents, including but not limited to, a fitness facility, conference room, club room, and pet spa. That part of the property not covered by the building or pavement is landscaped with low maintenance landscape materials along the north and west sides of the building. Again, the setbacks for the buildings are compatible with those of surrounding properties in the Central Business District. The proposed parking is adequate for the uses proposed on the site, and while no loading space is required of the development, one has been provided on the north side of the building.
4. That the proposed development will not negatively affect the development procedures, including but not limited to, the proposed streetscape improvements within the downtown as the petitioner is required to coordinate with the Public Works Department; and

Whereas, in regard to the requested Special Use to allow a mixed use development including residential dwelling units in the C5B Central Service Subdistrict, the Village Board finds that:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development with 1,490 square feet of ground floor commercial space, 86 apartments, and two enclosed tiers of no less than 102 parking stalls fulfills many of the recommendations of the 2009 Downtown Strategic Plan, including the recommendation to construct a minimum of 450 new

dwelling units in the downtown by adding 86 dwelling units. The proposed development will therefore meet the objective to "increase the Village's population within walking distance of the downtown by increasing the number of dwelling units (and thereby consumers) in and around the Downtown." The Downtown Strategic Plan also calls for "additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don't need or want a house at this stage in their lives)." The proposed development provides two enclosed tiers of at least 102 parking stalls for the multi-family dwelling units, which is also consistent with the future land use of the subject property as "potential residential with structured parking" as recommended in the Executive Summary of the Downtown Strategic Plan. Additionally, the proposed development is consistent with Initiative 18 of the Downtown Strategic Plan, which describe the area as being a primarily residential, mixed-use development with up to 18,000 square feet of retail and 168 dwelling units (d.u.), above one to two lower levels of parking. The proposed development will provide 1,490 square feet of leasable commercial space fronting Glenwood Avenue and contribute to the downtown shopping and dining experience, whereas the property, with a 13,500 square-foot commercial building and surface parking lot, has been vacant since October 2016 and not been contributing to the Downtown. Finally, overall maximum height of 66 feet 8 inches due to the elevator overrun is consistent with the Planning Influences subsection of the 2001 Comprehensive Plan, which states that a height bonus of up to 65 feet for certain circumstances is appropriate in the C5B Central Service Subdistrict.

2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the proposed development is in proximity to existing multi-family buildings to the north, which are also multiple stories in height similar to the proposed development. The subject property on which the development is proposed is located at a lower point in the Downtown as the elevation increases to the north, further lessening the impact of the proposed height. The proposed development is also within less than a quarter mile of the Glen Ellyn Metra station, which is important to facilitate transit-oriented development. The traffic study prepared by KLOA, Inc. notes that residents in transit-oriented development are two times less likely to own a car and the proposed parking ratio is sufficient for the 86 apartments proposed. The traffic study also states that the traffic generated by the apartments and the commercial use will be relatively low and not overburden the adjacent street network or reduce the levels of service of the intersections.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed development is consistent with the future land use designated in both the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The property is currently occupied by a vacant 13,500 square foot commercial building and surface parking lot with 42 stalls. The proposed development will provide 1,490 square feet of ground floor commercial space along Glenwood Avenue and 86 apartments, which adds to the number of consumers able to frequent downtown businesses.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the public facilities and services are sufficient to serve the proposed development. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The anticipated future residents will most likely be adults with few if any school

aged children. The Building will be served by two elevators and with automatic sprinklers and an emergency generator for added safety. The proposed development will be owned by a single entity and be professionally managed by an on-site management company. The owner of the building will contract private refuse and recycling, building and grounds maintenance including landscaping and snow removal.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed 86 apartments are anticipated to be occupied by "renters by choice" seeking an alternative to traditional single-family homes. By increasing the population in the downtown, the number of consumers able to walk to businesses in the downtown will also increase and therefore contribute to the economy in the downtown and generate additional sales tax revenue. The proposed development will also generate significant increment within the downtown TIF district. This increment then can be used toward public improvement projects and other redevelopment opportunities within the Village.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development, being mixed-use that is primarily residential, will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare or odors. The 1,490 square feet of commercial space on the ground floor of the proposed development will also conform to the uses listed in the C5B Central Service Subdistrict. The proposed development will also be designed to conform to applicable building codes, which regulate the life safety and welfare of the general public. The surrounding area will benefit by increasing the number of potential consumers of downtown businesses.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because vehicular traffic will be directed to Crescent Boulevard and the traffic generated by the proposed development will not negatively impact the level of service of the adjacent intersections. The proposed number of parking stalls are also sufficient to accommodate the proposed number of apartments, and public parking is available on adjacent streets and in the Crescent Glenwood parking lot to serve the commercial use.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed development adds minimum additional impervious surface to the subject property compared to the existing conditions of the property. The net new impervious surface proposed is less than 300 square feet and therefore a drainage plan and stormwater management facility is not required per the Village's stormwater regulations. All stormwater is conveyed to the public storm sewer system and will not negatively impact adjacent properties.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the subject property is currently developed by an existing 13,500 square foot commercial building and a 42-stall surface parking lot and no natural or scenic features of major importance to the community are located on or near the

subject property as noted in the Illinois Department of Natural Resources report dated June 9, 2020; and

Whereas, in regard to the petitioner's request for Exterior Appearance approval, the Village Board finds that the proposed exterior appearance is compatible with the goals and purpose of the Appearance Review Guidelines adopted on October 9, 2006 by adoption of Ordinance 5508; and

Whereas, the Village President and Board of Trustees have determined that approving the Special Use for a Planned Unit Development, including the Preliminary and Final Planned Unit Development Plans and the Deviations noted herein above, and the Special Use Permit to allow a mixed-use development including dwelling units in the C5B Central Service Subdistrict as recommended by the Plan Commission is consistent with the goals of the Glen Ellyn Zoning Code, and that the granting of the Exterior Appearance of the project as recommended by the Plan Commission is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, Therefore, **Be it Ordained** by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The approved Plan Commission meeting minutes, dated November 12, 2020 and attached as Exhibit "B" hereto, and the findings of fact set forth therein and in the preambles above are hereby adopted as the finding of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the November 12, 2020 remote public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendation of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth herein, the Village President and the Board of Trustees hereby grant approval of a Special Use Permit for a Planned Unit Development with Deviations, a Preliminary and Final Planned Unit Development Plan, a Special Use Permit for multi-family dwellings in the C5B Central Service Subdistrict, and the Exterior Appearance to allow

the construction of a five-story, mixed-use building on the Subject Property, as requested and identified herein above.

Section Three: This grant of approval is subject to the following conditions:

- A. The project shall be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the November 12, 2020 Plan Commission remote public hearing and before the Village Board of Trustees, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
1. Petitioner's Application Packet, including the following materials:
 - a. Petitioner's Cover Letter, dated 5/29/2020
 - b. Petitioner's Application for Preliminary PUD Approval, dated 5/29/2020
 - c. Petitioner's Application for Final PUD Approval, dated 5/29/2020
 - d. Petitioner's Application for Special Use Permit for Multi-Family Dwelling Units, dated 5/29/2020
 - e. Petitioner's Application for Exterior Appearance Approval, dated 5/29/2020
 - f. List of Requested Deviations
 - g. Supporting Application Materials
 - h. Representative Project References
 - i. EcoCAT Report, dated 6/9/2020
 - j. Land Use Opinion, dated 4/9/2020
 - k. Phase II Subsurface Investigation Report, prepared by AJS Group, Inc., dated 2/6/2015
 - l. Phase II Subsurface Investigation Report, prepared by AJS Group, Inc., dated 7/3/2017
 - m. Residential Market Analysis, prepared by Tracy Cross & Associates, dated September 2020
 - n. ALTA ACSM Land Title Survey, prepared by Lambert & Associates Land Surveyors, dated 3/21/2015, Exhibit "A"
 - o. Traffic Study, prepared by KLOA, Inc, dated 11/9/2020
 - p. Construction Schedule, prepared by Holladay Construction Group, no date
 2. Site Plans, all prepared by CivWorks Consulting, LLC
 - a. Existing Conditions (by others), C2.0, dated 12/1/2020
 - b. Site Demolition Plan, C2.1, dated 12/1/2020, Exhibit "C"
 - c. Site Dimensional & Paving Plan, C3.0, dated 12/1/2020, Exhibit "E"
 - d. Site Utility Plan, C4.0, dated 12/1/2020, Exhibit "F"
 - e. Site Grading Plan, C5.0, dated 12/1/2020
 - f. Average Existing Grade Exhibit, C5.1, dated 12/1/2020
 - g. Pervious/Impervious Exhibit, EX1.0, dated 12/1/2020
 - h. Garage Parking Vehicle Circulation Exhibit, TR1.0, dated 12/1/2020
 3. Architectural Plans and Landscape Plan, all prepared by Tandem Architecture, Inc.
 - a. Main Street-Parking Level PUD Plan, A-102, dated 11/23/2020, Exhibit "D"
 - b. Lower Level Floor Plan, A-101, dated 11/5/2020, Exhibit "K"

- c. Floors 2-5, A-103, dated 9/29/2020, Exhibit "L"
- d. Elevations, A-200, dated 11/23/2020, Exhibit "J"
- e. Landscape Plan, L-100, dated 11/23/2020, Exhibit "G"
- f. Building Sections, A-300, dated 9/29/2020
- g. Elevations in color, A-400, dated 11/23/2020
- h. Renderings – daytime, A-401, dated 11/23/2020
- i. Renderings – nighttime, A-402, dated 11/23/2020

4. Lighting Plans

- a. Photometric Plan, prepared by KSA Lighting & Controls, dated 12/9/2020, Exhibit "H"
- b. Light Fixture Cut Sheets, Exhibit "I"

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department;

- B. That the petitioner shall install, replace as necessary, and perpetually maintain all landscape materials per the approved landscape plan;
- C. That the petitioner prepare a construction management plan for Village review and approval that will be discussed at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
- D. That the proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
- E. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
- F. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed outside and used;
- G. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
- H. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code and Section 10-5-13(l) of the Glen Ellyn Zoning Code, provided that no less than 102 parking stalls be shown on the plan prior to building permit issuance;
- I. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;

- J. That the petitioner understands that at the time of approval of this ordinance the streetscape plans are in draft form and subject to change and the petitioner will implement the final streetscape plan approved by the Village Board;
- K. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
- L. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any construction building permits;
- M. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official;
- N. That pedestrian safety lights at the garage doors on the Crescent façade be installed.
- O. That the building elevations be updated for the building permit submittal to match the photometric plan that has been revised to include the historic lighting fixtures recommended by the Historic Preservation Commission; and
- P. That all requirements outlined in the Redevelopment Agreement that are necessary prior to the issuance of a building permit shall be satisfied prior to building permit issuance..

Section Four: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the approvals granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of the approvals shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in accordance with this Ordinance is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

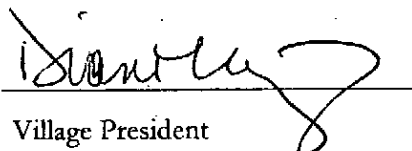
Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on Holladay Property Services Midwest, Inc., on any and all of their successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 460 Crescent Boulevard, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 14 day of Dec 2020.

Ayes		Diane McGinley	☒ Steve Thompson	☒ Mark Senak
	☒	Craig Pryde	☒ Bill Enright	☒ Gary Fasules
	☒	Kelli Christiansen		
Nays		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois this 14 day of Dec 2020.


Village President

Attest:



Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 15 day of Dec, 2020.)

EXHIBIT F

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Use Guidelines

The following uses are prohibited from operating on the Subject Property:

- a. Communication exchange (e.g., a switching station with no windows).
- b. Laundromats
- c. Mortuary
- d. Automobile car wash
- e. Automobile repair or service
- f. Church
- g. Compounding of cosmetics, toiletries, dyes and pharmaceutical products
- h. Congregate housing for the elderly
- i. Drive-in commercial facility
- j. Dwellings located on the Building's ground floor
- k. Hotel, motel
- l. Light manufacturing assembly of previously manufactured part, fabricating, cleaning, testing, repairing or servicing
- m. Public school
- n. Public utility and public services use
- o. Storage warehousing

EXHIBIT G

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

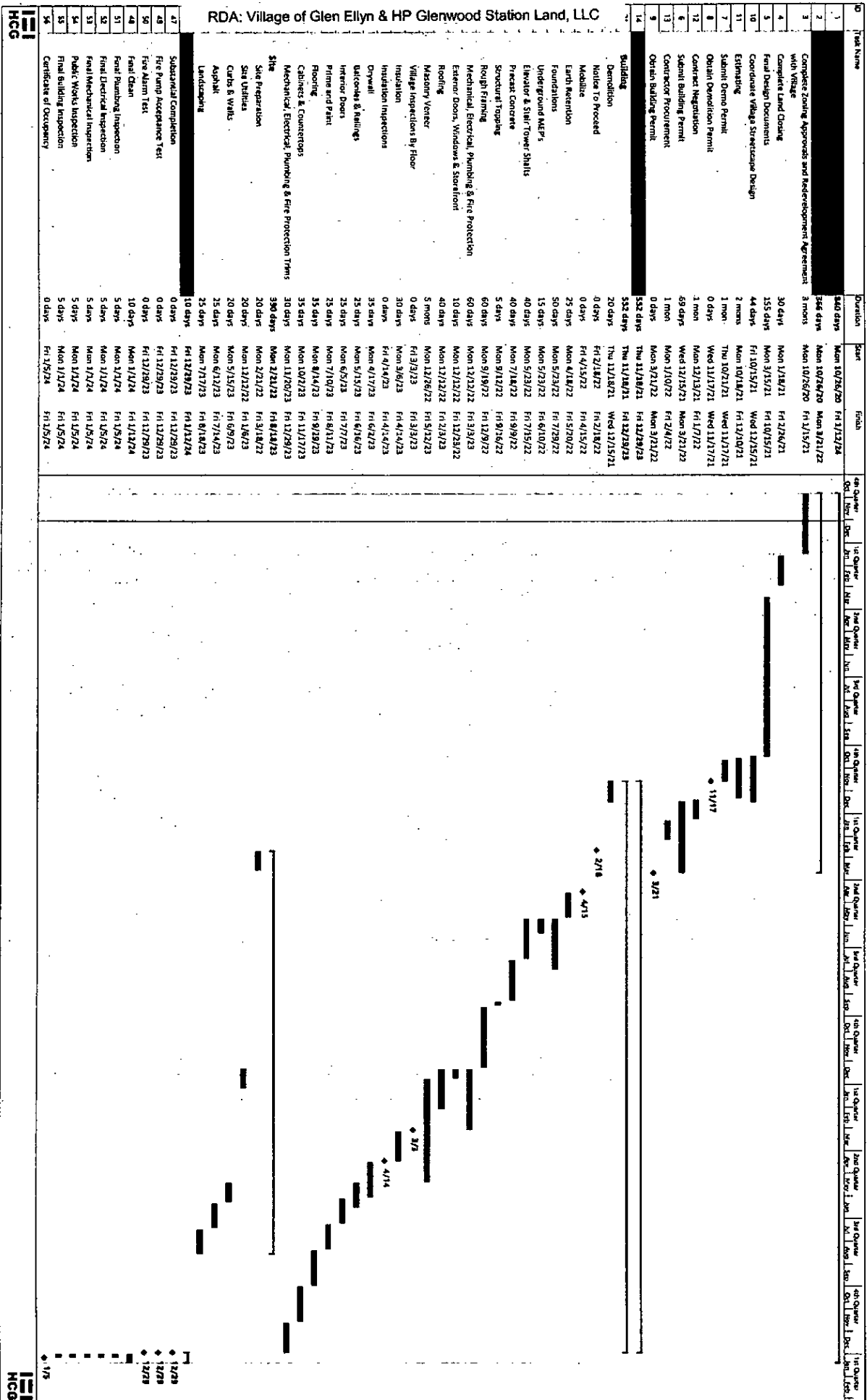


EXHIBIT H

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250
Fax: 630-547-5370
www.glenellyn.org

Glenwood Station
460 Crescent Boulevard
Glen Ellyn, IL
Construction Site Rules of Conduct

Project:

New 5-story mixed-use building with no less than 102 parking stalls on the lower and first floor levels; building support, amenity and retail (1,490 sf) spaces on the first floor level; and 86 dwelling units on floors 2 through 5 to be constructed at the property commonly known as 460 Crescent Boulevard, Glen Ellyn, Illinois.

Purpose:

The purpose of this guide is to provide the developer and contractor (the "Parties") with information regulating construction personnel activities on site for the duration of the work to construct the project as described above. By signing this document, the Parties acknowledge they have read and will adhere to the requirements set forth herein and will enforce them on their subcontractors and other third-party entities on the site.

This document shall serve as the one and only notice that the Village will issue a citation(s) and/or a Stop Work Order for violation of any condition listed herein or violation of any provisions of the Village's codes regulating construction during the course of the work. In the event that a citation(s) is issued, attendance at an Administrative Hearing is mandatory. If the citation is issued to a corporation, the corporation must be represented by an attorney. The Hearing may result in the assessment of a fine for each violation. Each day that a violation exists is considered a separate offense.

For purpose of this document, the property commonly known as 460 Crescent Boulevard shall be herein referred to as the "construction site".

General Requirements:

1. Permitted Work Hours are from 7:00 A.M. until 7:00 P.M. Monday thru Saturday and 8:00 A.M. until 5:00 P.M. on Sunday. No construction activities shall occur on or loud noises emanate from the site outside of the permitted work hours.
2. The building permit placard shall be kept on the construction site until completion of the project and shall be displayed in a prominent location visible from the public way.
3. A copy of the approved construction drawings, approved addenda and inspection reports must be maintained on site at all times and be made available to Village inspectors upon request.
4. The contractor shall maintain the public walks and streets, and adjoining properties, free from construction gravel, dirt and debris on a daily basis. Adjacent streets and sidewalks shall be swept clean on a daily basis. No litter shall be placed or allowed to collect in the public rights-of-way at any time.
5. Silt fencing and other erosion control measures shall be inspected and maintained according to the approved Site Management Plan, Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan; only clear water may be discharged into the street; muddy water must be filtered; storm sewer inlets shall be protected with filtration devices.

EXHIBIT H

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Construction Site Rules of Conduct
Glenwood Station

6. Tree protection fencing shall be checked daily and maintained according to the approved Tree Preservation Plan; unsecured fabric or unstable posts shall be immediately repaired; a copy of the approved Tree Preservation Plan shall be displayed and maintained at the coordination site in a prominent location visible from the public way and within 5 feet of the property line.
7. All construction deliveries shall occur during permitted work hours.
8. A stabilized construction entrance shall be maintained at primary points of ingress/egress from the public right-of-way and points of emergency access to prevent "tracking" of dirt and debris onto the public right-of-way at each of the sites.
9. Dust from the sites must be controlled through the use of water, tackifiers, or other appropriate means.
10. Stockpiled equipment and material shall be kept away from neighboring properties, ideally outside of the side yard setback where applicable; stockpiled material shall not be placed in a manner that affects the natural surface water runoff patterns in a detrimental way to properties upstream or downstream of the site; any stockpile of earth to remain in place for more than three days shall be protected with silt fence, coir logs, or other perimeter erosion control barrier; stockpiles in place for more than 14 days must be stabilized or covered.
11. No construction material or equipment shall be stored off site without the written approval of the owner of the affected property and the Village.
12. All gates within the temporary construction fences and barriers shall be gated and locked at all times that contractors are not on site. Keys to operate the locks shall be maintained in the Knox box for emergency access to the site. The Knox box shall be maintained in a location approved by the Village.
13. Pedestrian protection measures such as fencing, barricades, walkways, covered walkways and the temporary construction fences shall be maintained in accordance with the Site Management Plan and all applicable codes and ordinances and kept in good order for the entire length of time pedestrians may be endangered. Unintended openings in, damage to, or collapse of pedestrian protection measures or temporary construction fences shall be immediately repaired.
14. Temporary lighting at covered walkways and flashing lights at walkways and traffic control devices shall be checked on a daily basis. Non-operational fixtures shall be immediately repaired.
15. Walkways shall generally remain open to pedestrian traffic. The contractor shall provide all pedestrian traffic control devices in locations approved by the Village. Temporary sidewalk closures may occur from time to time; however, all closures must be coordinated a minimum of 48 hours in advance with the Village.
 - a. Community Development: Steve Witt, via switt@glenellyn.org
Rich Czajkowski, via rczajkowski@glenellyn.org
 - b. Fire Company: Fire Administrator, via chief@glenellynfire.org
 - c. Police: Norm Webber, via 630-547-5403
Records Clerk, via 630-469-1187 for emergency closings with less than 48-hour notice
 - d. Public Works: Rich Daubert, via rdaubert@glenellyn.org
Dave Buckley, via dbuckley@glenellyn.org
16. Contractor shall coordinate all partial and full street closures a minimum of 48 hours in advance with Dave Buckley, Assistant Director of Public Works (630-547-5513) dbuckley@glenellyn.org or Jennifer Brown, Streets/Forestry Superintendent (630-547-5533) jenniferb@glenellyn.org.
17. All water from a public hydrant to be used for construction purposes must be metered. Contact John Hubsy, Utilities Superintendent in the Public Works Department (630-547-5516) to obtain a hydrant meter; all charges for construction water shall be paid monthly.

EXHIBIT H

RDA: Village of Glen Ellyn & HP-Glenwood Station Land, LLC

Construction Site Rules of Conduct
Glenwood Station

18. All water main shutdowns shall be coordinated with the Village's Public Works Department by contacting John Hubsky, Utilities Superintendent at 630-547-5516 or Bill Miller, Utilities Inspector at 630-742-3286. Only Village personnel shall operate existing Village owned and maintained fire hydrants and water main valves.
19. All hoses connected to a public hydrant for demolition or construction water shall be blocked on each side for the full width of the sidewalk to prevent a pedestrian tripping hazard. Hoses may not be extended across streets or other vehicular access ways.
20. All temporary project signs shall be maintained secured to a barrier or fence in the location(s) indicated on the Site Management Plan. No other signage shall be permitted on the construction site.
21. Temporary toileting and hand cleansing facilities shall be provided in accordance with the Illinois Construction Site Temporary Restroom Facility Act. Temporary restroom facilities shall be located at least ten (10) feet from the front and corner side property lines and at a minimum distance equal to 10% of lot width from all side and rear property lines; the door to all toileting units should face the building; toileting units shall be serviced regularly to prevent odors from emanating from the site.
22. A 20-ABC fire extinguisher shall be provided and maintained in the following locations and as directed by the Fire Company:
 - a. Inside, and mounted to the outside of the temporary construction trailer
 - b. At each construction exit from the building under construction
 - c. Immediately outside each stairwell of the building under construction on all floor levels where combustible materials have accumulated or have been incorporated into the work
 - d. In every storage and construction shed
 - e. In areas where flammable or combustible liquids are being used or stored
23. Weeds and grass on the sites, including on adjacent parkways and within tree protection fencing, must be controlled by regular cutting; maximum allowable height is eight (8) inches.
24. Remove or contain scattered construction debris on a daily basis; refuse dumpsters shall not be maintained in an overflowing condition; dumpsters shall not be located within ten (10) feet of any building or structure.
25. Maintain emergency vehicle access on and around the site at all times.
26. All contractors shall park only where indicated on the Site Management Plan.
27. Vehicles staging in the public right-of-way shall not occupy vehicular traffic lanes without approval of appropriate traffic control and protection plans by the Village's Public Works Department. Driveways shall not be blocked without notification of the affected properties. All vehicles staged in the public right-of-way shall be attended at all times to ensure they can be relocated in a timely manner if necessary.
28. Construction equipment or vehicles shall not stand idling for more than ten (10) minutes. All idling vehicles shall be attended at all times to ensure they can be relocated in a timely manner if necessary.

EXHIBIT H

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Construction Site Rules of Conduct
Glenwood Station

Acknowledgement:

By signing below, I attest that I have proper legal authority to represent the owner/developer/contractor in matters related to construction of the project as described herein above. I have read the Construction Site Rules of Conduct contained in this document and agree to abide by them. I understand that a citation(s) may be issued without further notice from the Village for any violation of these rules that is verified by the Village.

Printed Name
(on behalf of the Owner)

Printed Name
(on behalf of the Developer)

Printed Name
(on behalf of the Contractor)

Signature
(on behalf of the Owner)

Signature
(on behalf of the Developer)

Signature
(on behalf of the Contractor)

Cell Phone

Cell Phone

Cell Phone

Date

Date

Date

EXHIBIT I

RDA: Village of Glen Ellyn & HP Glenwood
Station Land, LLC



**HOLLADAY
PROPERTIES**
Building Solutions Since 1952

324 W Burlington Ave | Lagrange Illinois 60525

PHONE (219) 841-6416 | FAX (219) 764-0446

December 1, 2020

Ms. Katie Ashbaugh
Planning Department
Village of Glen Ellyn

Re: Debt / Equity Schedule

Dear Katie:

As requested, and on behalf of Holladay Properties and Glenwood Station, please find below Debt & Equity Schedule for the project proposed at 464 Glenwood Avenue in Glen Ellyn, IL.

PROJECT BUDGET: **\$28,500,000**

EQUITY & SOURCING: **\$7,125,000 (25%)** – Provided by Holladay Properties Partners, and Holladay Properties Friends and Family Fund II

DEBT & SOURCING: **\$21,375,000 (75%)** – Financing TBD, Anticipated construction and mini-perm financing from Hinsdale Bank & Trust, a Wintrust Community Bank

For reference, the proposed project leverage and equity / debt sourcing for Glenwood Station is similar to other projects completed or under construction by Holladay Properties, including Burlington Station in Downers Grove, IL and Quincy Station in Westmont, IL.

Yours very truly,
HOLLADAY PROPERTIES

T. Drew Mitchell
Partner & VP of Development

Michael C. O'Connor
Vice President- Development & Leasing

EXHIBIT I

RDA: Village of Glen Ellyn & HP Glenwood
Station Land, LLC



HINSDALE BANK

& TRUST COMPANY®

AWINTRUST COMMUNITY BANK

December 1, 2020

To Whom It May Concern:

This is to confirm that based on Hinsdale Bank and Trust Company's experience with the members and managers of HP Glenwood Station, LLC they have the financial strength and experience to develop an 86+ unit multifamily construction project. We are currently financing our second similar sized project for HP Quincy Partners LLC.

If you have any further questions or need any additional information please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Teague', with a long horizontal flourish extending to the right.

Jeff Teague
Senior Vice President

EXHIBIT J

RDA: Village of Glen Ellyn & HP Glenwood
Station Land, LLC



**HOLLADAY
PROPERTIES**
Building Solutions Since 1952

324 W Burlington Ave | Lagrange Illinois 60525

PHONE (219) 841-6416 | FAX (219) 764-0446

December 1, 2020

Ms. Katie Ashbaugh
Planning Department
Village of Glen Ellyn

Re: TIF Eligible Costs

Dear Katie:

As requested, and on behalf of Holladay Properties and Glenwood Station, please find below TIF Eligible Costs for the project proposed at 464 Glenwood Avenue in Glen Ellyn.

Summary of potential Qualified TIF Eligible Costs:

- | | |
|---|---|
| 1) PROPERTY ASSEMBLY COSTS: | \$2,825,000 – Land acquisition costs |
| 2) FINANCING COSTS – UP TO 30% OF INTEREST EXPENSE: | \$215,754 – Construction interest carry expense of \$719,180 @ 30% interest. Excludes qualified interest following completion. |
| 3) SITE IMPROVEMENTS: | \$306,798 – Glenwood site improvements per engineer estimate (Civworks) |
| 4) PLANS – STUDIES, SURVEYS, DEVELOPMENT OF PLANS AND SPECIFICATIONS, IMPLEMENTATION & ADMINISTRATION OF THE REDEVELOPMENT PLAN: | \$509,000 – Architectural, MEP engineering, Structural, Market studies, other professional services |

Please note this summary of TIF eligible costs exceeds maximum TIF eligibility for the project, however this exhibit does depict potential budgeted, eligible costs.

Yours very truly,
HOLLADAY PROPERTIES

T. Drew Mitchell
Partner & VP of Development

Michael C. O'Connor
Vice President- Development & Leasing

EXHIBIT K

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Certificate of Reimbursable Project Costs

The undersigned _____ [name], being first duly sworn, on oath states as follows:

1. I am the _____ [title] of HP Glenwood Station Land, LLC ("**Developer**") and I am authorized by the Developer to make the following representations on behalf of the Developer to the Village of Glen Ellyn ("**Village**") for the purpose of inducing the Village to make certain payments to Developer, as hereafter set forth.

2. I hereby certify that the costs set forth on Schedule A hereto have been incurred by Developer in connection with Developer's performance of its obligations under the Redevelopment Agreement between the Village and the Developer concerning _____ Glenwood Avenue, Glen Ellyn, Illinois, commonly known as Glenwood Station, dated _____, 20____ ("**RDA**"), and that such costs are eligible for payment from the Village's Special Tax Allocation Fund in connection with the redevelopment project described in the RDA.

3. I hereby certify that: (i) the Developer has reviewed all costs for which payment is sought; (ii) the Developer has reviewed the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) ("**Act**") and understands what costs are eligible for reimbursement; and (iii) the Developer has determined, with the assistance of its counsel, that all costs for which payment is sought are eligible for reimbursement under the Act and the RDA.

4. I hereby certify the Developer has neither previously requested nor received payment from the Village for any of the costs Developer now seeks reimbursement for.

EXHIBIT K
Ordinance 6833

5. I hereby certify that all statements and representations made by the Developer within the RDA are accurate and correct, and hereby restate all of the same as of the date of this Certificate of Reimbursable Project Cost.

6. I hereby certify that the Developer is in full compliance with the RDA, including, without limitation, the Construction Schedule attached as Exhibit G to the RDA.

7. I hereby certify that the information provided in and accompanying this Certificate is complete and accurate.

Dated _____, 20__

HP Glenwood Station Land, LLC, an Indiana
limited liability company

Name: _____

Title: _____

Subscribed and sworn to before me

this _____ day of _____, 20__

Notary Public

EXHIBIT K
Ordinance 6833

Schedule A

- Itemized expenditures
- Identification of relationship of each expenditure to development project
- Evidence of payment
- Lien waivers
- Amount of this payment request
- Total payments received to date

EXHIBIT L

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

PROJECT BUDGET - Glen Ellyn, IL

Glenwood Station

464 Glenwood, Glen Ellyn, IL



DESCRIPTION	QTY:	UNIT:	COST:	TOTAL:
Land & Site Acquisition - Primary	1			
Land & Site - Municipality	1			
TOTAL SITE ACQUISITION		1		\$ 2,825,000
BUILDING CONSTRUCTION	124,890	SF	\$165.33 PSF	\$ 20,648,014
VALUE ENGINEERING - TO BE IDENTIFIED				\$ -
OWNER FFE (Furniture, blinds, common area fitout, closets, fitness, etc)	86	Units	\$4,651 / Unit	\$ 400,000
COMMERCIAL TI ALLOWANCE	1,490	SF	\$40.00 PSF	\$ 59,600
PUBLIC IMPROVEMENT GRANT	1	1		\$ (200,000)
HARD COST CONTINGENCY	124,890	5% of GMP	\$7.86 PSF	\$ 981,915
TOTAL HARD COSTS	124,890 SF	1	\$175.27 PSF	\$ 21,889,529
Development Fee				\$ 1,096,154
Land Acquisition Fee @ 1.5% of land cost				\$ -
Interest Expense (18 Months Construction; Linear Balance, 4.25% rate)				\$ 719,180
Pre-Development Interest (Land Closing + CDs)				\$ -
Architectural & MEP				\$ 432,000
Arch & MEP Reimbursables, Inspections, Coordination, RFI & Submittals				included
Civil Engineering				\$ 38,500
Landscape Architect				\$ -
Legal Fees				\$ 30,000
Appraisal Fee				\$ 5,000
Title Insurance	Various fees	plus	\$1 per \$1000	\$ 33,500
Loan & Inspection Fees				\$ 121,875
Guarantee Fee				\$ 53,438
HPSMI Financing Fees				\$ 13,500
Survey & Platting & Topo				\$ 5,000
Phase I Environmental				\$ 3,500
GeoTech				\$ 5,000
Impact Fees (Village / School / Library / Park District)	86	Units	\$2,054 / Unit	\$ 176,612
Developer Donation				\$ -
Stormwater Fee in Lieu				\$ -
Permitting	124,890	SF	\$4.01 PSF	\$ 501,059
Dupage County Traffic Impact				\$ 41,384
Sanitary District - \$1368 per1bdr, \$2736per 2/3 bdr, \$357 per drain				\$ 180,774
2 Years RE Taxes for existing parcels				\$ 71,443
Commercial Leasing Commissions				\$ 16,315
Other Professional Services (Market Study, Traffic Study, Material Testing)				\$ 25,000
Pre-Stabilization - Operating Shortfall (12 months)				\$ -
Builders Risk Insurance	124,890	SF	\$0.80 PSF	\$ 99,912
Travel				\$ 5,000
Soft Cost Contingency	124,890	SF	\$0.89 PSF	\$ 111,326
TOTAL SOFT COSTS	124,890 SF	1	\$30.31 PSF	\$ 3,785,471
Total Budget	124,890		\$ 228.20	\$ 28,500,000

EXHIBIT L

RDA: Village of Glen Ellyn & HP Glenwood Station Land,

LLC

Glen Ellyn TOS - Glenwood Station
- 10 Year Proforma -



Gross Rent Potential

Units	% Del	Type	Square Feet	Market Rent	Market Rent* PPSF / mo	Year													
						1	2	3	4	5	6	7	8	9	10	11	12		
0	0.0%	STUDIO	0	\$0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
4	4.7%	JR 1 BEDROOM	807	\$1,493	\$	\$ 71,884	\$ 72,897	\$ 74,538	\$ 76,080	\$ 77,571	\$ 79,123	\$ 80,705	\$ 82,318	\$ 83,860	\$ 85,445	\$ 87,058	\$ 88,185	\$	\$
4	4.7%	1 BEDROOM	880	\$1,720	\$	\$ 82,568	\$ 84,211	\$ 85,895	\$ 87,613	\$ 89,368	\$ 91,153	\$ 92,976	\$ 94,835	\$ 96,732	\$ 98,667	\$ 100,640	\$ 102,653	\$	\$
31	36.0%	1 BEDROOM	739	\$1,822	\$	\$ 577,704	\$ 591,342	\$ 605,185	\$ 619,276	\$ 633,655	\$ 648,359	\$ 663,325	\$ 678,561	\$ 694,122	\$ 709,915	\$ 725,935	\$ 742,178	\$	\$
12	14.0%	1 BEDROOM	700	\$1,830	\$	\$ 204,364	\$ 208,879	\$ 213,500	\$ 218,248	\$ 223,124	\$ 228,138	\$ 233,291	\$ 238,584	\$ 243,917	\$ 249,290	\$ 254,703	\$ 260,156	\$	\$
3	3.9%	2 BEDROOM	887	\$2,108	\$	\$ 18,888	\$ 19,408	\$ 19,954	\$ 20,523	\$ 21,116	\$ 21,733	\$ 22,374	\$ 23,039	\$ 23,728	\$ 24,441	\$ 25,168	\$ 25,909	\$	\$
4	4.7%	2 BEDROOM	806	\$2,163	\$	\$ 17,324	\$ 17,854	\$ 18,401	\$ 18,964	\$ 19,543	\$ 20,138	\$ 20,749	\$ 21,376	\$ 22,019	\$ 22,678	\$ 23,353	\$ 24,044	\$	\$
1	1.2%	2 BEDROOM	816	\$2,180	\$	\$ 17,816	\$ 18,364	\$ 18,929	\$ 19,511	\$ 20,109	\$ 20,723	\$ 21,353	\$ 21,998	\$ 22,658	\$ 23,333	\$ 24,024	\$ 24,731	\$	\$
4	4.7%	2 BEDROOM	1,079	\$2,533	\$	\$ 27,389	\$ 28,030	\$ 28,688	\$ 29,363	\$ 30,054	\$ 30,761	\$ 31,484	\$ 32,223	\$ 32,978	\$ 33,749	\$ 34,536	\$ 35,339	\$	\$
1	1.2%	2 BEDROOM	1,173	\$2,663	\$	\$ 31,053	\$ 31,762	\$ 32,488	\$ 33,231	\$ 33,990	\$ 34,765	\$ 35,556	\$ 36,363	\$ 37,186	\$ 38,024	\$ 38,877	\$ 39,745	\$	\$
12	14.0%	2 BEDROOM	1,182	\$2,671	\$	\$ 32,824	\$ 33,554	\$ 34,299	\$ 35,059	\$ 35,834	\$ 36,624	\$ 37,429	\$ 38,249	\$ 39,084	\$ 39,934	\$ 40,799	\$ 41,679	\$	\$
3	3.6%	2 BEDROOM	1,210	\$2,819	\$	\$ 34,014	\$ 34,784	\$ 35,569	\$ 36,369	\$ 37,184	\$ 38,014	\$ 38,859	\$ 39,719	\$ 40,594	\$ 41,484	\$ 42,389	\$ 43,309	\$	\$
3	3.6%	2 BEDROOM + DEN	1,185	\$2,835	\$	\$ 33,505	\$ 34,275	\$ 35,060	\$ 35,860	\$ 36,675	\$ 37,505	\$ 38,350	\$ 39,209	\$ 40,084	\$ 40,974	\$ 41,879	\$ 42,799	\$	\$
4	4.7%	2 BEDROOM + DEN	1,339	\$2,866	\$	\$ 38,234	\$ 39,004	\$ 39,789	\$ 40,589	\$ 41,404	\$ 42,234	\$ 43,079	\$ 43,939	\$ 44,814	\$ 45,704	\$ 46,614	\$ 47,539	\$	\$
46	100.0%		17,472	\$191,288	\$2.84	\$ 2,176,184	\$ 2,222,737	\$ 2,270,792	\$ 2,320,355	\$ 2,371,438	\$ 2,424,041	\$ 2,478,164	\$ 2,533,807	\$ 2,591,070	\$ 2,649,953	\$ 2,710,466	\$ 2,772,709	\$	\$
		Avg SF	801	\$2,112															

Retail & Other Income Potential

Monthly																			
68	Garage Parking - Assigned	\$125	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
18	Garage Parking - Second Assigned	\$250	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
0	Surface Parking - Assigned	\$50	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
35	Storage Locker	\$20	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
65	Amenity Fee Income (\$100 / BR / \$125 / 2 BR)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1490	Retail Income	\$30.00 PPSF	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1490	Retail CAM Reimbursement	\$1.00 PPSF	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
0	Application-Late Fees-Pet Deposit-Other	\$0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
34	Pet Fees @ 40% of Units	\$30	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2	Years RE Taxes for existing parcels	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

Allowances for Unit Absorption, Vacancy, & Bad Debt

Allowance for Vacancy Loss to Unit Absorption																			
Allowance for Ordinary Vacancy Loss (5% Stabilized)																			
Total Allowances against Revenues																			
EFFECTIVE GROSS RESIDENTIAL INCOME (EGRI)																			

Expenses

Administrative	8.75%	117,892	108,437	103,780	99,181	94,825	90,557	86,460	82,523	78,743	75,116	71,641	68,316	65,141	62,116	59,241	56,516	53,991	51,566
Asset & Prop Mgmt Fee	4.00%	63,770	59,370	56,520	53,840	51,325	48,965	46,750	44,675	42,740	40,945	39,290	37,775	36,290	34,845	33,440	32,075	30,750	29,465
Maintenance, Supplies and Repairs	3.75%	66,834	62,485	59,915	57,401	54,942	52,537	50,186	47,889	45,646	43,457	41,322	39,242	37,217	35,242	33,317	31,442	29,617	27,842
Common Area Utilities	2.75%	47,882	44,808	42,864	40,940	39,045	37,170	35,315	33,480	31,665	29,870	28,105	26,370	24,665	22,990	21,345	19,720	18,125	16,560
Cable / Internet	2.51%	67,880	61,820	57,820	53,820	50,820	47,820	44,820	41,820	38,820	35,820	32,820	29,820	26,820	23,820	20,820	17,820	14,820	11,820
Advertising & Marketing	1.00%	38,914	36,989	35,124	33,319	31,574	29,889	28,264	26,704	25,209	23,774	22,404	21,094	19,844	18,654	17,524	16,454	15,444	14,484
Insurance	2.50%	43,556	41,643	39,778	37,953	36,178	34,453	32,778	31,153	29,578	28,053	26,578	25,153	23,778	22,453	21,178	19,953	18,778	17,653
Property Taxes - Cam	0.33%	4,123	3,948	3,771	3,596	3,421	3,246	3,071	2,896	2,721	2,546	2,371	2,196	2,021	1,846	1,671	1,496	1,321	1,146
Property Taxes - MF	16.33%	38,544	35,722	33,838	31,954	30,070	28,186	26,302	24,418	22,534	20,650	18,766	16,882	14,998	13,114	11,230	9,346	7,462	5,578
Total Expenses		478,277	446,838	421,619	398,633	376,897	355,440	334,255	313,329	292,664	272,269	252,044	232,079	212,374	192,929	173,644	154,519	135,494	116,469
Expense Margin %		27.6%	20.4%	20.2%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Expense Margin % excluding allowance / PREVCO		27.6%	20.4%	20.2%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%

NET OPERATING INCOME (NOI)

Interest Payments																			
Principal Paydown																			
Debt Service (DS)																			
Prep for settlement / DIF Paygo Reimbursement																			
Net Cash Flow (NCF) - DS																			
Debt Coverage Ratio (DCR)																			
Return on Assets (ROA) (NOI over Total Costs)																			

EXHIBIT M

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

"BANK LETTERHEAD"

IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____ DATE: _____

BENEFICIARY

VILLAGE OF GLEN ELLYN

Attention: Community Development Director
535 Duane Street
Glen Ellyn, IL 60137

APPLICANT / DEVELOPER

HP Glenwood Station Land, LLC
Attention: Tim Healy, Member
3454 Douglas Road, Suite 250
South Bend, IN 46635

AMOUNT OF CREDIT: \$ _____
EXPIRY DATE: (2 Years After Issuance)

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. _____ in the favor of the Village of Glen Ellyn, Illinois, an Illinois municipal corporation ("Village"), in the amount of (125% of the Developer's Engineer's Estimate of Construction Costs as approved by the Village Engineer).

This Irrevocable Standby Letter of Credit will be used to secure the construction of certain improvements ("Improvements"), including but not limited to (List improvements such as water distribution system, sanitary sewer system improvements, storm water collection system improvements, erosion control, roadway improvements, sidewalk improvements, street trees, and miscellaneous site improvements)

This Irrevocable Letter of Credit secures the payment by Developer of costs to construct the on and off-site improvements. If the Improvements have not been approved by the Village Engineer, and/or paid in full, then the Village is hereby granted authority to draw the then remaining balance of this Irrevocable Letter of Credit for the purpose of paying, or holding for payment the cost to complete the Improvements; the unpaid cost of completed portions of the improvements and/or to itself complete the Improvements.

This Irrevocable Letter of Credit shall remain in effect for the period of two (2) years from the date hereof, without regard to any default in payment of money owed to us by the Applicant / Developer and without regard to other claims which we may have against the Applicant/Developer.

We hereby engage with Beneficiary, Village of Glen Ellyn, that we shall honor all drafts drawn on (Name of Bank), at sight, under Irrevocable Standby Letter of Credit No. _____, signed by the Village Manager, or his designee, of the Village of Glen Ellyn, bearing the clause "Drawn under (Name of Bank) Irrevocable Letter of Credit No. _____ effective (Date)" accompanied by the following documents:

1. This original Irrevocable Letter of Credit and all amendment(s) thereto (if any).

EXHIBIT M

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

BENEFICIARY

Page

2

12/11/2020

Village of Glen Ellyn

2. A statement signed by the Village Manager, Village of Glen Ellyn, reading as follows: HP Glenwood Station Land, LLC has failed to comply with any one or more of the following as such relates to the Glenwood Station development:

1. Ordinance _____ approved by the Village of Glen Ellyn approving Glenwood Station and any terms, plans, or conditions referenced therein; and/or
2. Any other applicable Agreement entered into by and between the Village of Glen Ellyn and HP Glenwood Station Land, LLC; and/or
3. The Village of Glen Ellyn Subdivision Regulations, Zoning Ordinance, Engineering Regulations, or any other Codes and Ordinances of the Village.
4. Without regard to specific ordinance requirements, the Improvements have not been satisfactorily completed or carried out in accordance with the schedule approved by the Village, or if no schedule is approved, or even if none is set out, in accordance with a pace necessary to provide needed improvements for the installation of the development undertaken to service completed structures or to serve occupants.
5. No new Letter of Credit or an amendment of the Letter of Credit, containing equivalent terms, has been submitted within sixty (60) days of any event which causes the expiration of this Letter of Credit.

The funds claimed under this Irrevocable Letter of Credit are for the payment of the cost of construction of improvements according to the engineering plans prepared by CivWorks Consulting, LLC, and dated December 1, 2020, together with any amendments thereto approved by the Village and/or reimbursement to the Village of expenses or other costs."

The amount of this Irrevocable Letter of Credit may be reduced from time to time upon receipt of the Beneficiary's request purportedly signed by the Village Manager or his designee, stating the reduction amount and listing the improvements installed and completed. Reductions are not to occur more than once a month.

Upon receipt of written notice from the Developer's Engineer that all of the Improvements have been completed, accompanied by a written certificate of the Village of Glen Ellyn, Illinois, stating that the Ordinances of the Village of Glen Ellyn and any Plans and Specifications and Agreements have been complied with, the balance then outstanding under this Irrevocable Letter of Credit shall be fully and completely reduced and released, provided, however, that ten percent (10%) of the face amount shall remain in effect for a period of one (1) year following said notice of completion to secure the Developer's guarantee of the Improvements, which ten percent (10%) amount may be drawn upon by the Village in the manner recited above. In the event Developer, or Developer's contractors,

EXHIBIT M

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

BENEFICIARY

Page

3

12/11/2020

Village of Glen Ellyn

deposit substitute security with the Village of Glen Ellyn to secure all or a portion of said one (1) year guarantee, and provided the Village accepts such substitute security, the remaining balance of this Irrevocable Letter of Credit shall be reduced by the amount of such substitute security as designated by the Village. Any amount remaining hereunder at the end of said one (1) year guarantee period for which the Village of Glen Ellyn has not drawn upon in the manner recited above, shall be released and this Irrevocable Letter of Credit thereby terminated. In the event that portions of the public improvements are completed and accepted by the Village of Glen Ellyn at different times resulting in differing one (1) year guarantee periods, this Irrevocable Letter of Credit shall be reduced on a pro-rata basis in accordance with the improvements accepted pursuant to the terms herein provided.

It is a condition of this Irrevocable Letter of Credit that it shall be automatically extended, without amendment, for additional periods of one year from the present and each future expiration date, unless we notify you in writing via Certified Mail, Return Receipt Requested, at least sixty (60) days prior to any given expiry date that we have elected not to renew this Irrevocable Letter of Credit for such additional period of time. If we fail to notify you by Certified Mail, Return Receipt Requested, this Irrevocable Letter of Credit shall automatically be extended for an additional period of one year. We will honor such additional one-year extensions as may be requested by the Village, until the project is completed in accordance with the applicable Ordinances, Codes, and Approved Plans.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce, Publication 500.

Very truly yours,

Authorized Signature & Name of Bank

L:\My Documents\Glenelly\Form Letter of Credit 9-25-09.doc

EXHIBIT N

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

Transferee Assumption Agreement

THIS AGREEMENT ("**Agreement**"), made as of this ____ day of _____, 20__, by, between and among HP Glenwood Station Land, LLC, an Indiana limited liability company ("**Owner**"); _____, a _____ ("**Transferee**"); and the Village of Glen Ellyn, an Illinois municipal corporation ("**Village**"),

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from the Owner certain real property situated in DuPage County, Illinois and legally described in Exhibit 1 attached hereto and by this reference incorporated herein and made a part hereof ("**Property**"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements and obligations set forth in that certain Redevelopment Agreement, dated as of _____, 20__, and recorded in the Office of the DuPage County Recorder on _____, 20__, as Document No. _____, by and between the Village and Owner, as amended from time to time ("**Redevelopment Agreement**");

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between and among the Village, the Owner, and the Transferee as follows:

1. **Recitals**. The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations**. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, regardless of whether such terms, requirements and obligations are to be performed and provided by, or are imposed upon, the Owner or the developer of the Property.

3. **Assurances of Financial Ability**. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall, upon the request of the Village, provide the Village with reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may require.

EXHIBIT N

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

4. **Acknowledgement and Release of Transferor.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any and all liability for failure to comply with the terms, requirements and obligations of the Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

**HP GLENWOOD STATION LAND,
LLC, an Indiana limited liability company**

By: _____

Its: _____

By: _____

Its: _____

ATTEST:

**VILLAGE OF GLEN ELLYN, an Illinois
municipal corporation**

By: _____

Its: _____

By: _____

Its: _____

ATTEST:

TRANSFeree

Name: HP Glenwood Station, LLC, an
Indiana limited liability company

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT N

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

This instrument was acknowledged before me on _____, 20____,
by _____, the President of the **VILLAGE OF GLEN ELLYN**, an Illinois
municipal corporation, and by _____, the Village Clerk of said municipal
corporation.

Signature of Notary

SEAL

My Commission expires:

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on
_____ 20____, by _____ the _____ and
_____ the _____ of **HP Glenwood Station Land, LLC**, an Indiana
limited liability company, as their free and voluntary act in their capacities as officers of said
company for the uses and purposes herein.

Signature of Notary

SEAL

My Commission expires:

EXHIBIT N

RDA: Village of Glen Ellyn & HP Glenwood Station Land, LLC

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on
_____ 20____, by _____ the _____ and
_____ the _____ of _____, a _____, as
their free and voluntary act in their capacities as officers of said company for the uses and purposes
herein.

Signature of Notary

SEAL

My Commission expires:

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6833, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 14 day of Dec 2020, and that the same was signed and approved by the President of said Village on the 14 day of Dec 2020.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 14 day of Dec, 2020.

CORPORATE SEAL


Village Clerk



8 0 8 0 5 0 5 6
Tx:40248121



KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
01/28/2021 09:32 AM

DOCUMENT # R2021-014891

Village of Glen Ellyn

Ordinance No. 6834

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
Plan with Deviations, a Final Planned Unit Development, A Special
Use Permit and the Exterior Appearance For a
Mixed-Use Development to be Known As
Glenwood Station and to be Located at
460 Crescent Boulevard, Glen Ellyn, IL 60137
(new address: 464 Glenwood Avenue, Glen Ellyn, IL 60137)**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois**
This 14 Day of Dec, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 15 day of Dec, 2020.

DOCUMENT SUBMITTED WITH
LOW QUALITY / ILLEGIBLE PORTIONS

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6834

**An Ordinance Granting Approval of a
Special Use Permit for a Preliminary Planned Unit Development
Plan with Deviations, a Final Planned Unit Development, A Special
Use Permit and the Exterior Appearance For a
Mixed-Use Development to be Known As
Glenwood Station and to be Located at
460 Crescent Boulevard, Glen Ellyn, IL 60137
(new address: 464 Glenwood Avenue, Glen Ellyn, IL 60137)**

Whereas, Michael O'Connor, Vice President of Development & Leasing of Holladay Property Services Midwest Inc., is the contract purchaser of the property commonly known as 460 Crescent Boulevard (new address: 464 Glenwood Avenue), legally described herein ("Subject Property"), attached hereto and incorporated herein by reference; and

Whereas, Michael O'Connor, Vice President of Development & Leasing of Holladay Property Services Midwest, Inc. ("Petitioner"), has petitioned the President and Board of Trustees of the Village of Glen Ellyn, for approval of the following (collectively, the "Zoning Approval"):

- A. A Special Use Permit for a Planned Unit Development on the Subject Property located at 460 Crescent Boulevard in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and approval of the Preliminary Planned Unit Development Plan and the Final Planned Unit Development Plan.
- B. The following zoning deviations from the Glen Ellyn Zoning Code (collectively, the "Deviations"):
 1. To allow 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial use [Section 10-4-17-2(G)(8), Section 10-4-17-2(G)(1)];
 2. To allow a corner side yard setback of zero (0) feet where a setback of approximately 39 feet six (6) inches is required from the south (corner side) lot line [Section 10-4-17-2(D)(2)(b)];
 3. To allow an overall maximum height of approximately 67 feet, including parapet walls, elevator overrun, HVAC units, mechanical units, and any other rooftop structures where 60 feet is permitted [Section 10-4-17-2(E)(2)];
 4. To allow the front façade of the proposed building (facing Glenwood Avenue) to not be 'stepped back' 15 feet where the building is taller than 45 feet in height [Section 10-4-17-2(E)(1)];

5. To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately zero (0) feet where a setback of five (5) feet six (6) inches is required [Section 10-5-5(C)(1)];
 6. To allow the emergency generator to be approximately four (4) feet seven (7) inches from the north (interior side) lot line where a setback of at least five (5) feet six (6) inches is required [Section 10-5-5(B)(4) #10.b];
 7. To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately three (3) feet from said lot line where a setback of 11 feet is required [Section 10-5-5(B)(4) #19];
 8. To allow a maximum lot coverage of approximately 84 percent where a lot coverage of 65 percent is permitted [Section 10-7-9(D)];
 9. The following deviations from Section 10-5-8(I) are required:
 - a. To allow one (1) parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required;
 - b. To allow an approximately 14-foot drive aisle for one 90-degree parking stall where a 25-foot drive aisle is required
 10. To allow exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides [Section 10-5-13(M)(1)(c)].
- C. A Special Use Permit per Section 10-10-14 of the Zoning Code to allow multi-family dwellings on the property located at 460 Crescent Boulevard.
- D. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a five-story mixed-use building on the Subject Property; and

Whereas, the Subject Property is located at 460 Crescent Boulevard in the C5B Central Service Subdistrict, on the north side of Crescent Boulevard and on the west side of Glenwood Avenue between Glenwood and Prospect Avenues, and is legally described as follows:

460 CRESCENT BOULEVARD (NEW ADDRESS: 464 GLENWOOD AVENUE)
 THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5 IN THE TOWN OF DANBY
 (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION)
 ALL IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST
 OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN
 MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO

THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-008

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet of the Subject Property, and following the placement of placards on the Subject Property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a remote public hearing on the virtual meeting platform, Zoom, on November 12, 2020, as permitted by Public Act 101-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence and testimony in support of the Zoning Approval, and at which one (1) person appeared in favor of the Zoning Approval and zero (0) persons appeared in opposition thereto, and at which comments received prior to the remote public hearing from eleven (11) members of the public were read into the public record, of which two (2) comments were in support of the Zoning Approval and five (5) were in opposition thereto, and four (4) were neither in favor nor against; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of six (6) "yes" and one (1) "no" with two (2) absent, the Plan Commission recommended approval of the Petitioner's Zoning Approval request with conditions as set forth in the November 12, 2020 minutes of the Plan Commission, the approved copy of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact in regard to the request; and

Whereas, in regard to the requested Special Use for a Planned Unit Development, including the Preliminary and Final Planned Unit Development Plans and the deviations noted herein above, the Village Board finds that:

1. That the proposed development will not negatively affect the community as a whole because the 86 dwelling units, 1,490 square feet of commercial space, and two enclosed tiers of no less than 102 parking stalls are consistent with the future land use designation and objectives of the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The residential use will increase the number of consumers for the downtown and the associated parking is sufficient for the proposed number of apartments due to its proximity of less than one quarter mile from the Glen Ellyn Metra station. Further, the associated residential use will not overburden adjacent streets and or decrease the level of service of adjacent intersections. The commercial space will also be occupied by a use normally permitted by right or as a special use in the C5B Central Service Subdistrict.
2. That the proposed development will not negatively affect the neighborhood as the proposed height is consistent with adjacent multi-family residential properties to the north and other multi-family residential properties in the downtown. The subject property is located at a low point in the downtown further reducing the impact of the proposed height of the development. The proposed front, corner, side and rear yard setbacks are consistent with those of other properties in the downtown.
3. That the proposed development is a combination of residential and commercial uses such that they support one another, with sufficient parking enclosed below grade and at grade, a commercial space for a new business which the residents of the building may frequent. The proposed development includes amenities for the future apartment residents, including but not limited to, a fitness facility, conference room, club room, and pet spa. That part of the property not covered by the building or pavement is landscaped with low maintenance landscape materials along the north and west sides of the building. Again, the setbacks for the buildings are compatible with those of surrounding properties in the Central Business District. The proposed parking is adequate for the uses proposed on the site, and while no loading space is required of the development, one has been provided on the north side of the building.
4. That the proposed development will not negatively affect the development procedures, including but not limited to, the proposed streetscape improvements within the downtown as the petitioner is required to coordinate with the Public Works Department; and

Whereas, in regard to the requested Special Use to allow a mixed use development including residential dwelling units in the C5B Central Service Subdistrict, the Village Board finds that:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development with 1,490 square feet of ground floor commercial space, 86 apartments, and two enclosed tiers of no less than 102 parking stalls fulfills many of the recommendations of the 2009 Downtown Strategic Plan, including the recommendation to construct a minimum of 450 new

dwelling units in the downtown by adding 86 dwelling units. The proposed development will therefore meet the objective to “increase the Village’s population within walking distance of the downtown by increasing the number of dwelling units (and thereby consumers) in and around the Downtown.” The Downtown Strategic Plan also calls for “additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives).” The proposed development provides two enclosed tiers of at least 102 parking stalls for the multi-family dwelling units, which is also consistent with the future land use of the subject property as “potential residential with structured parking” as recommended in the Executive Summary of the Downtown Strategic Plan. Additionally, the proposed development is consistent with Initiative 18 of the Downtown Strategic Plan, which describe the area as being a primarily residential, mixed-use development with up to 18,000 square feet of retail and 168 dwelling units (d.u.), above one to two lower levels of parking. The proposed development will provide 1,490 square feet of leasable commercial space fronting Glenwood Avenue and contribute to the downtown shopping and dining experience, whereas the property, with a 13,500 square-foot commercial building and surface parking lot, has been vacant since October 2016 and not been contributing to the Downtown. Finally, overall maximum height of 66 feet 8 inches due to the elevator overrun is consistent with the Planning Influences subsection of the 2001 Comprehensive Plan, which states that a height bonus of up to 65 feet for certain circumstances is appropriate in the C5B Central Service Subdistrict.

2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the proposed development is in proximity to existing multi-family buildings to the north, which are also multiple stories in height similar to the proposed development. The subject property on which the development is proposed is located at a lower point in the Downtown as the elevation increases to the north, further lessening the impact of the proposed height. The proposed development is also within less than a quarter mile of the Glen Ellyn Metra station, which is important to facilitate transit-oriented development. The traffic study prepared by KLOA, Inc. notes that residents in transit-oriented development are two times less likely to own a car and the proposed parking ratio is sufficient for the 86 apartments proposed. The traffic study also states that the traffic generated by the apartments and the commercial use will be relatively low and not overburden the adjacent street network or reduce the levels of service of the intersections.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed development is consistent with the future land use designated in both the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The property is currently occupied by a vacant 13,500 square foot commercial building and surface parking lot with 42 stalls. The proposed development will provide 1,490 square feet of ground floor commercial space along Glenwood Avenue and 86 apartments, which adds to the number of consumers able to frequent downtown businesses.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the public facilities and services are sufficient to serve the proposed development. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The anticipated future residents will most likely be adults with few if any school

aged children. The Building will be served by two elevators and with automatic sprinklers and an emergency generator for added safety. The proposed development will be owned by a single entity and be professionally managed by an on-site management company. The owner of the building will contract private refuse and recycling, building and grounds maintenance including landscaping and snow removal.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed 86 apartments are anticipated to be occupied by "renters by choice" seeking an alternative to traditional single-family homes. By increasing the population in the downtown, the number of consumers able to walk to businesses in the downtown will also increase and therefore contribute to the economy in the downtown and generate additional sales tax revenue. The proposed development will also generate significant increment within the downtown TIF district. This increment then can be used toward public improvement projects and other redevelopment opportunities within the Village.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development, being mixed-use that is primarily residential, will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare or odors. The 1,490 square feet of commercial space on the ground floor of the proposed development will also conform to the uses listed in the C5B Central Service Subdistrict. The proposed development will also be designed to conform to applicable building codes, which regulate the life safety and welfare of the general public. The surrounding area will benefit by increasing the number of potential consumers of downtown businesses.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because vehicular traffic will be directed to Crescent Boulevard and the traffic generated by the proposed development will not negatively impact the level of service of the adjacent intersections. The proposed number of parking stalls are also sufficient to accommodate the proposed number of apartments, and public parking is available on adjacent streets and in the Crescent Glenwood parking lot to serve the commercial use.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed development adds minimum additional impervious surface to the subject property compared to the existing conditions of the property. The net new impervious surface proposed is less than 300 square feet and therefore a drainage plan and stormwater management facility is not required per the Village's stormwater regulations. All stormwater is conveyed to the public storm sewer system and will not negatively impact adjacent properties.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the subject property is currently developed by an existing 13,500 square foot commercial building and a 42-stall surface parking lot and no natural or scenic features of major important to the community are located on or near the

subject property as noted in the Illinois Department of Natural Resources report dated June 9, 2020; and

Whereas, in regard to the petitioner's request for Exterior Appearance approval, the Village Board finds that the proposed exterior appearance is compatible with the goals and purpose of the Appearance Review Guidelines adopted on October 9, 2006 by adoption of Ordinance 5508; and

Whereas, the Village President and Board of Trustees have determined that approving the Special Use for a Planned Unit Development, including the Preliminary and Final Planned Unit Development Plans and the Deviations noted herein above, and the Special Use Permit to allow a mixed-use development including dwelling units in the C5B Central Service Subdistrict as recommended by the Plan Commission is consistent with the goals of the Glen Ellyn Zoning Code, and that the granting of the Exterior Appearance of the project as recommended by the Plan Commission is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

Now, Therefore, Be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The approved Plan Commission meeting minutes, dated November 12, 2020 and attached as Exhibit "B" hereto, and the findings of fact set forth therein and in the preambles above are hereby adopted as the finding of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the November 12, 2020 remote public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendation of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth herein, the Village President and the Board of Trustees hereby grant approval of a Special Use Permit for a Planned Unit Development with Deviations, a Preliminary and Final Planned Unit Development Plan, a Special Use Permit for multi-family dwellings in the C5B Central Service Subdistrict, and the Exterior Appearance to allow

the construction of a five-story, mixed-use building on the Subject Property, as requested and identified herein above.

Section Three: This grant of approval is subject to the following conditions:

- A. The project shall be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the November 12, 2020 Plan Commission remote public hearing and before the Village Board of Trustees, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
 1. Petitioner's Application Packet, including the following materials:
 - a. Petitioner's Cover Letter, dated 5/29/2020
 - b. Petitioner's Application for Preliminary PUD Approval, dated 5/29/2020
 - c. Petitioner's Application for Final PUD Approval, dated 5/29/2020
 - d. Petitioner's Application for Special Use Permit for Multi-Family Dwelling Units, dated 5/29/2020
 - e. Petitioner's Application for Exterior Appearance Approval, dated 5/29/2020
 - f. List of Requested Deviations
 - g. Supporting Application Materials
 - h. Representative Project References
 - i. EcoCAT Report, dated 6/9/2020
 - j. Land Use Opinion, dated 4/9/2020
 - k. Phase II Subsurface Investigation Report, prepared by AJS Group, Inc., dated 2/6/2015
 - l. Phase II Subsurface Investigation Report, prepared by AJS Group, Inc., dated 7/3/2017
 - m. Residential Market Analysis, prepared by Tracy Cross & Associates, dated September 2020
 - n. ALTA ACSM Land Title Survey, prepared by Lambert & Associates Land Surveyors, dated 3/21/2015, Exhibit "A"
 - o. Traffic Study, prepared by KLOA, Inc, dated 11/9/2020
 - p. Construction Schedule, prepared by Holladay Construction Group, no date
 2. Site Plans, all prepared by CivWorks Consulting, LLC
 - a. Existing Conditions (by others), C2.0, dated 12/1/2020
 - b. Site Demolition Plan, C2.1, dated 12/1/2020, Exhibit "C"
 - c. Site Dimensional & Paving Plan, C3.0, dated 12/1/2020, Exhibit "E"
 - d. Site Utility Plan, C4.0, dated 12/1/2020, Exhibit "F"
 - e. Site Grading Plan, C5.0, dated 12/1/2020
 - f. Average Existing Grade Exhibit, C5.1, dated 12/1/2020
 - g. Pervious/Impervious Exhibit, EX1.0, dated 12/1/2020
 - h. Garage Parking Vehicle Circulation Exhibit, TR1.0, dated 12/1/2020
 3. Architectural Plans and Landscape Plan, all prepared by Tandem Architecture, Inc.
 - a. Main Street-Parking Level PUD Plan, A-102, dated 11/23/2020, Exhibit "D"
 - b. Lower Level Floor Plan, A-101, dated 11/5/2020, Exhibit "K"

- c. Floors 2-5, A-103, dated 9/29/2020, Exhibit "L"
- d. Elevations, A-200, dated 11/23/2020, Exhibit "J"
- e. Landscape Plan, L-100, dated 11/23/2020, Exhibit "G"
- f. Building Sections, A-300, dated 9/29/2020
- g. Elevations in color, A-400, dated 11/23/2020
- h. Renderings – daytime, A-401, dated 11/23/2020
- i. Renderings – nighttime, A-402, dated 11/23/2020

4. Lighting Plans

- a. Photometric Plan, prepared by KSA Lighting & Controls, dated 12/9/2020, Exhibit "H"
- b. Light Fixture Cut Sheets, Exhibit "I"

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department;

- B. That the petitioner shall install, replace as necessary, and perpetually maintain all landscape materials per the approved landscape plan;
- C. That the petitioner prepare a construction management plan for Village review and approval that will be discussed at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
- D. That the proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
- E. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
- F. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed outside and used;
- G. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
- H. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code and Section 10-5-13(I) of the Glen Ellyn Zoning Code, provided that no less than 102 parking stalls be shown on the plan prior to building permit issuance;
- I. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;

- J. That the petitioner understands that at the time of approval of this ordinance the streetscape plans are in draft form and subject to change and the petitioner will implement the final streetscape plan approved by the Village Board;
- K. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
- L. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any construction building permits;
- M. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official;
- N. That pedestrian safety lights at the garage doors on the Crescent façade be installed.
- O. That the building elevations be updated for the building permit submittal to match the photometric plan that has been revised to include the historic lighting fixtures recommended by the Historic Preservation Commission; and
- P. That all requirements outlined in the Redevelopment Agreement that are necessary prior to the issuance of a building permit shall be satisfied prior to building permit issuance..

Section Four: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the approvals granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of the approvals shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in accordance with this Ordinance is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

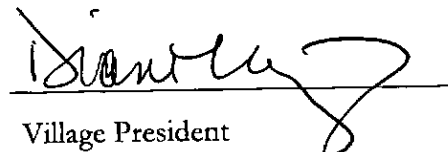
Section Eight: The privileges, obligations, and provisions of each and every section of this Ordinance shall be binding on Holladay Property Services Midwest, Inc., on any and all of their successors and assigns, and on any and all of the respective successor legal or beneficial owners of all or any portion of the property commonly known as 460 Crescent Boulevard, Glen Ellyn, Illinois.

Section Nine: The foregoing recitals are incorporated as though fully set forth in this Section Nine.

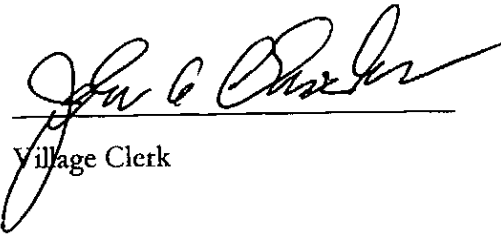
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 14 day of Dec 2020.

Ayes		Diane McGinley	☒ Steve Thompson	☒ Mark Senak
	☒	Craig Pryde	☒ Bill Enright	☒ Gary Fasules
	☒	Kelli Christiansen		
Nays		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois this 14 day of Dec 2020.


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 15 day of Dec, 2020.)

EXHIBIT A Ordinance 6834

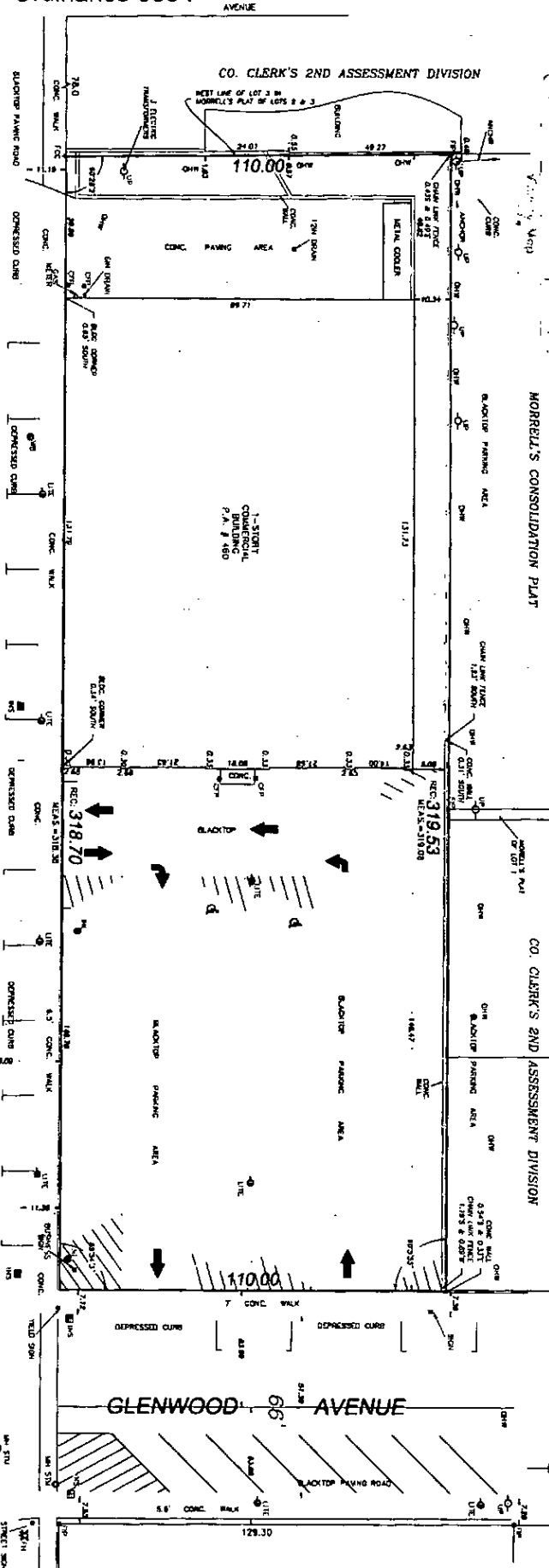
ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION: 480 CRESCENT BOULEVARD, GLENVIEW, ILLINOIS, 60137
THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5, IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION), ALL IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5, ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1887 AS DOCUMENT 182-984, IN DUPAGE COUNTY, ILLINOIS.

Permit No. 08-11-14-008

MORRELL'S CONSOLIDATION PLAT

CO. CLERK'S 2ND ASSESSMENT DIVISION



ALTA/ACSM CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD RULE REQUIREMENTS FOR ALTA/ACSM SURVEYS AND THE ALTA/ACSM RULES AND REGULATIONS, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, ILLINOIS, IN 2011. THE LOTS OF THE STATE OF ILLINOIS INCLUDES LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CERTIFIED TO:
1- SPRINGFIELD CAPITAL ADVISORS, LLC
2- CHICAGO TITLE INSURANCE COMPANY

LEGEND:
BUILDING AREA = 131,000 SQ. FT.
PROPERTY AREA = 1,000,000 SQ. FT.
OR 0.005 ACRES MORE OR LESS
BUILDING HEIGHT = 17.7 FT.
STANDARD PAVING SPACES = 30
STANDARD PAVING SPACES = 2
No reference of any building work
or building construction on site.
No reference of any building work
or building construction on site.
as a solid waste dump or sanitary land fill.

Legend of Symbols & Abbreviations

- ① INDICATES NON PER FOUND (N/P)
- ② EXISTING FILLD POOL (C/P)
- ③ EXISTING FILLD POOL (C/P)
- ④ EXISTING FILLD POOL (C/P)
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ORDERED BY: ALBERT V. LAMBERT, Notary Public in the State of Illinois, Commission Expires 11/30/18
LAMBERT & ASSOCIATES
LAND SURVEYORS
955 WEST LIBERTY DR. WHEATON, IL 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

EXHIBIT B
Ordinance 6834

MINUTES
REGULAR PLAN COMMISSION MEETING
November 12, 2020

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Chairperson Mary Loch, who introduced herself and described the Commission's function and reviewed the evening's meeting procedures, conducted via the Zoom platform due to a disaster declaration related to Covid19. She made a plea for patience with running the public hearing meeting remotely, and outlined procedure, including how public comment would be managed. Chairperson Loch introduced meeting participants Village Community Development Director Staci Springer, Village Planners Kelly Purvis and Katie Ashbaugh, Associate Planner Cole Jackson, Village Trustee Bill Enright, and Recording Secretary Barb Dutton.

Roll call commenced. Present: Chairperson Loch and Plan Commissioners Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska. Absent: Plan Commissioner Lloyd Berry.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, and seconded by Commissioner Saeed. The motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Saeed, Brown, Fanella, Mulherin, Rodemann and Vondruska and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

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

Approval of October 22, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin made a motion to approve the draft minutes of the October 22, 2020 Regular Plan Commission meeting; seconded by Commissioner Mulherin, the motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Brown, Fanella, Saeed, Rodemann and Vondruska and Chairperson Loch voted "yes."

Public Hearing - Public Hearing to consider to consider a Planned Unit Development with Zoning Deviations and a Special Use Permit to allow a 5 story, Mixed Use development at 460 Crescent Boulevard

A motion to open the Public Hearing to consider a Planned Unit Development with Zoning Deviations and a Special Use Permit to allow a 5 story, Mixed Use development at 460 Crescent Boulevard, "Glenwood Station," was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Saeed, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted "yes."

Staff Presentation

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Village Director of Community Development Staci Springer, Village Planners Kelly Purvis and Katie Ashbaugh, all of the Village of Glen Ellyn, 535 Duane Street, were sworn in. Planner Ashbaugh recounted public outreach notice that was undertaken and the review process relative to the proposed development, including that notice of the public hearing was published in the October 28, 2020, edition of the Daily Herald and mailed to property owners within 250 feet of the subject property, and that a placard was placed on the property, all per state statute and Section 10-10-11 of the Glen Ellyn Zoning Code.

She described that 460 Crescent Boulevard and the surrounding properties are all zoned CSB. She then described the existing conditions of the property, which include the former McChesney and Miller grocery store as a vacant building of some 13,500SF and a parking lot. She noted that the property has been vacant for over 6 years. She also noted the topography change on the approximately 8/10ths-acre site and the UP West rail line to the south. She stated that the long-range plan, as outlined in the 2001 Comprehensive Plan, recommended mix use, but primary residential, for the block. The proposed development, she said, is for a five-story building that is 2 feet, 3 inches shorter in height than the concept reviewed on May 14. She said that 1,490SF of commercial space is proposed on the first floor along Glenwood Avenue, an expansion based on previous feedback from the Plan Commission at the pre-application meeting. She said that the lobby size was also increased, but the 1.2 parking stall to dwelling unit ratio remains unchanged. She said that while the site is not in either of the National Register Districts in the Village nor is a local landmark, its downtown location prompted a few members of the Village Board to ask that the petitioner solicit feedback from the historic preservation community regarding the building's design.

Planner Ashbaugh described the changes made from the concept presented at the May 2020 pre-application meeting to the design tonight, which are: the tower elements have been removed, black window and door systems rather than white, three shades of brick, recessed balconies on the north elevation, gas lanterns and awnings. She continued that the second-floor apartments have enlarged balconies consistent in size with the club room balcony. She said that the garage doors now are residential-style with panels compared to the flat commercial-style ones proposed previously, and have been recessed 6-feet into the building. Planner Ashbaugh pointed out the elevator overrun, which is the basis of a height deviation request. A zero-foot setback on the Crescent side is proposed, and a deviation (from a requirement that a 15-ft. setback above 45 feet) has been requested for the Glenwood façade.

Planner Ashbaugh continued that the landscape plan includes both deciduous and coniferous shrubbery, a loading space, a dog run and black aluminum fencing. She also said a 6-foot tall opaque fence is proposed to screen mechanical unit view from Glenwood. She said that the building is to contain pet spa in the basement level, and parking with counter-clockwise circulation and 56 stalls including a compact stall that deviates from the minimum length requirement. She said that the at-grade interior parking also has counter clockwise circulation to accommodate 48 stalls (including required ADA stalls), and specifies a configuration deviation relative to drive-aisle width. She said that 104 stalls are proposed where 151 are required, but the relief noticed in the hearing notice is for 102 stalls in the event any stalls are eliminated to ensure compliance with the Illinois Accessibility Code during building permit review. She said that in addition to the proposed commercial space, the at-grade level includes other resident amenities, such as a bicycle studio.

EXHIBIT B

Ordinance 6834 Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Planner Ashbaugh stated that three deviations are needed for impervious surface setbacks, and also deviations related to the location of the emergency generator and mechanical units to the north of the building. She proceeded to display illustrations of apartment unit layouts, and estimated monthly rents for the range of apartment types. She showed a second-floor plan drawing delineating a fitness center and a clubroom, and imparted that the upper floors – levels 3 through 5 – combined will contain 86 apartments.

Planner Ashbaugh summarized the zoning relief requested, included the various deviations:

- A Special Use Permit for a Preliminary and Final Planned Unit Development Plan with Zoning Deviations;
- A Special Use Permit for a multi-family residential; and
- Exterior Appearance Approval
- Deviations related to parking:
 - To allow 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial use
 - To allow 1 parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required
 - To allow an approximately 14-foot drive aisle for 1 90-degree parking stall where a 25-foot drive aisle is required
- Deviations related to setbacks:
 - To allow a corner side yard setback of 0 feet where a setback of approximately 39 feet 6 inches is required from the south (corner side) lot line
 - To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately 0 feet where a setback of 5 feet 6 inches is required
 - To allow the emergency generator to be approximately 4 feet 7 inches from the north (interior side) lot line where a setback of at least 5 feet 6 inches is required
 - To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately 3 feet from said lot line where a setback of 11 feet is required
- Deviations related to building design and features:
 - To allow a corner side yard setback of 0 feet where a setback of approximately 39 feet 6 inches is required from the south (corner side) lot line
 - To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately 0 feet where a setback of 5 feet 6 inches is required
 - To allow the emergency generator to be approximately 4 feet 7 inches from the north (interior side) lot line where a setback of at least 5 feet 6 inches is required
 - To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately 3 feet from said lot line where a setback of 11 feet is required

EXHIBIT B
Ordinance 6894 Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Planner Ashbaugh said that should the project request be approved, Staff has recommended several conditions of approval. She said that the first set of conditions are standard for most new construction projects, the next set were specific to Public Improvements and the Public way, and that the last set are unique to this project. She listed them as follows:

Conditions of Approval – Standard

1. That the petitioner construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the petitioner shall install, maintain, and replace all landscape materials per the approved landscape plan;
3. That the petitioner prepare a construction management plan for review at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
4. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;
5. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
6. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official prior to the issuance of any building permits.

Conditions of Approval – Public Improvements/Public Way

7. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
8. That all proposed improvements to the public right-of-way be subject to change per the pending downtown central business district streetscape improvement, per Village Board approval;
9. That the proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
10. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
11. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed and used;

Conditions of Approval – Other

12. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

and Section 10-5-13(I) of the Glen Ellyn Zoning Code, to provide that no less than 102 parking stalls prior to building permit issuance;

13. That the petitioner incorporate some additional design detail into the building as recommended by the Historic Preservation Commission and the Glen Ellyn Historical Society per the memo addressed to the petitioner dated October 21, 2020, including adding details to the building corners, varying the roofline by increasing the cornice heights and incorporating public art and historic light fixtures and any such changes shall be incorporated prior to Village Board review of the project;
14. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any building permits.

Planner Ashbaugh concluded her presentation and asked if the Plan Commission had any questions.

Plan Commission Questions of Staff

Commissioner Heming-Littwin asked how many feet the elevation dropped, to which Planner Ashbaugh responded, about 13 from the northeast corner to the south.

Commissioner Rodemann observed that over the last six years public parking was allowed and used in the lot, and wondered if having this space displaced would cause concern about adequate parking. Commissioner Springer explained that while an arrangement with property owners had been made, the parking lot had not been officially designated as Village parking and so represented a benefit, above and beyond the downtown parking inventory.

Commissioner Heming-Littwin asked if there is a retaining wall on the west side of the site. Planner Ashbaugh replied that there is one on the property line, and that it belongs to Lord's Auto.

Commissioner Fanella asked for an example of an existing Glen Ellyn store that could fit in the retail space identified in the proposed project, and also where the proposed building's elevator would be located. She was told by Planner Ashbaugh that the Beer Cellar and Marché were comparable commercial spaces, and that the elevator would be in the middle of the building.

Planner Purvis interjected to clarify Commissioner Heming-Littwin's question regarding the topography change that the elevation change from the northwest to the southeast of the block is about 15 feet to 17 feet.

Petitioner's Presentation

Petitioner Drew Mitchell, partner with Holladay Properties, 324 W. Burlington Ave., La Grange, Ill.; Chris Walsh, Tandem Architecture, 1040 W. Huron St., Suite 300, Chicago; and Javier Millan, principal with KLOA Inc. 9575 W. Higgins Rd., Rosemont, were sworn in for the Petitioner.

Mr. Mitchell expressed thanks for the pre-application meeting opportunity, and said the team has come back with a dramatically improved product. He said the Petitioner had engaged with the preservation community to pay homage to the heritage associated with the project site. He recounted his team's collaborative work and said he hopes the Commission is pleased with the result.

EXHIBIT B

Ordinance 6834

Plan Commission Meeting Minutes – DRAFT

November 12, 2020

Mr. Walsh conveyed that the team has been working with Staff and people in the village and thinks the Petitioner has “a great product” in the form of the approximately 145,000SF building. Mr. Mitchell said that units were designed to accommodate demographics forecast, as demonstrated by the unit option to command a monthly rent of \$1,450, which he said is considered workforce housing in the region. Mr. Walsh explained that the design keeps public spaces close to the street to enliven the street. Mr. Mitchell elaborated that this concept is applied to activate the pedestrian-level, carried up to the second-floor fitness and club areas. Mr. Walsh pointed out the revised design’s “clipped” entry corner, and the retail component facing Glenwood Avenue, from which the building is now pushed back 5 feet, allowing a wider sidewalk. Mitchell spoke of the lobby design that imitates that of a hotel, as well as modifications to meet lifestyle changes, such as a craft room. Walsh stated that an alley was created in the back of the building, and with its accompanying dog run along an 11-ft. retaining wall, barking will be relegated to below grade. Mr. Mitchell outlined the trash removal plan, which, he said, seeks to avoid commuter traffic. Mr. Walsh said a drop-off spot was added on the Crescent side, on which tree-planting is also envisioned.

Mr. Mitchell stated that leasing levels depend on ample parking, but that parking needs don’t always meet ordinances. He said that while, on average, one car per unit can be expected, for breathing room, the Petitioner is proposing a 1.2 parking ratio, and that ways are sought to mitigate parking demand. For example, an electric vehicle car-sharing program can encourage people to “ditch” their car, he said, adding that the approach is logical for a transit-oriented development (TOD). Referencing industry research and data, Mr. Millan explained that TODs have lower parking requirements than developments not in close proximity to public transportation. He concluded that for the subject development, the demand for parked vehicles would be 74 vehicles on a week day, and 99 on a Saturday, and that the ratio proposed is consistent with other, similar developments. Mr. Mitchell said that electrical vehicle charging stations are to be installed by the Petitioner.

Mr. Walsh gave a rundown of components to be included in the development, noting that Holladay wants a small office space in each unit in response to the pandemic creating more remote working conditions. He listed a shielded alley and trees around the site, and mentioned the redesigned south face of the building, ironwork, and widened sidewalks that figure into the revised concept. He said that a clock and flags – design elements he calls, “jewelry” – are also visualized. Discussing night lighting patterns, Walsh said, “We feel we got the lighting right, and the building as well.” He expects further research and engagement with the Historical Society as the project evolves, and shared images of buildings around the downtown business district that he indicated provided inspiration for the design. He mentioned carvings, gas lanterns and murals among potential design devices to satisfy Historical Society desires to reflect community heritage. In regard to the height variance sought, Mr. Walsh contended that, as the proposed building would be constructed on a low site, its height is “about the same” as the townhouses across Pennsylvania Avenue.

Plan Commission Questions of the Petitioner

Commissioner Mulherin asked the Petitioner to address safety in terms of building evacuation, as well as wondered about storm water control elements and whether apartments would have separate utility metering. Mr. Walsh responded that egress plans follow all IBC and local fire ordinance codes, and pointed to stairwells and exit pathways. Green space, he suggested, would help with storm water mitigation.

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Planner Ashbaugh interjected that the plan was under the threshold of 300 s.f. net new impervious surface, so that no new provide additional storm water facilities were required on the site. Mr. Mitchell said the plan calls for independent meters for electricity, though gas will be sub-metered.

Mike O'Connor, Vice President, Leasing and Development, Holladay Properties, 6370 Ameriplex Drive, Portage, Ind., was sworn in for the Petitioner. He said an emergency generator would support elevator function during an emergency evacuation.

Commissioner Heming-Littwin asked what type of retail space is envisioned for the development, to which Mr. Mitchell replied that a deli was being considered, but offered as other examples, hair and nail salons and a boutique in the vein of a wine shop.

Commissioner Rodemann sought confirmation that mechanical equipment was the highest building element. This was confirmed by Mr. Walsh, who said they are make-up air units, and that the plan was to use 3D imagery to see if they are visible from the street, and if so, the Petitioner would build screens. Commissioner Rodemann expressed a need to be sensitive to neighbors relative to visibility along with potential noise. He also inquired about safety measures relative to cars entering and exiting the parking garage on the Crescent side. Mr. Walsh said flashing lights would be installed, and possibly a beeping mechanism. He cited the 6-foot recess of the garage door into the building, and explained that the Petitioner has proposed a system whereby window stickers on cars prompt opening of the relatively slow garage doors. Commissioner Rodemann asked if the parking spaces would be assigned, and whether guest parking had been accounted for. Mr. Mitchell responded that all parking is assigned, but that typically in TOD projects underutilized municipal parking lots can be tapped. Planner Purvis stated that the Village allows overnight parking in municipal lots provided cars are removed prior to the morning commute. Planner Ashbaugh cited the suggestion of rooftop mechanical unit screening, to which Mitchell said the Petitioner would be happy to provide screening.

Commissioner Brown asked if an indoor parking spot was provided for the retail space, and whether trash would be able to be collected inside of the building rather than outside. Mr. Mitchell stated there was no provision for retail customer parking, but thought an internal space could be allocated to an employee. He explained that trash would be picked up outside of the building on Crescent, but the area is designed to be the least interruptive as possible.

Public Comment Submitted in Writing

Associate Planner Jackson read the following received written comment into the record:

Kay Quarfoot: *"When you list new apartments being built in Glen Ellyn, it would be informative to state if they will be rentals or condos to purchase. Thank you."*

Samantha Martin, 431 Ridgewood Ave.: *"I am writing to comment on the proposed apartment complex. As a new resident of Glen Ellyn, I am surprised at how many apartment buildings this town is currently building and considering to build. I have nothing against apartment buildings, but I would not have moved here if so many were going up. It will ruin the aesthetic and feel of this town, and crowd the downtown area."*

I vote no on this project. Thank you."

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Mike Weiler, 466H Pennsylvania Ave.: *"It is exciting to hear that Holladay Properties has returned to further their proposal for 460 Crescent Boulevard. This property has remained vacant for too long. As a nearby resident I have seen dangerous behavior happening on the current buildings roof and look forward to a new structure that will be cared for by the owner."*

The deviations that are being requested are not beyond reason for a building of this type going into a footprint of this size. The variance on the height is relatively small in comparison to the overall building. The parking stalls should easily service the people living within the building. Especially with so much within walking distance, vehicle sharing programs, and ride sharing.

It is wonderful to see the development on Main Street and Duane Street underway and nearing completion. These areas have definitely drawn the attention of renters and this new development will continue to draw people into the downtown area of Glen Ellyn.

Thank you for the opportunity to comment."

Lea Anne Howell, 713 Kenilworth Ave.: *"Minimal Building setback is not pedestrian friendly, or in keeping with older parts of downtown. Streetscape on south side along Crescent is particularly severe, barren, with no plantings except young trees. It will be terrible to walk along that sidewalk in the summer, heat radiating off that masonry wall. On east side, in addition to minimal setback, and no plantings, what's with the fencing all along the street? How can drivers let a passenger out of a car? How will the snow be cleared?"*

Janna Sampson, 470 Pennsylvania Ave.: *"My husband and I own and live in a townhouse directly to the north of the proposed development. We will have a direct view of the north side of the building from our 2nd floor living room as well as our 3rd floor guest room and 4th floor family room. I am concerned by the many variances that are requested for this development. While development of this property is desirable, having a development that meets our current zoning requirements would be good for the entire area. Homeowners should be able to rely upon the Zoning Code to protect their investment in their homes. By continually granting many variances to the code, you undermine the integrity of the Zoning Code itself. Continually granting zoning variations undermines the look and feel of our downtown area. I urge you to stick to the zoning requirements as you review this proposed development."*

My first specific concern is parking. This area already has a significant shortage of parking spaces and the developer is requesting to cut the required parking by 47 spaces. Even with the new parking garage on the south side of the tracks, parking on the north side will be very short. Renters, shoppers and diners will not want to park on the south side and walk across the tracks to get to their apartment or other destination. I think it is important that the full requirement of parking spaces be provided in this development. It is reasonable to think that every renter in this proposed development will have a car. Yes, we are close to the Metra station. But even if renters work in downtown Chicago, they will need a car to get basic necessities such as groceries and prescriptions. On Friday and Saturday evenings on Pennsylvania Ave, cars are often double parked and park blocking the entrance and/or the exit of The Legacy Condominiums. The many restaurants in the area make night time parking especially a problem (particularly once we can go back to full capacity inside dining). Currently this property is helping to offset the parking shortage as visitors use

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

the lot for parking. When developed, this extra parking will no longer be available for visitors and parking will be harder to find for the residents that will occupy this building. Please require the full amount of parking spaces as determined by the zoning code.

My second concern is the lack of normal setbacks for the building. By reducing the setbacks from Glenwood Ave and the back of the building, the building will look much larger from our viewpoint from the north. It will also not allow landscaping around the back that would help beautify, soften and blend the new building into the area. It will also make the area less safe for pedestrians especially along Glenwood Ave. The corner of Glenwood and Pennsylvania will need some traffic control and cross walks added as it is already a difficult corner to cross. The increased traffic this development will bring will make walking even less safe than it is currently. Increased traffic will make an already difficult and dangerous exit from The Legacy even riskier.

I also object to the height variance requested. The size of this building will dwarf most buildings in downtown Glen Ellyn. The current zoning height restriction is sufficiently tall. Why do we have a height restriction if we do not enforce it? The townhouses in our development have rooftop balconies that enjoy the views of the village to the south and are a significant part of the enjoyment and value of our units. Allowing a height variance will impinge on those views especially for the six homes on Pennsylvania Ave. It will lower our property values and decrease our enjoyment of our homes. The massive block style (especially if the request to remove the step back requirement above 45 feet is granted)"

Planner Purvis alerted Associate Planner Cole Jackson that 3 minutes had passed.

Lee Marks, 475 Hawthorne: *"The building design for Glenwood Station should be deemed unacceptable. It is the typical 'anywhere USA' design that most every developer submits to a town. Any building designed for Glen Ellyn should be reflective of our historic architecture, which began as Greek Revival, then on to Italianate in the 1880's & 1890's. In addition, the building is too tall for the site. This is a stand-alone building, & if overly large, will stand out like a sore thumb on the McChesney site. I would ask the developer to take a look at the outstanding design of the office building at 486 Duane Street, 2nd building west of Park Blvd. on the north side of Duane. It's an exceptional, contemporary interpretation of American Federal-Period architecture. It's obvious that the developer who erected this building spent time touring Glen Ellyn prior to presenting his project to the Village. In my over 50 years of involvement in historic preservation in Glen Ellyn, this is the only builder who "hit the nail" on the head as far as outstanding architectural design is concerned! I would ask that the developer for Glenwood Station consider meeting with a local architect & some of the preservation people in Glen Ellyn, to get a better handle on what would be appropriate for the McChesney site. The architecture of Glenwood Station doesn't need to be a copy of a specific style, but it must make sense design-wise, so it contributes to Glen Ellyn's historic streetscapes. Local architect, Jamie Simoneit, said he would be happy to meet & discuss various design improvements. With my work in historic preservation, I hear a tremendous number of comments from residents, who have told me that, while they are not opposed to apartments & condos coming to Glen Ellyn, they absolutely do not want Glen Ellyn to become another Arlington Heights or Lombard, where suddenly, our Town Center becomes a canyon, surrounded by overly tall buildings."*

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Lois Walter, 124 Newton Ave.: "How many of the proposed apartments will be designated Affordable?"

Adam Kreuzer, 351 Marion, former chair of the Environmental Commission and a current delegate for the International Dark Sky Association: "Good morning and thank you for the opportunity to comment.

I am concerned about outdoor lighting. As the Village has tried to do with its fixtures on Roosevelt and within CBD, with commercial developments, the Village should address good outdoor lighting design. The proposed projects at McChesney and on Main Street should include light fixtures and bulbs that minimize outdoor light pollution. All fixtures should direct light down, not out and/or up. Bulbs should not be more than 2700K (Kelvin). Brightness levels should be addressed and controlled.

As your local IDA delegate, it would like the opportunity to address these concerns with the Planning Department and the Board. These are simple measures that will not affect price, energy savings or security."

League of Women Voters: "Public Comments for the Glen Ellyn Plan Commission Meeting November 12, 2020. In light of the newly published draft of the Glen Ellyn Comprehensive Plan and the positions held by the League of Women Voters of Glen Ellyn, thank you for the opportunity to provide the following comments:

The League of Women Voters of Glen Ellyn is strongly committed to the act of civic engagement in our community. Based on that important tenet, we are asking the Glen Ellyn Plan Commission to not only evaluate the new Holladay Development, Glenwood Station at the McChesney and Miller location based on the prescribed Village Codes but also whether it meets the present and future housing needs of the Village.

The newly released "Draft of the Comprehensive Plan" speaks to not only opening opportunities for high density development that conform with the surrounding character of buildings but also that it promote attainable housing at a variety of price points to address the financial needs of seniors, young professionals, new families as well as workers in our local retail and service industries.

It is important to provide this Developer and others with the clear message that a variety of price points matter and can be attained in a development through a collaborative effort with the Village.

We include a section of the Village's Draft of its new Comprehensive Plan that speaks clearly to this issue.

Promote mixed income development. *To provide for affordable attainable housing as future development occurs, the Village should also consider...promote higher density residential development that provides housing for a variety of income levels. Such mixed-income development allows lower income families to be included within and among higher income residents, rather than concentrating into one area. This is supportive of an inclusive, stable, and diverse community and creates desirable attainable housing options that blend into the Village's urban fabric. Incentives to encourage developers to incorporate a percentage of below market rate, affordable units should be promoted, such as fee waivers, tax abatements, and expedited approval into higher density, mixed-income residential developments.*

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Thank you for your consideration,

Kristen B. Malone and Erica Nelson, Co-presidents of the League of Women Voters"

Jamie Simoneit, Z+O Architecture + Interiors, 504 Hillside Ave.: "I am disappointed that what is proposed is basically a carbon copy of what is currently being constructed on Main Street – Another over-sized apartment complex that does not fit into our Village's downtown vernacular. What I find hard to understand is how far this project progressed when it does not comply with the Village's current C5B zoning or come close to what is described in the Villages Comprehensive Plan adopted in 2001.

A quick study of the posted first floor plan reveals a project that denies the public pedestrian level along Crescent Boulevard of any retail spaces or storefronts. The south sun facing facade is 318 feet long but does not provide a single public amenity or business opportunity. The developer is using his 60-foot frontage at the prime intersection of Crescent & Glenwood for the apartment lobby. The remaining 258 linear feet is nothing but a blank wall with two exhaust vents and two 25' wide overhead doors providing access to the parking garage that hides below. The only retail space on the property is north on Glenwood off of the boulevard. The 100 linear feet of this facade is divided between the Building's lobby and a miniscule 55 feet of retail.

How can only 12% of the structure's public facade be dedicated to retail in our downtown central business district be deemed acceptable? That's 428.70 feet total of frontage divided by 55 feet of proposed retail.

Please insist that the developer excavate down another level and relocate the proposed street level parking so that the west end of Crescent Boulevard can become a vibrant extension of our downtown in lieu of a lifeless dead end. As a Business Owner here in town I am pro-development, but I ask that the Village enforce our zoning laws and provide variations that are only minor in nature and make common sense when driven by irregularities and pre-existing non-conforming conditions.

Variations awarded to new construction should be far and few between. As a Glen Ellyn homeowner since 1995 I believe we deserve better.

Please do not slam this through like its predecessor."

Peggy Udelhofen, 771 Revere Road: "We have been happy residents here for 28 years! I think our town would benefit from this development. The building is attractive and blends well with the existing buildings. Occupants would range from young professionals who need to be near the train to transitioning residents, looking to downsize from their larger Glen Ellyn homes. It will provide additional parking and amenities residents can utilize. Introducing younger residents to our wonderful town and all it has to offer, promotes future home sales as well! Win win Glen Ellyn!"

Chairperson Loch asked about potential issues concerning the uplighting. Mr. Mitchell said he generally shares concerns about light pollution, but loves "to light buildings that are beautiful." He doesn't think the uplighting in the design is excessive, but if it's a sticking point could look at it. Mr. Walsh added that the nighttime view is as important as the day, and said that the lights, which are "important to give it a glow," do turn off at a certain time at night.

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

It was asked about the project and its impact to affordable housing in Glen Ellyn, related to a couple comments read into the record. Planner Ashbaugh reported that Glen Ellyn is in compliance with the Illinois Affordable Housing Planning and Appeal Act, as the state minimum the Village must provide is 10%, and it is providing 15.9%.

Public Comment Spoken on the Record

Kelli Mildren, 313 Hill Ave., who was sworn in, said she was interested in the development plans and sees the project as a real value added. She stated that she has a strong feeling that it is a good thing for the community, to which, she believes, it could attract young potential homebuyers:

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion carried by roll call vote with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Brown, Fanella, Rodemann, Saeed and Vondruska and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Mulherin stated that he was very much in favor of the project, believing that parking is adequate and that he has no difficulty with the building height. He said the spirit of the height condition is met, and the corner side yard set-back poses no problem. He is fine with the emergency generator equipment and the lot-coverage ratio. He said the project adds a great deal to this challenging site.

Referencing a memo regarding input solicited from the historic community, Planner Ashbaugh suggested the Commission provide thoughts on design elements – such as parapet wall height, lighting enhancement, iron work and possible public art – and which might be incorporated into any conditions of approval. Planner Purvis said that adding detail to the building corners, varying cornice heights, further deviating parapets, and adding intricate detail to cornices might also be considered.

Commissioner Rodemann said that although some of these design ideas had been addressed, he didn't think the roofline will be varied enough to make an impact (though doing so along with varying the profile cornices might). While he acknowledged that the steps the Petitioner has taken have made for quite an improvement to the building design previously presented and is moving in the right direction, he still feels the building is too big for the site. The concept is for a massive building for the size of site, he continued, saying that while the Petitioner had improved the concept considerably, allaying concerns he had about the pedestrian experience, he thinks the retail space component is lacking and that he is still uneasy about the building's bulk.

Commissioner Fanella said she like the way the project has turned out, and that it has a "city feel" she admires. She is in favor of the 15-minute parking designation for pickups/drop-offs, and sees the project as contributing to the goal of adding new residential units to the downtown. She is comfortable with the conditions for the plan.

Commissioner Vondruska conveyed that these projects are difficult, and recognized the challenge of this property (though thought the low site is an advantage when considering building height). He touched on the balance needed to retain the Village's feel and grow it economically. He said he appreciates the efforts to accommodate input and incorporate some of the Village's character into the design, and that overall

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

he is in support of the project, though sees the retail end of it as “tough,” pointing to parking challenges. Softening the Crescent side “would be great,” he said, mentioning adding historical elements.

Commissioner Heming-Littwin concurred that the developer’s response to input is appreciated, recalled discussion about the need for these types of units in Glen Ellyn, and said that developing the site would increase tax revenue. She responded to one of the comments that suggested further reducing the overall height by going a second level below ground so the entire first floor could also be more retail space, and that has shown to be not desirable and poses construction difficulties—which then limits the retail piece. She further commented, though she thinks a high-end deli or bakery at the site would be a way to bring people into the location. She said she likes colors, window treatments and iron elements presented. While she would favor more detail on the Crescent side, she cautioned that murals need upkeep. Commissioner Heming-Littwin remarked that she is okay with the lighting, thinks the widened sidewalk along Crescent will be helpful, and endorses the recommendation of more detail at the roofline. She is disinclined to dictate that historic light fixtures be incorporated into the design.

Commissioner Saeed stated that he is in support of the project as it meets the intent of the Comprehensive Plan, though he thinks the commercial space is inadequate. He did express a concern about commercial parking, anticipating difficulties for customers with no parking on Glenwood. Despite the long appearance of the building on Crescent, he complimented the architect’s and developer’s work.

Also voicing support for the project, Commissioner Brown acknowledged the work that had been done since May to further develop the design. She thought the north-side alterations and the Crescent-side step-back added appeal to the project, which she believes offers options for residents looking to downsize and young newcomers exploring the suburbs.

Commissioner Loch praised the 10-foot building step-back from the second floor up along Crescent, and expressed enthusiasm about the aforementioned idea of naming a deli in the building after the McChesney grocery concern. She thanked the Petitioner for the work invested in the proposal, specifically the willingness to work with the historic preservation group, and stated that she supports the project.

Commissioner Mulherin complimented the Staff on their work. And, after some discussion about language concerning incorporating input from the Historic Society and Historic Preservation Commission, Commissioner Heming-Littwin moved for the following:

Commission Action

After conducting a public hearing and deliberating on the requests of the petitioner, Michael O’Connor, Vice President of Development & Leasing for Holladay Properties, for approval of a Special Use for a Preliminary and Final Planned Unit Development with zoning deviations, a Special Use to allow Multi-Family Dwellings and Exterior Appearance, all to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and an enclosed parking garage on the property located at 460 Crescent Boulevard in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed at the Plan Commission public hearing on November 12, 2020, and a copy of which will be attached to the minutes of the meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

1. That the petitioner construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the petitioner shall install, maintain, and replace all landscape material per the approved landscape plan;
3. That the petitioner prepare a construction management plan for review at a pre-construction meeting with the Police, Fire, Public Works, and Community Development Departments and that said Village staff approve the construction management plan before the issuance of a building permit;
4. That a proposed drop-off/pick-up recessed curb area at the northwest corner of the Crescent-Glenwood intersection, should it remain and be incorporated into the Village Board approved downtown streetscape improvement plan, be signed with a time limit of 15 minutes;
5. That the petitioner shall comply with the downtown streetscape improvement plan adopted by the Village Board for the Glenwood Avenue and Crescent Boulevard rights-of-way and coordinate with Public Works on the installation of the materials;
6. That any outdoor café seating obtain a license agreement with the Village annually before seating is installed and used;
7. That the petitioner coordinate with Public Works to install a new bike rack consistent with downtown streetscape furniture in an appropriate location;
8. That sheets A-101 and A-102, prepared by Tandem Architecture, Inc., dated 11/5/2020, which propose a total of 104 parking stalls, be modified as required by the 2018 Illinois Accessibility Code and Section 10-5-13(I) of the Glen Ellyn Zoning Code, to provide that no less than 102 parking stalls prior to building permit issuance;
9. That all visible rooftop mechanical units be screened with a height not to exceed that of the overall maximum height deviation granted;
10. That all proposed improvements to the public right-of-way be subject to change per the pending downtown central business district streetscape improvement, per Village Board approval;
11. That the petitioner secure all required temporary construction and perpetual easements on private property before the issuance of any building permits;
12. That the petitioner work with staff to incorporate some additional design detail into the building as recommended by the Historic Preservation Commission and the Glen Ellyn Historical Society per the memo addressed to the petitioner dated October 21, 2020, which might include adding details to the building corners, varying the roofline by increasing the cornice heights, incorporating public art and historic light fixtures; any such changes should be incorporated prior to Village Board review of the project;
13. That the petitioner pay a total of \$171,205.64 in developer donations for dispersal to the Glen Ellyn Park District, School District 41, School District 87, the Glen Ellyn Library, and the Glen Ellyn Volunteer Fire Company before the issuance of any construction building permits; and

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

14. That all floor plans, elevations, and other architectural plans be consistent with one another to the satisfaction of the Building & Zoning Official prior to the issuance of any building permits.

Seconded by Commissioner Saeed, the motion carried by roll call vote with seven (7) yes votes and one (1) no vote as follows: Plan Commissioners Heming-Littwin, Saeed, Brown, Fanella, Mulherin and Vondruska and Chairperson Loch voted "yes." Plan Commissioner Rodemann voted "no."

Planner Ashbaugh said she expects the project proposal to go before the Village Board on December 14.

Trustee's Report

Village Trustee Enright remarked that the evening's meeting had been interesting. He reported that the Village Board has been focused on the budget, which is running about \$65 million for this year. This figure, he stated, is less than last year's \$77 million, and is mostly due to building the parking garage. The final reading will be December 14. Also a topic of attention has been the McKee House, and whether donations can be garnered for remodeling it.

Chairman's Report

Chairperson Loch offered a reminder of the upcoming Civic Betterment Party elections for candidates for community posts. She said that she felt the voting environment set up was safe, but that two drive-through locations have also been established for voting. In light of the Covid19 situation, she advised everyone to be safe, thinking a "real test" is happening.

Staff Report

Planner Ashbaugh related that Mortenson, the design-build firm constructing the Village Parking Garage, submitted final plans and an amendment concerning some utilities, and to expect discussion of the project at the December 17 meeting.

Planner Purvis reported that new sample streetscape materials had been installed at the corner of Crescent and Main, with scanner-enabled voting to elicit public preference. She also said that the full Comprehensive Draft Plan was received from the consultant and has been posted on the Village website. The Draft Plan is to be presented at a November 18 open house in the Village Hall gymnasium, followed by a Zoom presentation the next evening. The Draft Plan is tentatively scheduled for Public Hearing at the December 10 Plan Commission meeting. A December 7 Board workshop is to discuss recreational cannabis vending.

Development Director Springer complimented Planners Ashbaugh on her work relative to tonight's Public Hearing. Director Springer also announced that Planner Purvis has been promoted to the position of Planning Manager. Plan Commissioners applauded Planning Manager Purvis' achievement.

Other Business

None.

Adjournment

Following a motion to adjourn by Commissioner Heming-Littwin, Chairperson Loch concluded the meeting at 10:25 p.m.

EXHIBIT B
Ordinance 6834

Plan Commission Meeting Minutes – DRAFT
November 12, 2020

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

EXHIBIT C Ordinance 6834

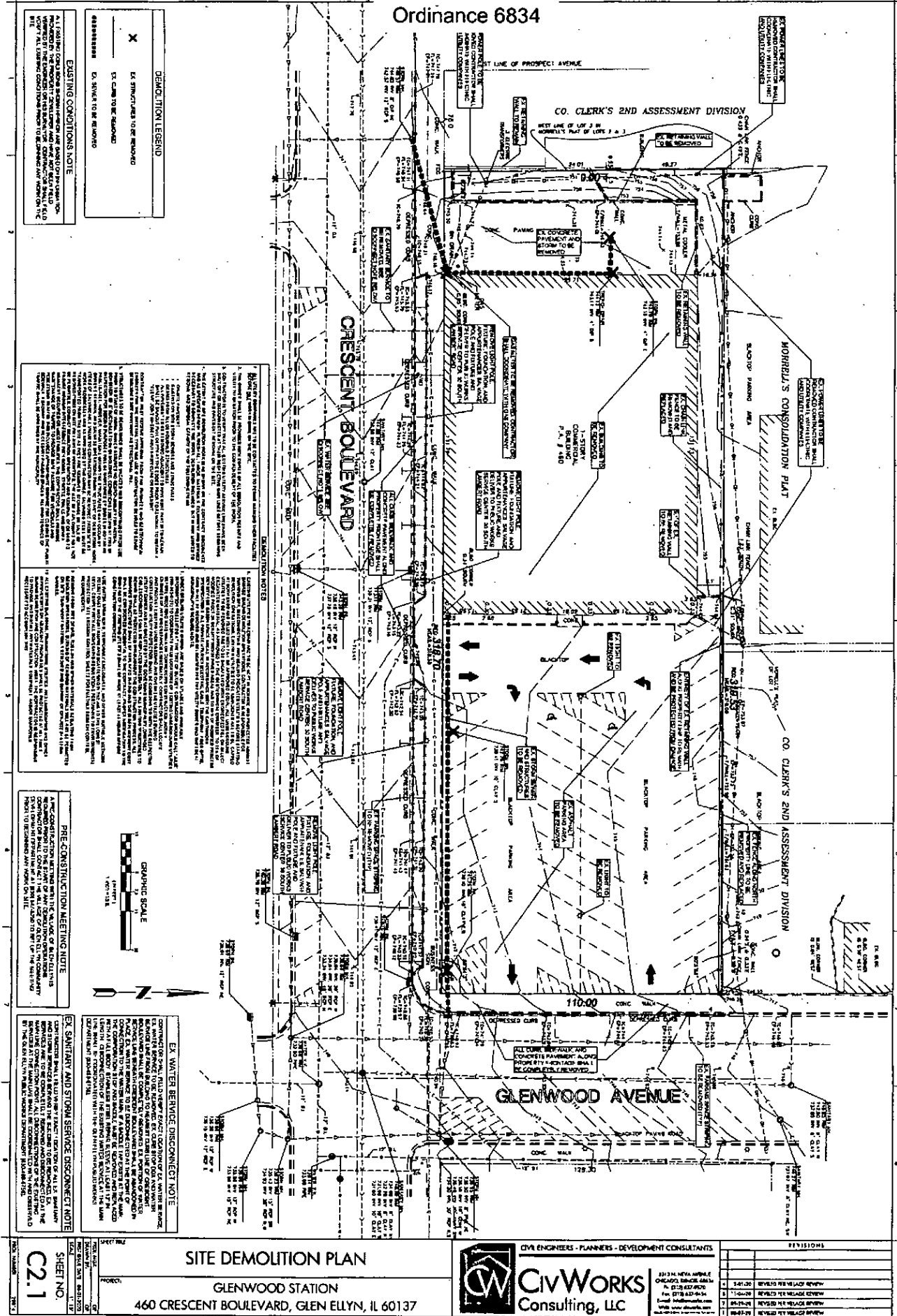
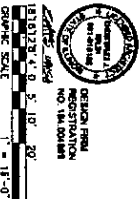


EXHIBIT D Ordinance 6834

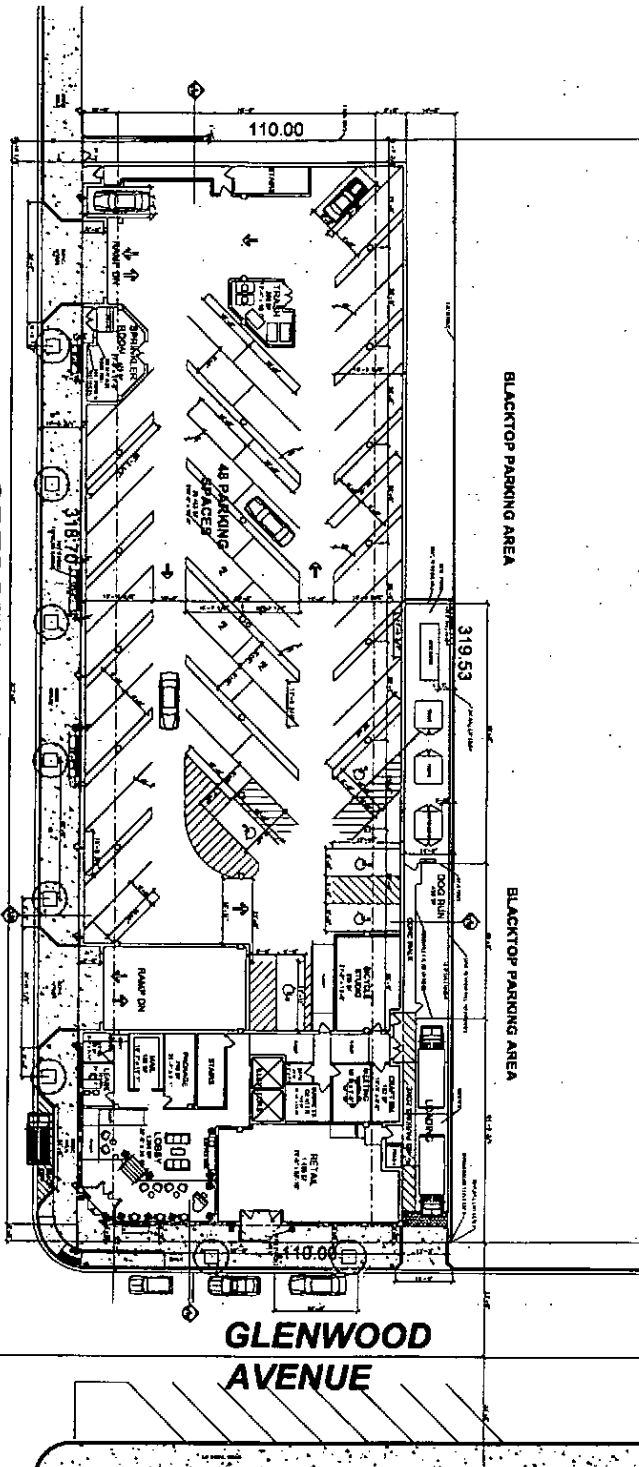
TANDEM
ARCHITECTURE



MAIN PARKING / STREET LEVEL PLANNED UNIT DEVELOPMENT PLAN

CRESCENT BOULEVARD

GLENWOOD AVENUE



COMPACT CAR SECTION



Item	Quantity	Unit	Notes
1. Compact Car Section	1	Section	See Detail
2. Compact Car Section	1	Section	See Detail
3. Compact Car Section	1	Section	See Detail
4. Compact Car Section	1	Section	See Detail
5. Compact Car Section	1	Section	See Detail

Site Data	
Site	35.0055 / 0.00 acres
Main Building	144,827 GSF
Building Height	5 stories - 114' below grade / 66'-8"
Dwelling Units	88 units
Retail	1,400 SF
Residential Parking	104 spaces

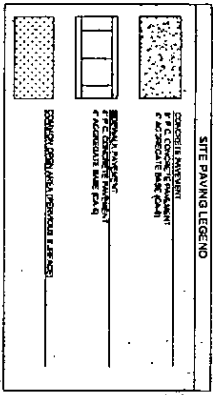
Level	Building Square Footage	Leasable Square Footage
Lower	28,889	1,525
Ground	22,085	18,223
2	22,520	20,120
3	22,520	20,120
4	22,520	20,120
5	22,520	20,120
TOTAL	144,827	80,108

Item	Quantity	Unit	Notes
1. Compact Car Section	1	Section	See Detail
2. Compact Car Section	1	Section	See Detail
3. Compact Car Section	1	Section	See Detail
4. Compact Car Section	1	Section	See Detail
5. Compact Car Section	1	Section	See Detail

A-102

REVISION SHEET
2020.11.20

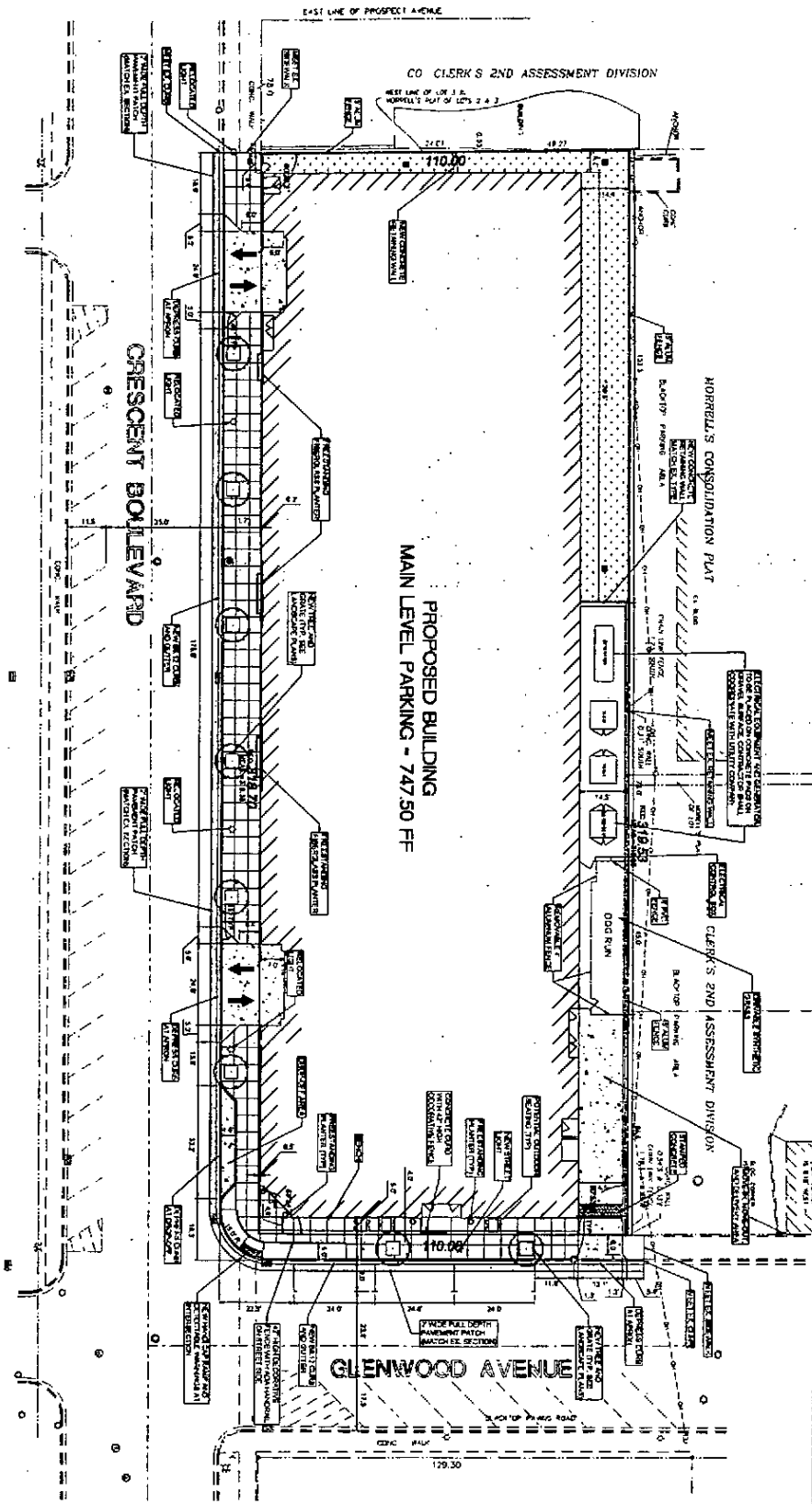
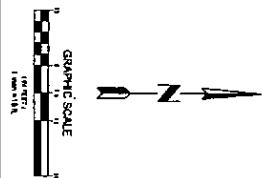
Ordinance 6834



1. a. $\frac{1}{2}$ b. $\frac{1}{2}$ c. $\frac{1}{2}$ d. $\frac{1}{2}$ e. $\frac{1}{2}$ f. $\frac{1}{2}$ g. $\frac{1}{2}$ h. $\frac{1}{2}$ i. $\frac{1}{2}$ j. $\frac{1}{2}$ k. $\frac{1}{2}$ l. $\frac{1}{2}$ m. $\frac{1}{2}$ n. $\frac{1}{2}$ o. $\frac{1}{2}$ p. $\frac{1}{2}$ q. $\frac{1}{2}$ r. $\frac{1}{2}$ s. $\frac{1}{2}$ t. $\frac{1}{2}$ u. $\frac{1}{2}$ v. $\frac{1}{2}$ w. $\frac{1}{2}$ x. $\frac{1}{2}$ y. $\frac{1}{2}$ z. $\frac{1}{2}$

SITE DATA

TOTAL SITE AREA = 20.000 SQ = 0.400 AC
TOTAL BUILDING FOOTPRINT AREA = 78.875 SQ
TOTAL BUILT-UP AREA = 12.343 SQ
TOTAL COVERED OPEN AREA = 3.748 SQ
PAVED AND PAVED TO WHITE TOP SURFACING
AND PAVED DRIVEWAY AREA = 11.80 ACRES
CONCRETE PAVING AREA = 24 SQUARES



SITE DIMENSIONAL AND PAVING PLAN

GLENWOOD STATION
460 CRESCENT BOULEVARD, GLEN ELLYN, IL 60137

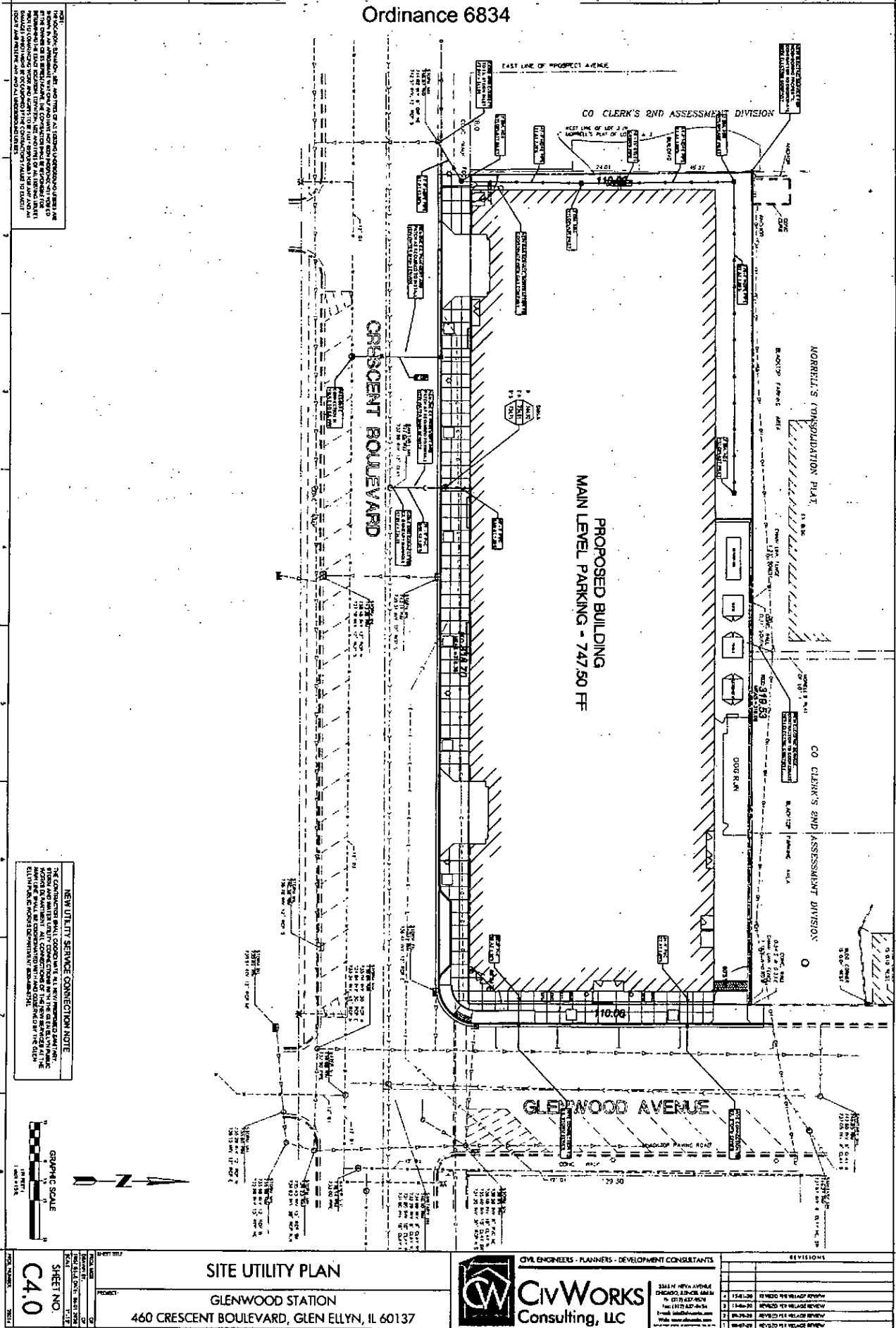


CIVIL ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

REVISIONS		
4	12-01-20	REMOVED PER VILLAGE REVIEW
3	11-04-20	REVISED PER VILLAGE REVIEW
2	04-20-20	REVISED PER VILLAGE REVIEW
1	06-07-20	REVISED PER VILLAGE REVIEW

Ordinance 6834



Ordinance 6834



GRAPHIC SCALE 1" = 16'-0"



**GLENWOOD
STATION**

**DOG RUN SYNTHETIC
GRASS DETAIL**

[illegible]

L-100

- HOLLADAY
PROPERTIES**
Building Solutions Since 1952

Ordinance 6834

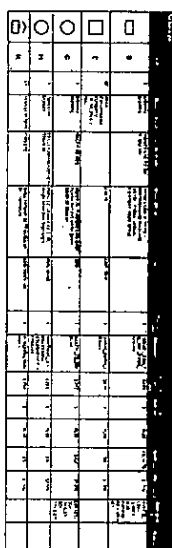




EXHIBIT I

Light Fixture G

Ordinance 6834

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White acrylic diffuser provides a soft white light at 4000K CCT

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 16.6 watts

Operating temperature -40°C to 40°C.

Amps @ 120V = .131.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for ceiling or wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

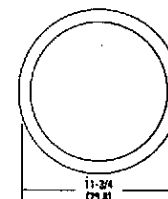
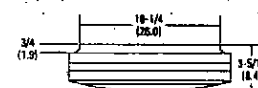
All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: OLCFM 15 DDB

OLCFM	Size	Color Temperature (KCT)	Voltage	Finish
OLCFM	15	(blank) 4000K	(blank) 120V	DDB Dark bronze WH White

Notes

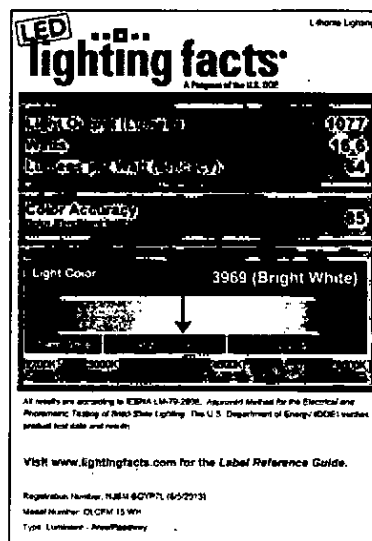
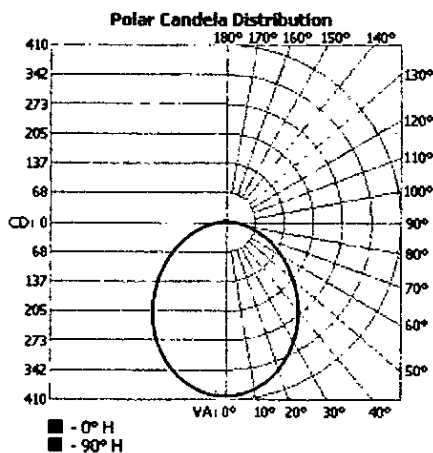
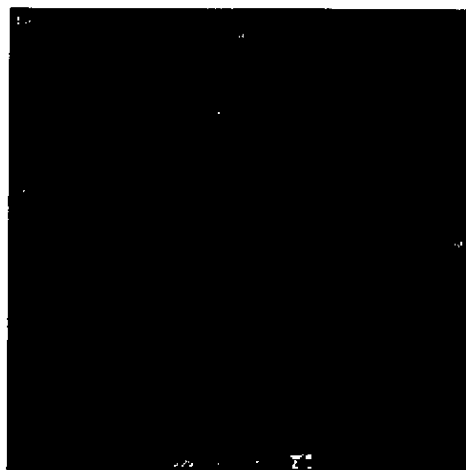
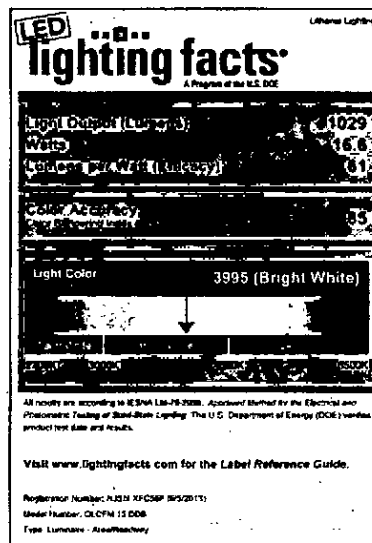
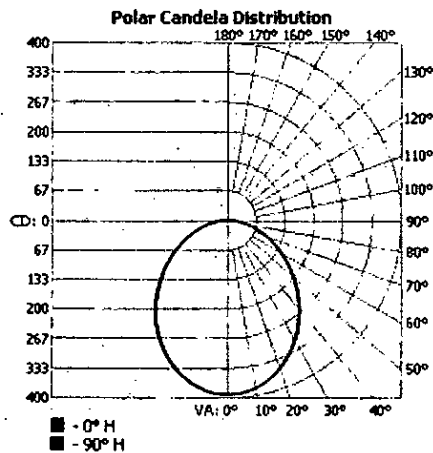
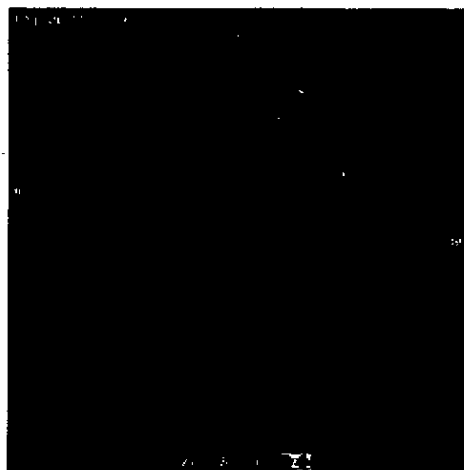
1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

OLCFM Outdoor LED Cast Flush Mount

EXHIBIT I Ordinance 6834

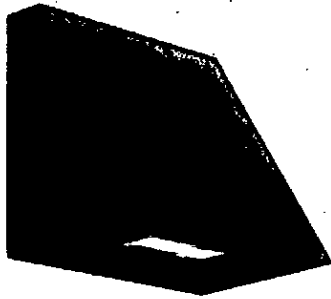
PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.Lithonia.com. Tested in accordance with IESNA LM879 and LM880 standards.



OLCFM

DECORATIVE INDOOR & OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-748-5070 Fax: 770-860-3903 www.lithonia.com © 2013-2015 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/15/15



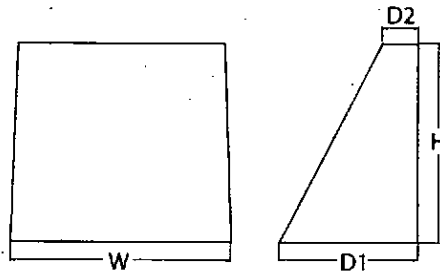
WEDGE1 LED

Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WEDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WEDGE1 LED Family Overview

Luminaire	Standard LED Package	Color Temp	CRI	Lumens					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	—
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	—	—
WEDGE4 LED	—	—	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Beam Spread	Voltage	Mounting
WEDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)
	P2	30K 3000K	90CRI	VW Visual comfort wide	347V	
		35K 3500K				
		40K 4000K				
		50K 5000K				

Options	Finish
E4WH ¹ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

WEDGEAWS DDBXD U	WEDGE 3/8inch Architectural Wall Spacer (specify finish)
WEDGE1PBBW DDBXD U	WEDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



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WEDGE1 LED
Rev. 04/15/20

EXHIBIT I

Ordinance 6834

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K 2700K 80 CRI					30K 3000K 80 CRI					35K 3500K 80 CRI					40K 4000K 80 CRI					50K 5000K 80 CRI				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	—
	13W	—	—	—	—	0.046
P2	15W	0.132	0.081	0.072	0.064	—
	18W	—	—	—	—	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



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WDGE1 LED
Rev. 04/15/20

EXHIBIT 1 Ordinance 6834

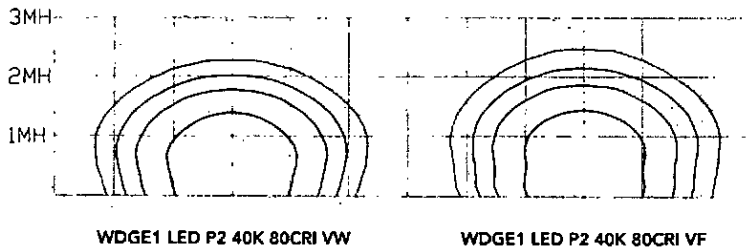
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



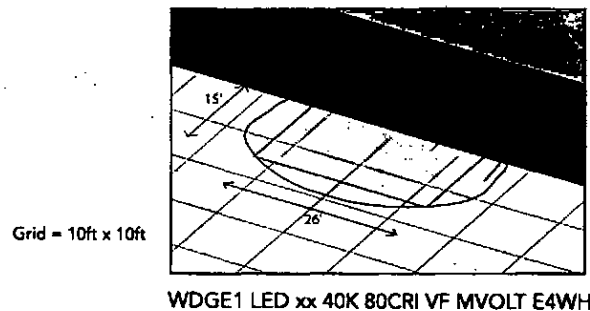
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

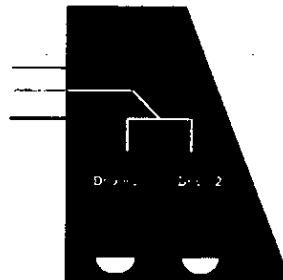
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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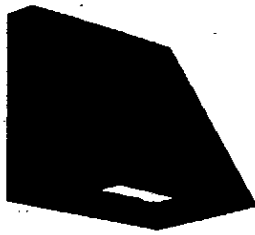
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WDGE1 LED
Rev. 04/15/20

EXHIBIT I

Ordinance 6834

Mounting, Options & Accessories

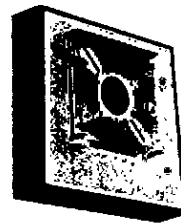


E4WH - 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

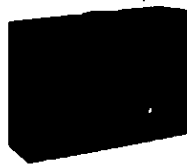


PBBW - Premium Back Box

D = 1.75"

H = 8"

W = 9"

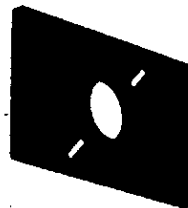


BBW - Standard Back Box

D = 1.5"

H = 4"

W = 5.5"



AWS - 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WEDGE1 LED
Rev. 04/15/20

Wall luminaires for light in two directions

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffusers, the top diffuser with a machined step to provide a flush finish with the cast housing. Two reflectors provided are anodized aluminum. Housing is secured to the mounting plate with a single, mechanically captive, stainless steel set screw.

Electrical: 33.0W LED luminaire, 38.4 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

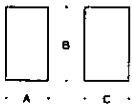
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP64

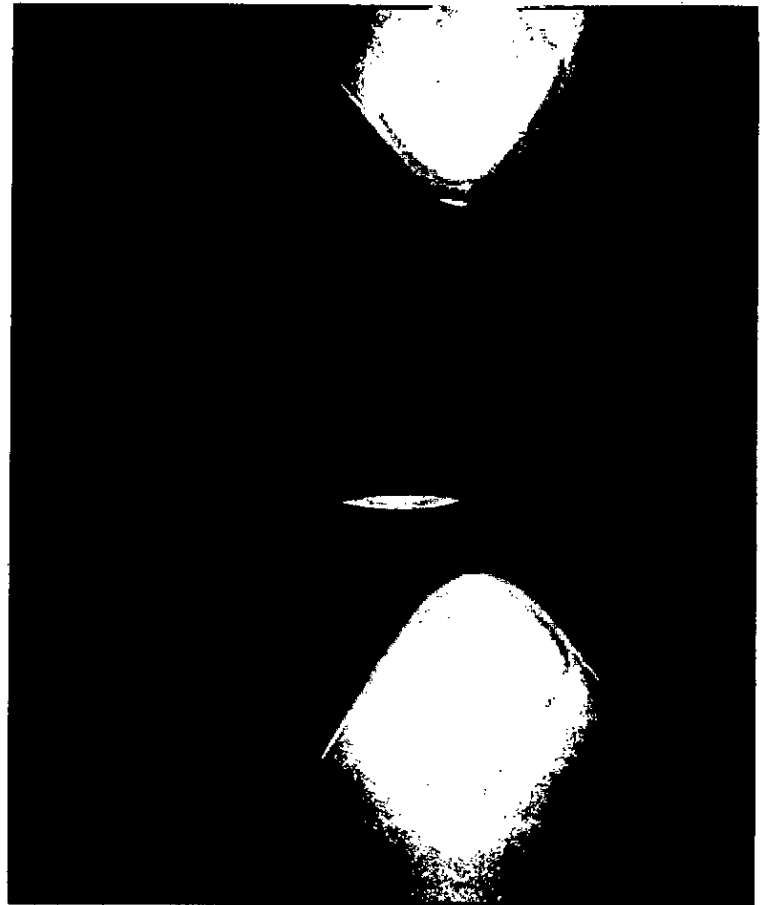
Weight: 7.3 lbs.

Luminaire Lumens: 3031

Type: **BEGA Wall Luminaire**
BEGA Product: **24 593**
Project:
Voltage:
Color: **Black**
Options:
Modified:



	Lamp	β	A	B	C
24 593	33.0W LED	18°	5%	10%	6%



SAN MARCO - GAS LANTERN - CUSTOM MADE, TO ORDER

DIMENSIONS: 9" W x 23" H x 11" D

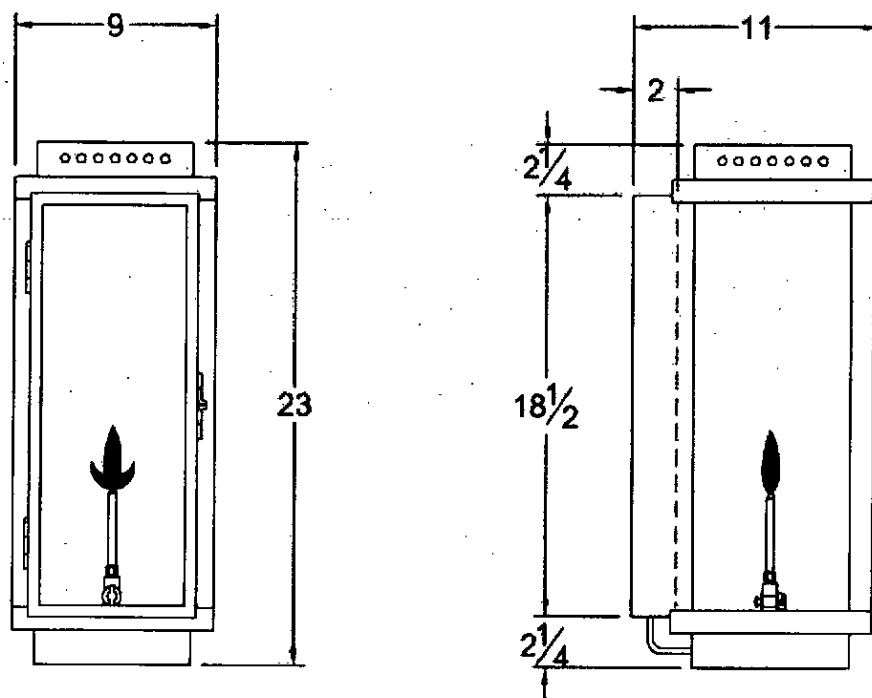
NATURAL GAS OPERATION

ELECTRONIC IGNITION

OFFSET WALL BOX

COSNTRUCTION: SOLID COPPER & TRANSPARENT GLASS

FINISH: BLACK HEAT-RESISTANT PAINT



LINE DRAWING

____ APPROVED

____ RESUBMIT W/ CHANGES

____ YOUR INITIALS

____ DATE

gaslanternsandlights.com
Sheryl Stringer
sherylstringer@me.com

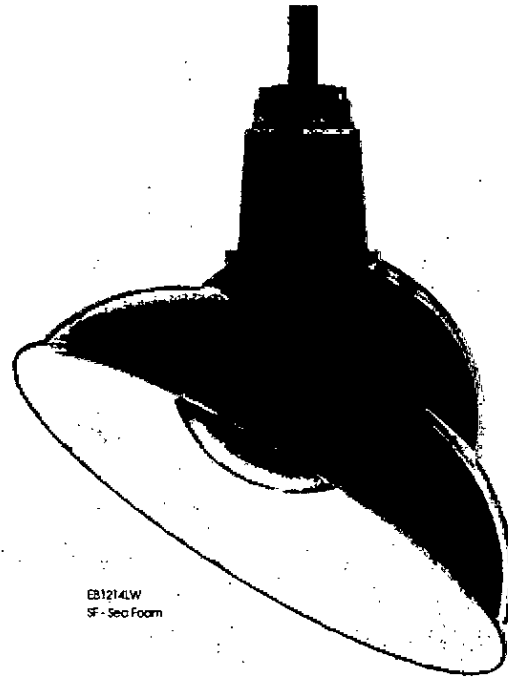
EXHIBIT I Ordinance 6834

Light Fixture H



**EMBLEM SIGN
WET LOCATION
EXTERIOR - SIGN LIGHTS**

PROJECT: _____
TYPE: _____



EB1214LW
SF - Sea Foam



EB1214LW
PL - Purple



EB1214LW
PT - Platinum Silver



EB1214LW
RB - Red Baron

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ³	MOUNTING ⁷	FINISH ¹⁴
EB0910LW EB1214LW	15L 1600 Lm 27L 2700 Lm	27K 2700K 30K 3000K 35K 3500K 40K 4000K	EX: Electronic Driver, 120V/277V. DS10X 10%, 0-10V, 120V/277V DO10X 1%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V DLTE1 ⁴ Lutron® 2-Wire Forward Phase (MLV), 120V DL3EX ⁴ 1%, Lutron® EcoSystem®, Fades to Black, 120V/277V	TF1 ⁴ 3" Frosted Dome TG1 3" Dome Wire Guard MF1 3" Frosted Mini MG1 3" Short Wire Guard FJ1 3" Frosted Tall FG1 3" Tall Wire Guard	WALL MOUNT CP104⁵ Small Driver Canopy CP106⁵ Large Driver Canopy CP6/RMD Remote Mount Driver PA⁶ Mounting Arm Style CEILING MOUNT RDC6 Small Driver Canopy CP13 Large Driver Canopy PM^{10/11} Rigid Pendant Mount HM^{10/11/12} Hang Straight EMCR¹³ 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW¹⁵ Matte White MB¹⁵ Matte Black PT¹⁵ Platinum Silver CC Custom Color See Page 5 for Full Range of Color Options (83-90085)

EXAMPLE: EB1214LW15L35KEXFJ1/CP104PA36BL

NOTES:

1 Nominal Source Lumens at 35K 2 Contact Factory for Additional Options 3 Available with CP106/RDC6/CP13 Only 4 Available with CP106/CP13 Only
5 See Enclosures & Guards Page for Wire Guards and Additional Options 6 Standard Enclosure 7 See Mounting Page for Details on Components and Finishes
8 Contact Factory for Knock Out Holes 9 See Mounting Page for Available Arm Options 10 Specify Length in Inches See Mounting Page for Available Lengths
11 Intended for Outdoor Covered Ceiling Applications Only 12 Not for Use in Locations with Wind Exposure 13 EMCR Replaces RDC6 or CP13
14 See Color Page for More Options/Consult Factory for Special Finishes 15 Standard Finishes

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.



**SPECTRUM
LIGHTING INC.**

EXHIBIT I Ordinance 6834

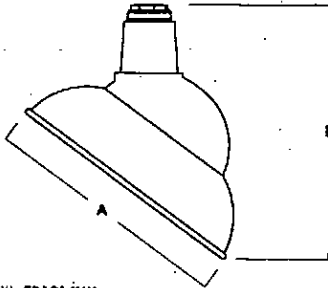


EMBLEM SIGN WET LOCATION EXTERIOR - SIGN LIGHTS

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS ¹	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
EB1214LW1SL	1500	1251	10	125
EB1214LW27L	2700	2184	18	121

¹ Nominal Source Lumens of 35K ² Nominal Delivered Lumens of 35K

HOUSING DIMENSIONS



Dimensioned with EB1214LW

SERIES	A	B
EB0709LW	7.1	9.7
EB0910LW	8.8	9.8
EB1214LW	12.4	12.1

APPLICATION

Emblem Sign light is perfect for a variety of sign and surface lighting applications. LW Series is designed for outdoor wet locations.

FEATURES

Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. LED module and driver are serviceable for future replacement. Available in three sizes.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. Variety of standard and custom finishes are available. Interior is Matte White unless specified.

ELECTRONICS

LW LED system features high brightness white Samsung LED's. 3-step MacAdam Ellipse binning. Standard CRI: 80+. Higher CRI, R9 and custom LED configurations are available; consult factory. Choice of electronic 120V/277V and dimming drivers.

CONSTRUCTION

Fixture shades are spun in our factory from 0.063 high purity aluminum. Wall mount canopies are die-cast aluminum with stainless steel hardware. Wall arms are formed 3/4 NPT aluminum pipe and may be field cut.

CODE COMPLIANCE

BAA compliant, ETL certified to meet US and Canadian standards. Suitable for outdoor wet locations. Manufactured and tested to UL standards No. 1598/8750.

SERIES SIZES

EB0709LW



EB0910LW



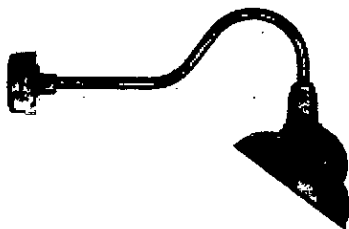
EB1214LW



WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

PA
MOUNTING ARM STYLE



EB1214LW SHOWN WITH CP10PA23

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / PM
HANG STRAIGHT / PENDANT



EB1214LW SHOWN WITH ROC5PM



EXHIBIT I Ordinance 6834



EMBLEM SIGN WET LOCATION

EXTERIOR - SIGN LIGHTS / PHOTOMETRIC DATA

EB1214GV-27L-35K-EX-TF1-MWI

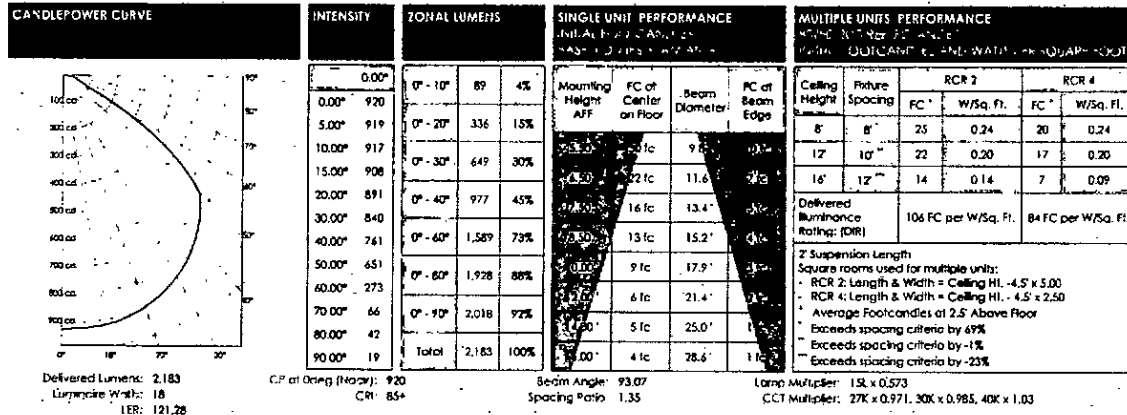


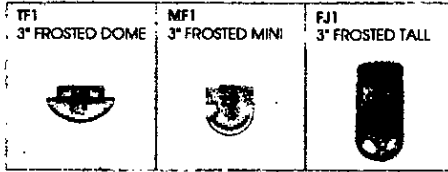
EXHIBIT I Ordinance 6834



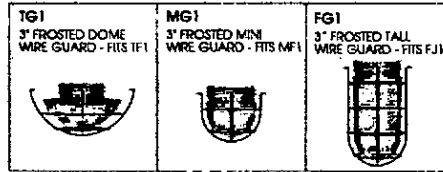
MOUNTING & ACCESSORIES

SOME OPTIONS NOT AVAILABLE ON ALL FIXTURES. CONSULT SPECIFICATION SHEETS. SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION. NOTE: THIS IS TYPICAL OF RLM SPECIFICATION FOR MOUNTING. INDIVIDUAL FIXTURES OR PROJECTS MAY HAVE SPECIALIZED REQUIREMENTS.

ENCLOSURES UP TO 27L

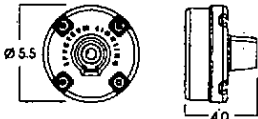


ENCLOSURE WIRE GUARDS UP TO 27L

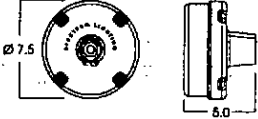


WALL MOUNTING

CP104 - SMALL DRIVER CANOPY (STANDARD)
MAY BE USED AS SPICE BOX FOR DIRECT FEED



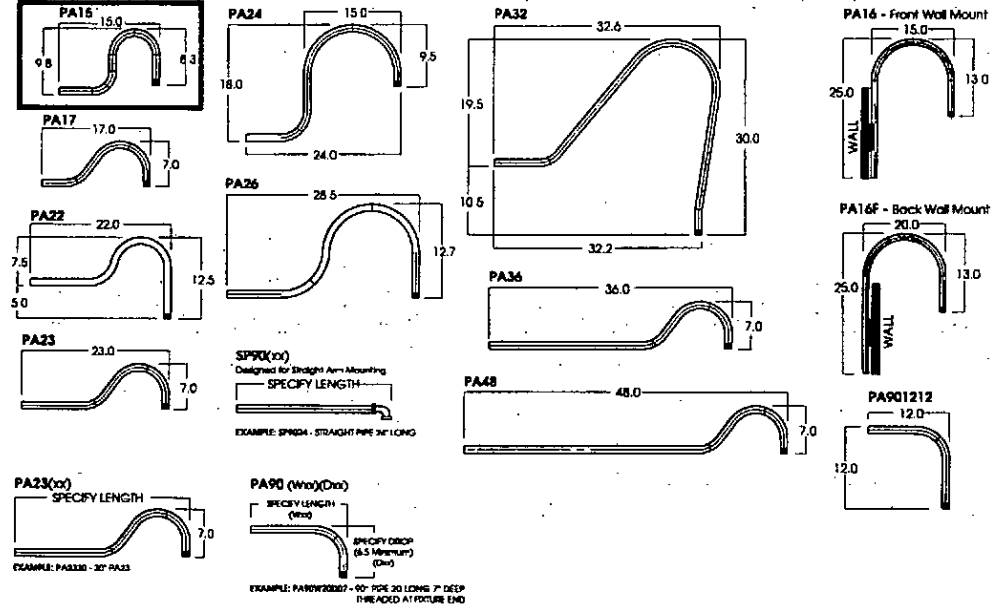
CP104 - LARGE DRIVER CANOPY
MAY BE USED AS SPICE BOX FOR DIRECT FEED



CP6/RMD - REMOTE MOUNT DRIVER
MOUNTS DIRECTLY TO WALL OR OCTAGON STYLE J-BOX

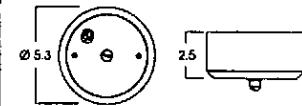


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/8" NPT REQUIRES SEALANT FOR WET LOCATION

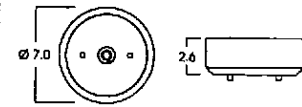


CEILING MOUNTING

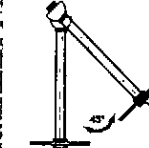
RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY

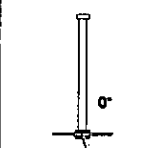


HM*
HANG STRAIGHT
45° SWAYEL 1/2" STEM - 3/8" NPT



ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC000
Custom Length
(Specify in inches)

PM*
RIGID PENDANT MOUNT
RIGID 1/2" STEM - 3/8" NPT

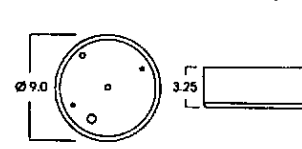


ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC000
Custom Length
(Specify in inches)

*MAXIMUM ONE PIECE STEM LENGTH IS 72". LONGER LENGTHS ARE POSSIBLE USING MULTIPLE STEMS AND COUPLERS

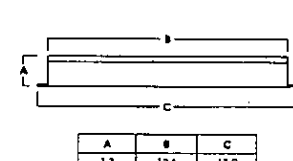
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR
10W EMERGENCY BATTERY
(FOR ROUND CEILING MOUNT TYPES)

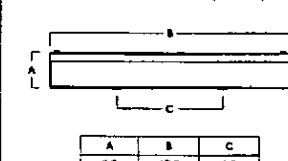


REMOTE EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY
(50' MAX)



EMEN* - 7W REMOTE EMERGENCY BATTERY
WITH ENCLOSURE (50' MAX)



*OTHER EM BATTERY SIZES AVAILABLE. CONTACT FACTORY

COLOR OPTIONS - POWDER COAT PAINT FINISHES

EXHIBIT I
Ordinance 6834



NOTE: NO PRINTED IMAGE CAN EQUAL THE EXACT COLOR OF FINISH ON METAL.
SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION.

STANDARD CORD / STEM / CANOPY FINISHES

FIXTURE COLOR	STANDARD CORD COLOR	STANDARD CANOPY / STEM COLOR
Matte White, Textured White	Matte White	Matte White
Gloss White	Matte White	Gloss White
Matte Black, Gloss Black, Textured Black	Matte Black	Matte Black
All Others	Matte Black	Same Color as Fixture
Custom Color	Contact Factory	Contact Factory

PAINT TIMES

TIER	COST	AVERAGE PAINT TIME*
Tier 1 - Standard Finishes	\$	①
Tier 2 - Typical Finishes	\$\$	①①
Custom Color	Contact Factory	Contact Factory

*CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES

MW Matte White	GW Gloss White	PT Platinum Silver	MB Matte Black	GB Gloss Black	BZ Bronze

TIER 2 - TYPICAL FINISHES

TW Textured White	TB Textured Black	SN Sun Gold	CO Copper Metallic	BR Brescia	GH Graphite	CH Charcoal	AL Almond	VE Verde Green	BL Blue Streak
RD Red Baron	OR Orange	CM Carnel	PL Purple	PG Peb Green	TQ Turquoise	SF Sea Foam	PK Pink	AY Aero Yellow	EG Evergreen
LG Lime Green	LB Light Blue	BY Burgundy	AK Anodic Black	AM Anodic Malachite	AZ Anodic Bronze	AS Anodic Sapphire	AN Anodic Natural	AC Anodic Champagne	

CUSTOM COLOR FINISHES

CONTACT FACTORY

CC
Custom Color

CC

OW1293 - IMAGE



Type: Project: VisaLighting.com/products/Image

Order Code: **OW1293**
MODEL

A SOURCE

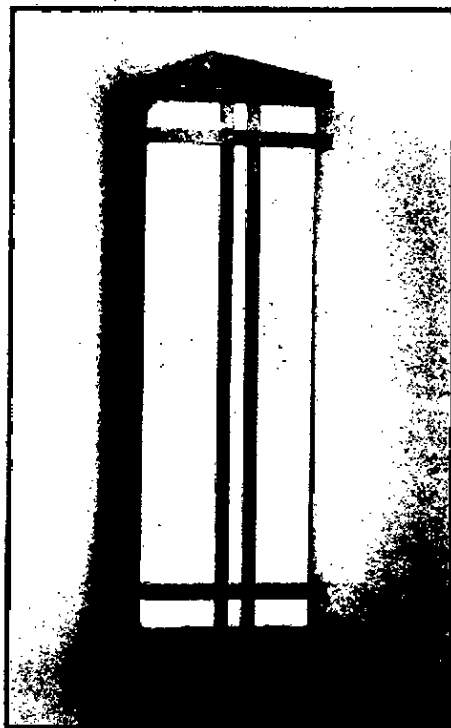
B VOLTAGE

C FRAME

D ACCENT BAR AND END CAPS

E OPTION(S)

Finishes

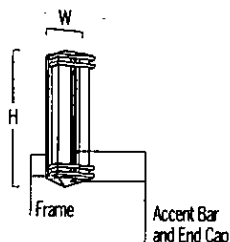


The Image family of luminaires provides tasteful ambient light and flexible design options. These versatile fixtures can be mounted on walls in vertical or horizontal orientations and on ceilings. Image's quality construction includes solid metal trim and die cast end caps with finish options to meet any design aesthetic.

DIMENSIONS

Depth is measured from wall to front of fixture
Mounting Center is measured from the top of fixture to center of junction box
H = Height D = Depth W = Width MC = Mounting Center

H 25-7/8" (657 mm)
D 4" (102 mm)
W 7-1/4" (184 mm)
MC 13" (330 mm)



SOURCE (Select one) VOLTAGE (Select one)

MVOLT fixture accepts 120 through 277 input voltage
LED sources are 83CRI, within 3-step MacAdam and are dimmable 0-10V to 1%

Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K-L	3000K	1100	13	MVOLT
• L35K-L	3500K			
• L40K-L	4000K			
• L30K-H	3000K	1700	19	
• L35K-H	3500K			
• L40K-H	4000K			

FINISHES (Select one) Frame Finish and one Accent Bar and End Cap Finish or Material See page 2 for color chart

Powder Coat Painted Finishes (Standard) for Frame or Accent Bar and End Cap

AG7038 Agate Grey	CVBL Cove Blue	GW9002 Grey White	PB1035 Pearl Beige
BMAT Bronze Matte	CW9001 Cream	HTHR Heather	RUST Rust
BRNZ Bronze	GLIM Glimmer	JB9005 Jet Black	SUNG Sungold
BSIL Blade Silver	GSIL Graphite Silver	OBRZ Old Bronze	TW9016 Traffic White

Metals (Premium) for Accent Bar and End Cap only

BSS Brushed Stainless Steel

PSS Polished Stainless Steel



OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

HM Horizontal mount (vertical is standard)

XPS Express 10 day shipping. Items marked with a bullet (•) are not available with XPS



ADA



XPS



LED



ETL Listed



5 Year Warranty

EXHIBIT I

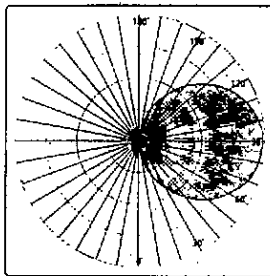
Ordinance 6834 Rev: 2017/01/10

ECN 16-0317

OW1293 - IMAGE



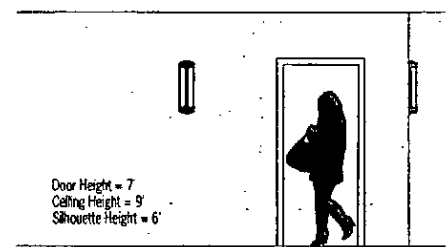
Photometric



Technical Data

- Integral LED power supply
- Modular design for replacement of LED source and power supply
- Removable cam-action hinged frame for ease of maintenance
- Vertical mounting standard (horizontal mounting optional)
- Mounts over standard electrical junction box (by others) with provided hardware.
- Extruded aluminum backplate, die-cast end caps, vertical center accent and frame side rails. Solid metal formed accent bars, gasketed and sealed construction
- 1/8" thick white acrylic diffuser
 - F1 rated, UV stable
 - UL-94 HB Flame Class rated
- No VOC powder coat paint finish
- ETL listed for wet location mounting 4' above grade

Recommended Mounting



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For additional information see VisaLighting.com/materials/finishes

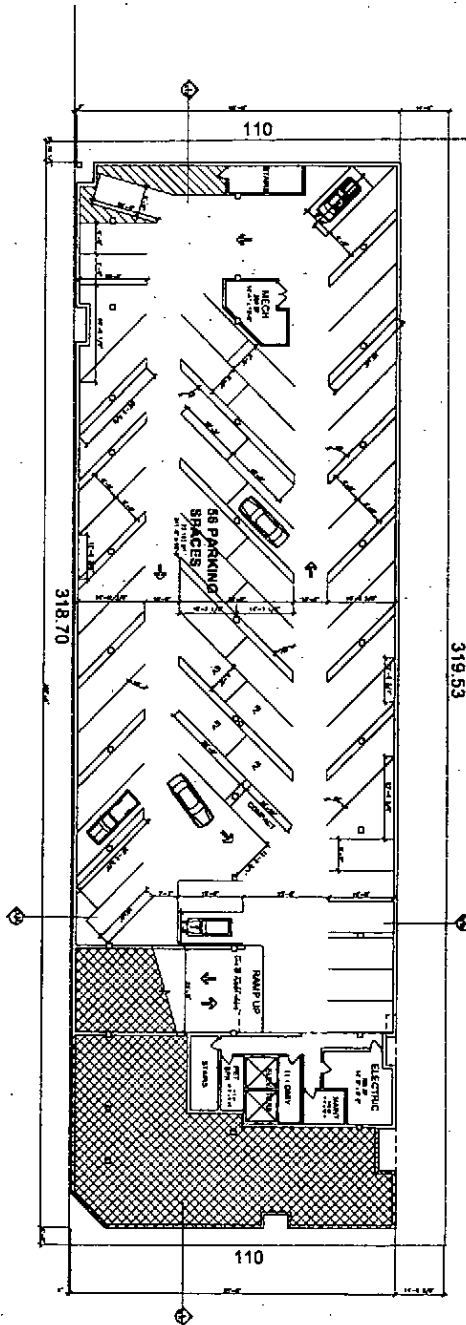
Painted Finishes (Standard)

TW9016 Traffic White (RAL9016)	CW9001 Cream (RAL9001)	GW9002 Grey White (RAL9002)	JB9005 Jet Black (RAL9005)	AG7038 Agate Grey (RAL7038)	HTHR Heather	CVBL Cove Blue
BSIL Blade Silver	GSIL Graphite Silver	GLIM Glimmer	SUNG Sungold	BRNZ Bronze		
OBRZ Old Bronze	BMAT Bronze Matte	PB1035 Pearl Beige (RAL1035)	RUST Rust			

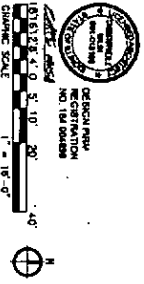
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EXHIBIT K
Ordinance 6834

LOWER PARKING LEVEL



TANDEM
ARCHITECTURE



GLENWOOD
STATION

HOLLADAY
PROPERTIES
Building Solutions Since 1932

A-101
REVISION SHEET
2003.11.15

EXHIBIT L Ordinance 6834

TANDEM
ARCHITECTURE

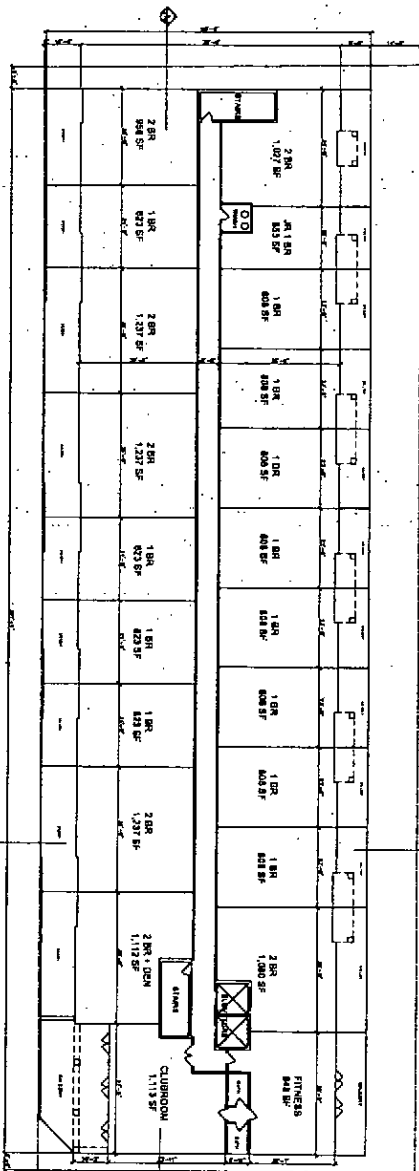
DESIGN NO. 184-00088
DATE: 08/22/00
SCALE: 1" = 16'-0"



GLENWOOD
STATION

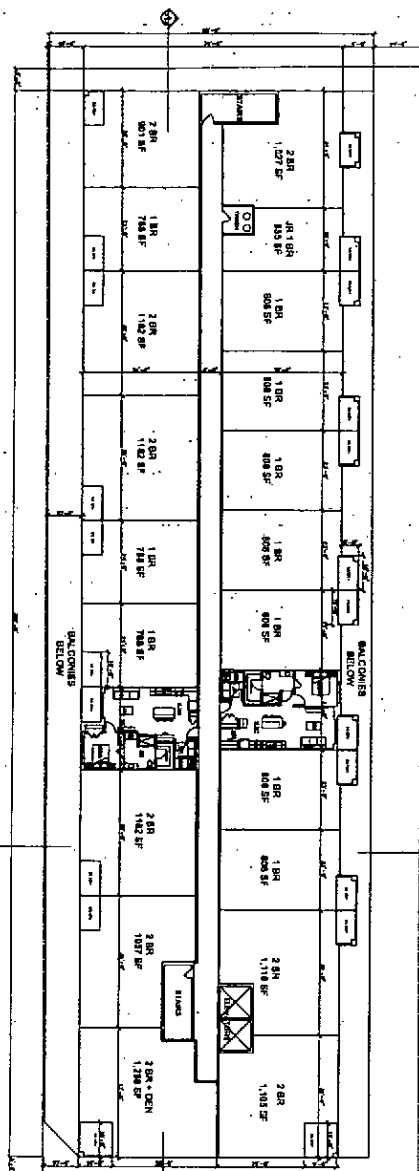
HOLLADAY
PROPERTIES
Building Solutions Since 1952

FLOOR PLANS - LEVEL 2



20 UNITS

FLOOR PLANS - LEVELS 3 - 5



22 UNITS PER
FLOOR

Apartment Data			
Number of Units	Unit Type	Unit Square Footage	Mix %
4	Junior 1 Bedroom	555	4.60%
47	1 Bedroom	768 - 823	54.60%
31	2 Bedroom	901 - 1,237	32.50%
4	2 Bedroom + Den	1,113 - 1,248	8.10%
86	TOTAL UNITS		

A-103

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6834, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 14 day of December 2020, and that the same was signed and approved by the President of said Village on the 14 day of Dec 2020.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 14 day of Dec, 2020.

CORPORATE SEAL


Village Clerk

**APPLICATION FOR APPROVAL OF
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN** CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: May 29, 2020 Application No. _____

Type of PUD: Commercial
(Residential, Commercial, Other)

Name of Applicant: Holladay Properties

Address of Applicant: 6370 Ameriplex Drive Suite 110 Portage, IN. 46368

Business Phone: 219-764-3104 (Mobile): 602-663-3986

Email: moconnor@holladayproperties.com (Fax): 219-764-0446

Property Interest of Applicant: Contract Purchaser
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): SB-GE Crescent, LLC

Address: 130 E. Randolph St. #2100 Chicago, IL. 60601

Legal Description of Property:

See attached ALTA survey

Zoning Classification: C5B Property Size/Area: 0.805 acres

Present Use: Vacant Grocery Store building and surface parking lot

Requested Use/Construction:

Residential and commercial mixed use with enclosed off street parking.

Estimated Date to Start Construction: Mid 2021

(You may attach separate sheets as needed to answer any of the following questions)

Narrative Statement evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The proposed mixed use development fulfills the vision for this catalyst site as described in the draft Comprehensive Plan for the Downtown. The proposed development replaces a vacant grocery store and parking lot. The existing building is functionally obsolete for its former grocery store use. Vehicle access to the interior parking garage is planned in two locations from Crescent Boulevard and a third access point for loading vehicles is provided off Glenwood. These access locations are consistent with the approximate locations of the existing access points serving the site. The proposed mixed use development includes 86 residential units and 1,556 SF of commercial/retail space fronting on Glenwood St. The commercial/retail space may serve one large tenant or may be divided to serve two smaller tenants. There is space for café style outdoor seating areas adjacent to each retail space.

Describe How the PUD:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

PRELIMINARY PUD APPLICATION
CRESCENT STATION
460 CRESCENT BOULEVARD

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed plan is harmonious with the comprehensive plan and zoning ordinance. Specifically, it provides mixed use development including ground floor commercial space with residential dwelling units on upper floors within the Glen Ellyn Downtown in keeping with the Glen Ellyn Downtown Strategic Plan (hereinafter referred to as "The Plan")

The Plan, adopted in 2009, includes several references encouraging the type of development proposed on the subject property. The Plan notes that *"there is a lack of residential units in the Downtown for smaller-sized to provide Glen Ellyn residents the opportunity to live near their workplaces."* Thus, in the list of Objectives included in The Plan, number 2 states: *"Increase the Village's population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in an around the Downtown."* (Page 8.2) Furthermore, the property on which the apartment building is proposed is included in the downtown plan, designated for future use as *"Multiple Family Residential"*

The Plan notes that *"Elements such as surface parking lots and one-story buildings don't provide the intensity that is needed to create a successful Downtown and TOD district."* The Plan goes on to state *"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-size households."* The vacant grocery building and surface parking lot is specifically noted on the list of sites identified for potential to be *"redeveloped, repurposed, and/or reinvigorated."*

The Plan also includes a section titled “Strategies and Measures.” The Plan sets forth a specific measure to *“Construct a minimum of 450 new dwelling units in the Downtown.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.3 of 8)

The Plan recognizes that *“The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government-imposed obstacles in the Downtown business and development review process.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.4)

The Plan reads *“Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home.”* (Village of Glen Ellyn Downtown Strategic Plan – Page 8.6)

Crescent Station is specifically designed to fulfill the vision of a mixed use development on this Catalyst site as described in The Plan.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The proposed design of the building is in keeping with the vision of the Plan. The proposed building is proximate to larger scale buildings located within the downtown and is located in close proximity to existing multi-family buildings to the north as well as providing extremely convenient access to the train station as is characteristic of downtown TOD development. The subject property is located at the low end of the block as the terrain rises to the north and to the west. The intended character of the area as set forth in the Glen Ellyn Strategic Plan is for mixed use development with ground floor commercial space and residential dwelling units on upper floors. The existing zoning of the 460 Crescent Boulevard site is C5B.

The proposed use of the property is mixed use with ground floor commercial with residential use on upper floors which is consistent with the Plan for the downtown.

The Traffic Study prepared by KLOA in connection with the proposed development determined that the relatively low traffic generated by the use will not overburden adjacent streets and that the primary access points to the building on Crescent Boulevard is appropriate. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The proposed building is responsive to the stated goals of the Plan and fulfills the vision of the Glen Ellyn Strategic Plan for buildings which provide ground floor commercial space with residential use on upper floors. The proposed building benefit the Downtown and adjoining properties by fulfilling the goal of adding additional dwelling units and consumers to the Downtown who will support existing and future Downtown businesses and add to the vibrancy of the community.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The public facilities and services are sufficient to serve the proposed use. The character of the building and the targeted market will not place an undue demand on municipal services. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The building will be served by two elevators and equipped with automatic fire sprinklers and emergency generator for added safety. The anticipated future residents are most likely to be adults with few if any school aged children. The apartment building will be owned by a single entity and will be professionally managed by an on-site manager. The owner of the building will contract for private refuse and recycling, building and grounds maintenance including landscaping and snow removal.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

We anticipate the residents of the proposed building to be “renters by choice” that are seeking an alternative to a traditional single-family home. In keeping with the objectives set forth in The Plan, increasing downtown population is critical to attracting and supporting local retailers and restaurants. The target market for Crescent Station is a combination of empty nesters, single professionals and couples that may be moving to the area and seeking the convenience of a transit oriented development. Experience with similarly situated buildings indicates low demand on public services and few if any school aged students. The commercial tenants on the ground floor of the building will add to the vibrancy of the downtown area, provide needed services to the residents and surrounding neighbors and will serve to activate the street level by offering outdoor seating and streetscape enhancements.

As set forth in the Glen Ellyn Downtown Strategic Plan, *“Due to the complexity and diversity of issues typically involved in redevelopment projects, (environmental, transportation, infrastructure, land acquisition and assembly, building demolition and/or rehabilitation, and business recruitment), a municipality needs a number of resources to help address the varying aspects of a redevelopment project. Municipalities across the country have demonstrated that locally-controlled economic development tools are critical components to the redevelopment process. Local funding sources such as Tax Increment Financing (TIF), Special Service Areas (SSAs), property tax abatements, and land acquisitions and/or write-downs, empower municipalities to guide redevelopment and provide timely assistance, which is critical to making today’s development projects a reality.”* (Page 10.32). The 460 Crescent Boulevard site is within the existing downtown TIF district and the economic viability of the project is dependent upon receiving TIF funding in substantial conformance with the proforma analysis provided by the Developer in May 2020.

As evidenced by the TIF projections and verified by the Village’s consultant, the Crescent Station development will generate significant increment a substantial portion of which will inure to the benefit of the Village.

In summary, the proposed development of Crescent Station will add to the economic

vibrancy of the community and will not incur significant demands on public resources or facilities and will result in a positive fiscal impact to the community and its taxing districts.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The proposed residential use will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare of odors. The commercial use of the ground floor will be consistent with the current C5B zoning uses and requirements in place for this site.

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The vehicular traffic will be directed to Crescent Boulevard which will minimize traffic on nearby Pennsylvania Ave. Limited access to the designated off street loading area for tenant move in will be accessed from Glenwood Street eliminating disruption to through traffic. The findings of the Traffic Study prepared by KLOA include the development will have minimal impact on current traffic patterns.

Adequate on -site parking for residents of the building is provided for the proposed TOD development. Detailed findings are contained in the traffic study prepared by KLOA.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

As the subject site is currently developed with an existing retail building and surface parking lot, the proposed building will not add to the impervious area developed on the site. Existing infrastructure will be utilized to convey storm water from the site. Therefore, no additional public expense will be required for flood protection, rescue or relief.

9. 9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community:

As the site is currently developed with an existing retail building and surface parking lot there is no loss or damage of natural or scenic features of major importance to the community. Further, although the former grocery store use was a significant historic business with in the community, the building itself does not have a significant historic value to the community. The site and building are recommended for re-development as a catalytic site under the Plan.

CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

<u>5-29-20</u>	<u>MICHAEL C. O'CONNOR</u>	<u>Michael C. O'Connor</u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

Date filed: MAY 29, 2020 Application No. _____

Common Name of PUD: CRESCENT STATION 460 CRESCENT BLVD.

Type of PUD: COMMERCIAL
(Residential, Commercial, Other)

Name of Applicant: HOLLADAY PROPERTIES

Address of Applicant: 6370 AMERIPLEX DRIVE PORTAGE, IN. 46368

Business Phone: 219-764-3104 (Mobile): 602-663-3986

Email: maconnor@holladayproperties.com (Fax): 219-764-0446

Property Interest of Applicant: contract purchaser
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): SB-GE CRESCENT, LLC.

Address: 130 E. RANDOLPH #2100 Chicago, IL. 60601

Legal Description of Property: 460 CRESCENT BLVD. PIN 05-11-314-008

ATTACHED - SEE ALTA SURVEY

Zoning Classification: C5B Property Size/Area: 0.805 ACRES

Requested Use/Construction:

RESIDENTIAL COMMERCIAL MIXED USE
WITH ENCLOSED OFF STREET PARKING.

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: MID 2021

May 29, 2020
Date

Michael C. Illman
Signature of Applicant

GIT

Prepared by:
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, Illinois 60606

After Recording return to:

Law Offices of Liston and
Tsantilis, PC
33 N. LaSalle St # 25th Flr
Chicago, IL 60602

21010013 1/3

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
03/31/2021 08:13 AM
RHSP

COUNTY TAX STAMP FEE 1,412.50
STATE TAX STAMP FEE 2,825.00

DOCUMENT # R2021-050224

(For Recorder's Use Only)

SPECIAL WARRANTY DEED
(Illinois)

This SPECIAL WARRANTY DEED is made this 20th day of February, 2021, by SB-GE CRESCENT, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 130 E. Randolph Street, Suite 2100, Chicago, IL 60601, to HP Glenwood Station, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Indiana, having an address of 3454 Douglas Road, Suite 250, South Bend, IN 46635 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in DuPage County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

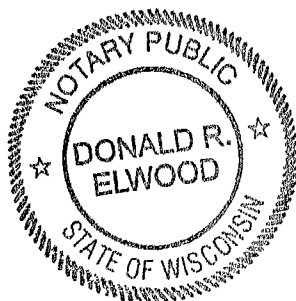
SB-GE CRESCENT, LLC, an Illinois limited liability company

By: Mark A. Alberts, its Manager

STATE OF WISCONSIN
COUNTY OF DANE) SS.

I, Donald R Elwood a notary public in and for said County, in the State aforesaid, do hereby certify that Mark A. Alberts personally known to me to be the Manager of SB-GE Crescent, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as Manager of such limited liability company, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company, as his free and voluntary act and as the free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of February, 2021.



[Signature]
Notary Public

My Commission expires: 3/18/2024

[Signature Page to Deed]

Exhibit A

LEGAL DESCRIPTION

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5 IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION) ALL IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-314-008
Property Address: 460 Crescent Blvd.
Glen Ellyn, IL ~~60137-2309~~
60137-4541

Tax Bills To:

HP Glenwood Station, LLC
3454 Douglas Rd Ste 250
South Bend, IN 46635

	Village of Glen Ellyn Real Estate Transfer Tax
023544	
Sale \$	2,825,000.00
Tax \$	8,475.00
Date	3.16.21
Initials	AB

PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2020 and subsequent years which are not due and payable.

2. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA 6 OF THE VILLAGE OF GLEN ELLYN, AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NO. R209-193864, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

3. ENCROACHMENT OF 1 STORY BRICK BUILDING LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE PUBLIC WAY SOUTH AND ADJOINING A DISTANCE OF 0.05 FEET TO 0.34 FEET, MORE OR LESS, AS DISCLOSED BY SURVEY PREPARED BY LAMBERT & ASSOCIATES DATED JANUARY 21, 2021.

OWNERSHIP BY A CORPORATION

Date: APRIL 13, 2022

Address: 464 GLENWOOD AVE. GLEN ELLYN, IL.

Legal Description: ATTACHED

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>TIMOTHY E. HEALY</u>	Address: <u>HOLLADAY PROPERTIES 3454 DOUGLASS ROAD SOUTH BEND, IN. 46635</u>	% <u>27.5</u>
Name: <u>PORTAGE DE II, LLC</u>	Address: <u></u>	% <u>25</u>
Name: <u>JOHN T. PHAIR</u>	Address: <u></u>	% <u>10</u>
Name: <u>MANETTE A. TEPE</u>	Address: <u></u>	% <u>10</u>
Name: <u>HFN FUND 3, LLC</u>	Address: <u></u>	% <u>7.5</u>
Name: <u>DANIEL PHAIR</u>	Address: <u></u>	% <u>7.5</u>
Name: <u>CHRISTOPHER WILKES</u>	Address: <u></u>	% <u>7.5</u>
Name: <u>PAUL PHAIR</u>	Address: <u></u>	% <u>5</u>
Name: <u></u>	Address: <u></u>	% <u></u>
Name: <u></u>	Address: <u></u>	% <u></u>
Name: <u></u>	Address: <u></u>	% <u></u>
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Name: <u></u>	Address: <u></u>	% <u></u>

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5 IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION) ALL IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-314-008
Property Address: 460 Crescent Blvd.
Glen Ellyn, IL 60060-2309

HPN FUND 3

Investor	Ownership %
Allen Arender	26.00
Kelly J. Manion	2.10
Jeff Ottman	26.00
Grace Ledbetter	5.76
Kenneth J. Whitaker	4.20
Benton S. Smothers, Jr.	6.81
Kevyn Brianna West	3.00
Micah A. Williams	4.20
C. Read Talley	6.81
Brian D. Wilcox	4.72
Chad R DeRossett	4.20
Kirsten Adams	1.05
Matt Raleigh	2.00
Tiffany Coursey	3.15
	100.00

Portage DE 2, LLC

Investor	Ownership %
Ryan P. Kelly	1.50
Steven P. Laird	3.00
Michael C. Micka	13.00
T. Drew Mitchell	22.50
Lawrence A. Mudd	22.50
Michael C. O'Connor	16.00
Duffey D. Phelps	4.50
Jessica Vargas	2.00
Lori Kappel	2.00
Scott Brown	9.00
Scott Trueblood	1.50
Laura A Small	1.50
Toby Ernsberger Jr	1.00
	100.00

April 8, 2022

Ms. Kelly Purvis AICP
Planning Manager
Planning and Development Dept.
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

RE: PUD Amendment Glenwood Station 464 Glenwood Ave.

Dear Kelly:

We are pleased to submit this Application for Amendment of our previously approved PUD as approved by the Village of Glen Ellyn on December 14, 2020 by Ordinance number 6834 for our proposed mixed use development to be constructed at 464 Glenwood Ave. at the north west corner of Crescent Blvd. and Glenwood Ave. in downtown Glen Ellyn. As per our recent discussions, the proposed PUD Amendment includes revision to the lowest level parking garage as well as revisions to floors 2-5. The Lower Level Parking Garage is revised to relocate the west wall approximately 10 feet east in order to improve constructability due to the proximity to adjacent retaining walls. Floors 2-5 are revised to relocate a portion of the north wall ten feet to the north to align with the north edge of the podium level below and to eliminate exterior balconies on the north elevation to be replaced by Juliet balconies. Contained in this application are the following documents:

1. Cover Letter
2. List of requested deviations
3. Construction Schedule
4. Sheet A-101- Lower Level Parking dated 4-8-22
5. Sheet A-103 Floor Plans Levels 2-5 dated 4-8-22
6. Sheet A-200 Elevations dated 4-8-22
7. Sheet A-300 Building Sections dated 4-8-22
8. Sheet A-400 Elevations Color dated 4-8-22
9. Sheet A-401 Renderings dated 4-8-22
10. Sheet TR1.0 Garage Vehicle Circulation Exhibit dated 4-4-22
11. Proof of Ownership
12. PUD Amendment Fee \$2,500- previously submitted

We believe the proposed amendment to the previously approved PUD will enable the project to proceed and will ultimately fulfill the vision of the draft comprehensive plan update for the development of this important catalyst site and the overall enhancement of the downtown. Our proposed project will help to transform the north side of the downtown into a thriving, walkable, urban living environment attracting both new and existing residents to live, work and play in downtown Glen Ellyn.

The Developer hereby agrees to be bound by the covenants, conditions and regulations proposed by the applicant herein and agrees to include these commitments in an amended Re-Development Agreement between the Developer and the Village of Glen Ellyn. Should any additional commitments be required for recording with the DuPage County Recorder of Deeds the Developer hereby agrees to complete this at the direction of the Director of the Department of Planning.

We believe this Application to amend the existing PUD and the accompanying documents and plans are complete and request this matter be placed on the agenda of the Planning Commission for consideration. Please feel free to contact us with any questions you may have. We appreciate this opportunity and look forward to working with the Village of Glen Ellyn on this exciting project.

Yours very truly,

HOLLADAY PROPERTY SERVICES, INC.



Michael C. O'Connor
Vice President- Development & Leasing



T. Drew Mitchell
Vice President- Development

Cc: Staci Springer- Village of Glen Ellyn



Date: April 4, 2022

From: Chris Walsh, Tandem Architecture
1040 W Huron St, Suite 300
Chicago, IL 60642

RE: Village of Glen Ellyn
460 Crescent Boulevard
Glen Ellyn, IL 60137

ZONING DEVIATIONS AND JUSTIFICATIONS

Please refer to the following list of required Zoning Deviations and subsequent Justifications.
Justification responses to each deviation will be denoted in red.

Zoning Deviations & Justifications

1. The following Zoning Deviations are required “for the proper development of the property consistent with the objectives outlined in [Chapter 7, Planned Unit Developments]”
 - a. To allow 102 parking stalls where a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and zero (0) parking stall where six (6) are required for 1,490 square feet of commercial use [Section 10-4-17-2(G)(8), Section 10-4-17-2(G)(1)] **Our proposed building allows for resident parking on-site at a 1.2 ratio and relies on nearby public parking for the commercial space. Typical for dense mixed-use. In our experience, and our traffic consultant agrees, that similar project types near a train station and near an active downtown, a ratio of 1.2 parking spaces per apartment is appropriate.**
 - b. To allow a corner side yard setback of zero (0) feet where a setback of approximately 39 feet six (6) inches is required from the south (corner side) lot line [Section 10-4-17-2(D)(2)(b)] **Lord’s Auto has an unusually large setback of 37 feet. There are multiple examples of buildings adjacent to the lot line just one block east of our proposed building, so we feel this is appropriate and extends the character of the downtown area. Also, the existing building on our site is adjacent to the south lot line.**
 - c. To allow an overall maximum height of approximately 67 feet, including parapet walls, elevator overrun, HVAC units, and mechanical units, where 60 feet is permitted [Section 10-4-17-2(E)(2)] **Only parapet walls and**



mechanical units are above the allowable height which are typically permitted to extend above the allowable height in other municipalities.

- d. To allow the front façade of the proposed building (facing Glenwood Avenue) to not be 'stepped back' 15 feet where the building is taller than 45 feet in height [Section 10-4-17-2(E)(1)] **In lieu of only stepping back the upper portion of the building 15' we pushed the entire east building façade back 5' to give a wider sidewalk and more public space.**
- e. To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately zero (0) feet where a setback of five (5) feet six (6) inches is required [Section 10-5-5(C)(1)] **Only the eastern half of the north (interior side) of the site requires this variance, the western half of the north (interior side) will have a pervious surface and plantings. At the east (front) lot line, we will be creating a wider public sidewalk with this space. The building at the south (corner side) lot line carries from 2"-6" along the façade. There are multiple examples of buildings adjacent to the lot line just one block east of our proposed building.**
- f. To allow the emergency generator to be approximately four (4) feet seven (7) inches from the north (interior side) lot line where a setback of at least five (5) feet six (6) inches is required [Section 10-5-5(B)(4)#10.b] **The generator will be approximately eight feet lower than the parking lot to the north which we feel negates the closer proximity to the lot line.**
- g. To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately three (3) feet from said lot line where a setback of 11 feet is required [Section 10-5-5(B)(4)#19] **The equipment will be approximately eight feet lower than the parking lot to the north which we feel negates the closer proximity to the lot line.**
- h. To allow a maximum lot coverage of approximately 84 percent where a lot coverage of 65 percent is permitted [Section 10-7-9(D)] **Indoor parking layout requires that the building footprint is larger than the residential building above.**
- i. The following variations from Section 10-5-8(I) are required:
 - i. To allow one (1) parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required. **Management will control the assignment of each spot and will ensure that this spot is assigned a compact car. Compact car spaces are common in other municipalities.**



- ii. To allow an approximately 14-foot drive aisle for one 90-degree parking stall where a 25-foot drive aisle is required. **We have evaluated the most efficient ways to design the parking, and we feel that each spot has enough room for maneuvering, including stalls that do not fully adhere to the required standards.**
- iii. To allow one (1) parking stall at space #77, a 45-degree angle, to be 16 feet 0 inches in length where a length of 19 feet is required. **This reduction in length is due to the adjustments in the west side Lower Level foundation. The space will be assigned as a "Compact" parking space.**
- j. To allow exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides [Section 10-5-13(M)(1)(c)] **The proposed lighting has a significant positive impact on the evening experience of the building.**

The development as proposed requires 15 Zoning Deviations.

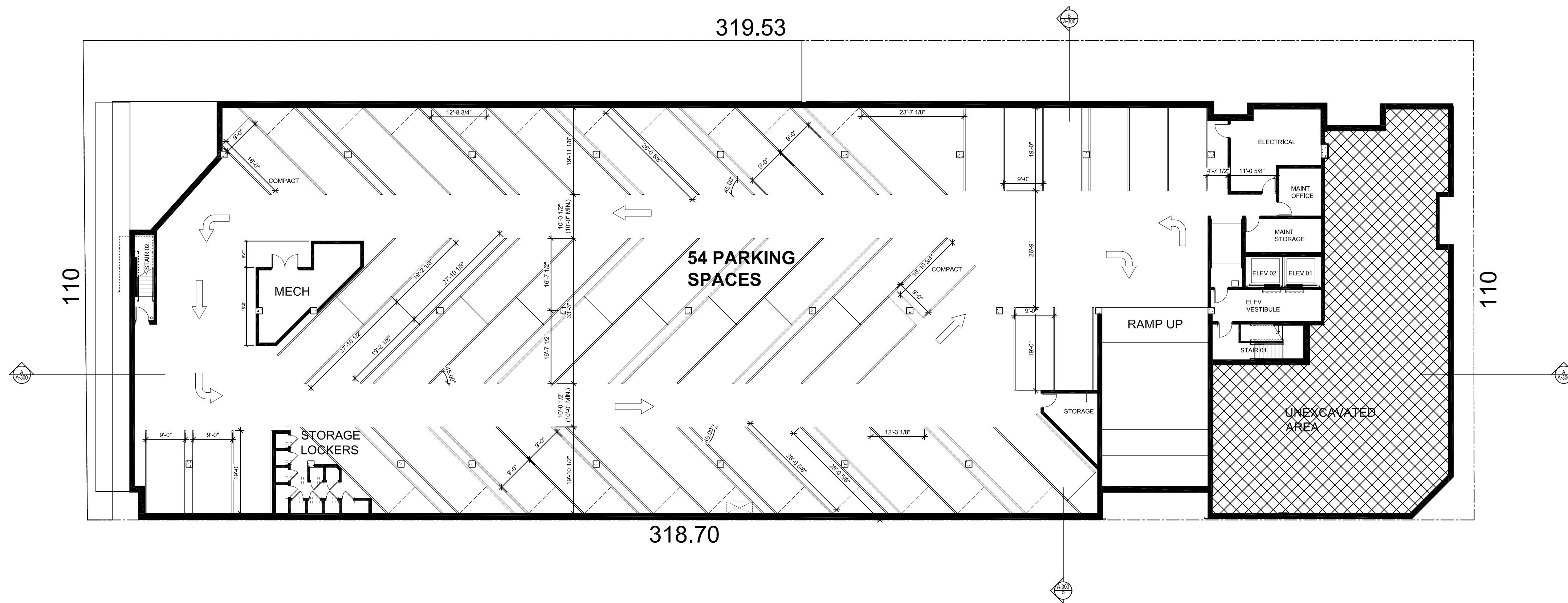
If you have any questions or further comments, please contact me using my contact information listed below.

Thank you,

Chris Walsh, Tandem Architecture

312-255-1153

chris@tandeminc.net



LOWER PARKING LEVEL

11/05/2020



CHARTERED ARCHITECT

CHRISTOPHER J. WALSH

001-018186

STATE OF ILLINOIS

DESIGN FIRM
REGISTRATION
NO. 184.004899

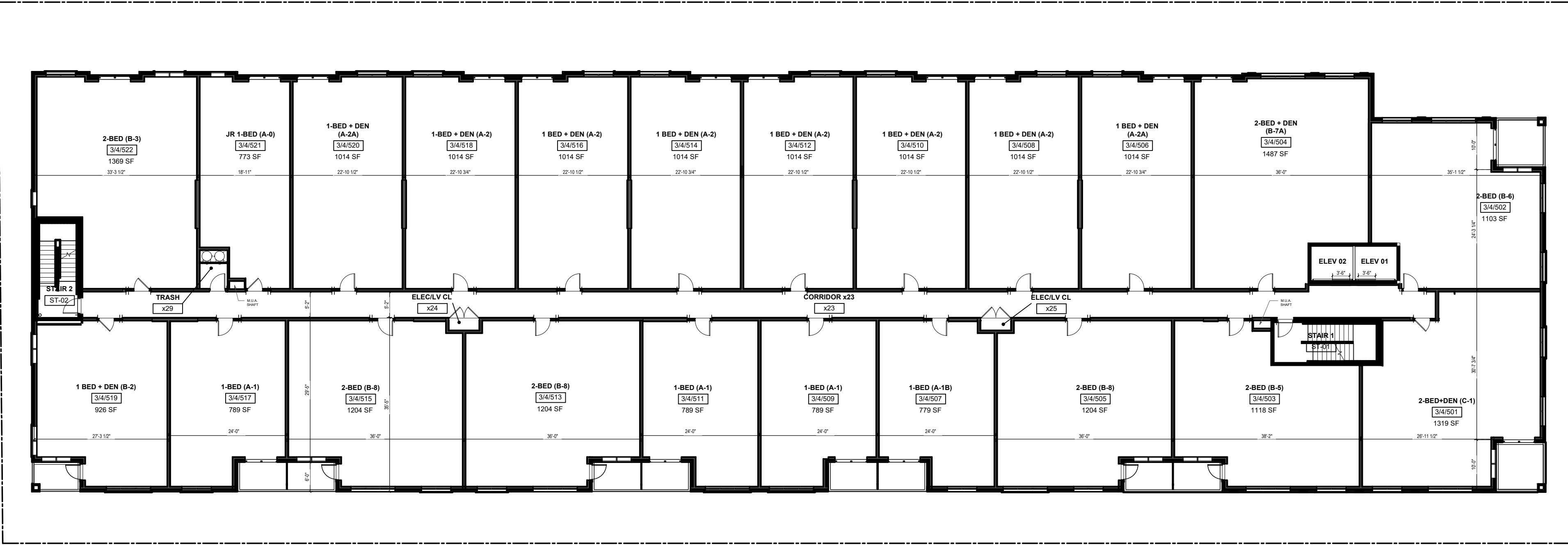
18'16'12'8'4'0' 5' 10' 20' 40'

GRAPHIC SCALE

1" = 16'-0"

N

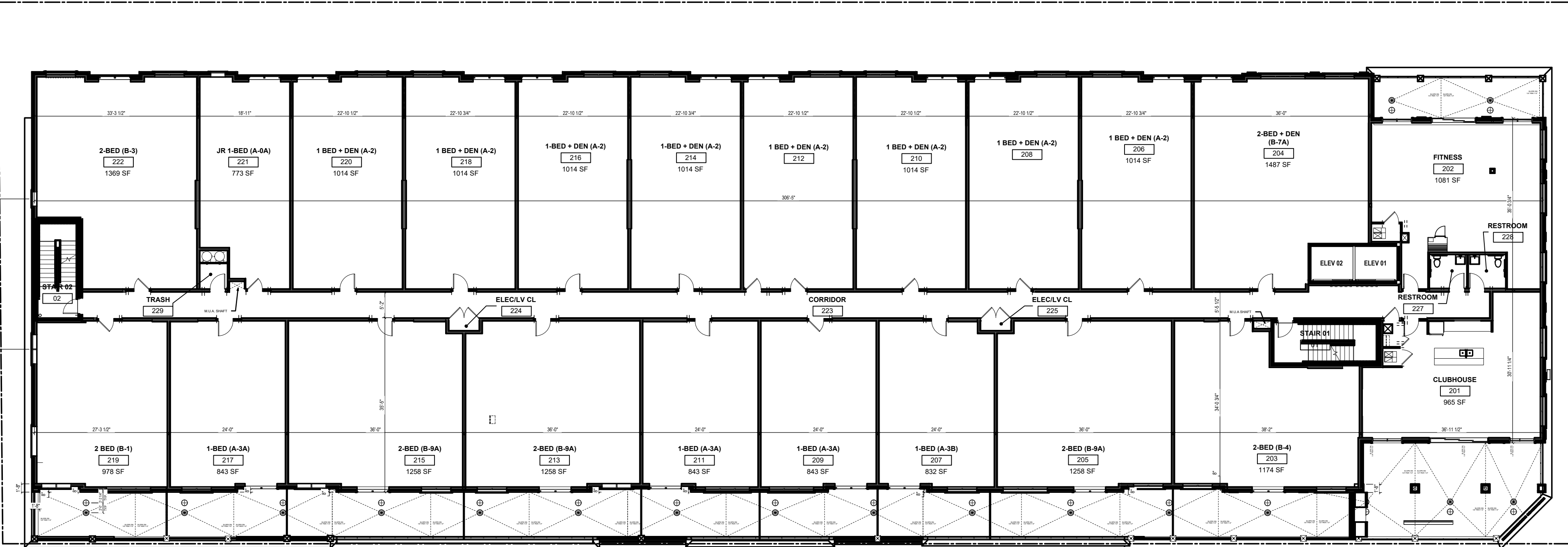




GLENWOOD STATION UNIT BREAKDOWN					
UNIT DESIGNATION	QTY	STYLE	UNIT S.F.	SF TOTAL	MIX
A-0	3	JR 1 BED	772	2316	JR 1 BED: 4.65%
A-0A	1	JR 1 BED	772	772	
A-1	9	1 BED	-	7101	1 BED: 18.60%
A-1B	3	1 BED	-	2337	
A-2	26	1 BED + DEN	1014	26364	1 BED + DEN: 40.70%
A-2A	6	1 BED + DEN	1014	6084	
A-3A	3	1 BED	-	2529	1 BED + DEN: 40.70%
A-3B	1	1 BED	-	832	
B-1	1	2 BED	978	978	2 BED: 27.90%
B-2	3	1 BED + DEN	926	2778	
B-3	4	2 BED	1369	5476	2 BED + DEN: 8.13%
B-4	1	2 BED	1174	1174	
B-5	3	2 BED	-	3354	2 BED + DEN: 8.13%
B-6	3	2 BED	1103	3309	
B-7A	4	2 BED + DEN	1487	5948	2 BED + DEN: 8.13%
B-8	9	2 BED	-	10836	
B-9A	3	2 BED	-	3774	2 BED + DEN: 8.13%
C-1	3	2 BED + DEN	1319	3957	
TOTAL UNITS	86			TOTAL SF 89919	
TOTAL ADAPT. (20%)	18				
			AVG. SF	1046	

FLOOR PLANS - LEVELS 3 - 5

22 UNITS PER
FLOOR



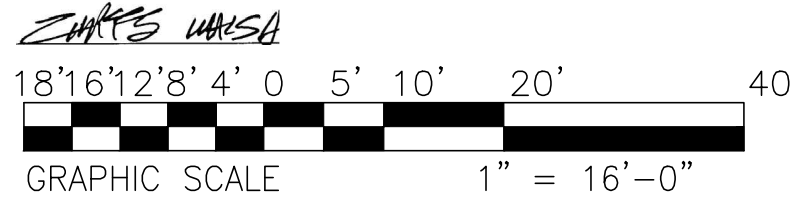
FLOOR PLANS - LEVEL 2

20 UNITS

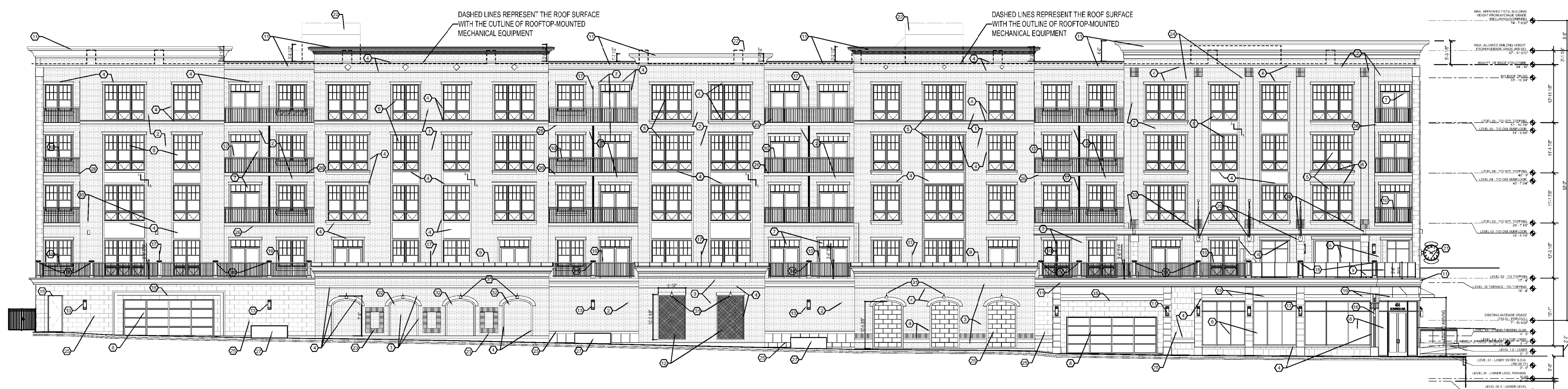
09/29/2020



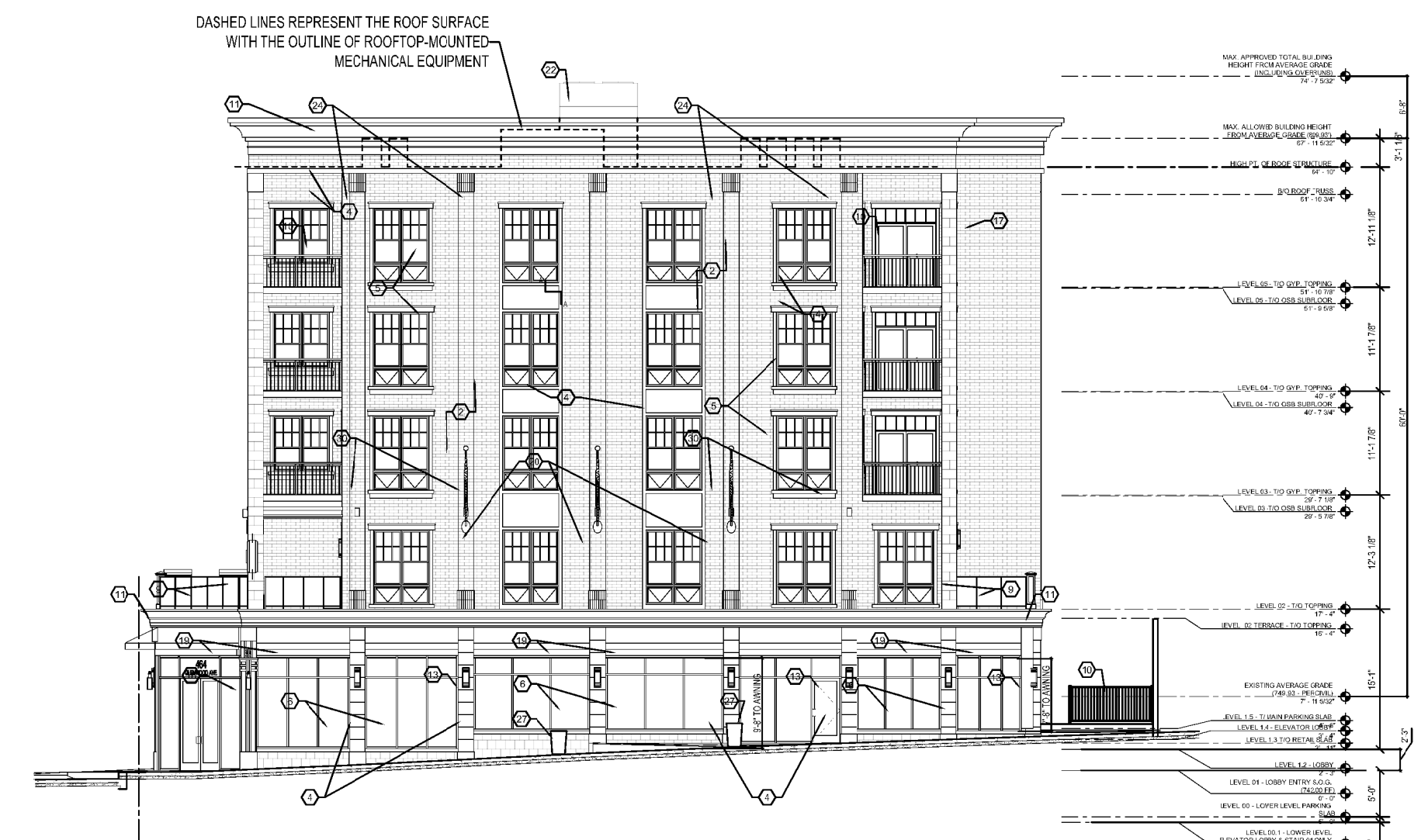
DESIGN FIRM
REGISTRATION
NO. 184.004899



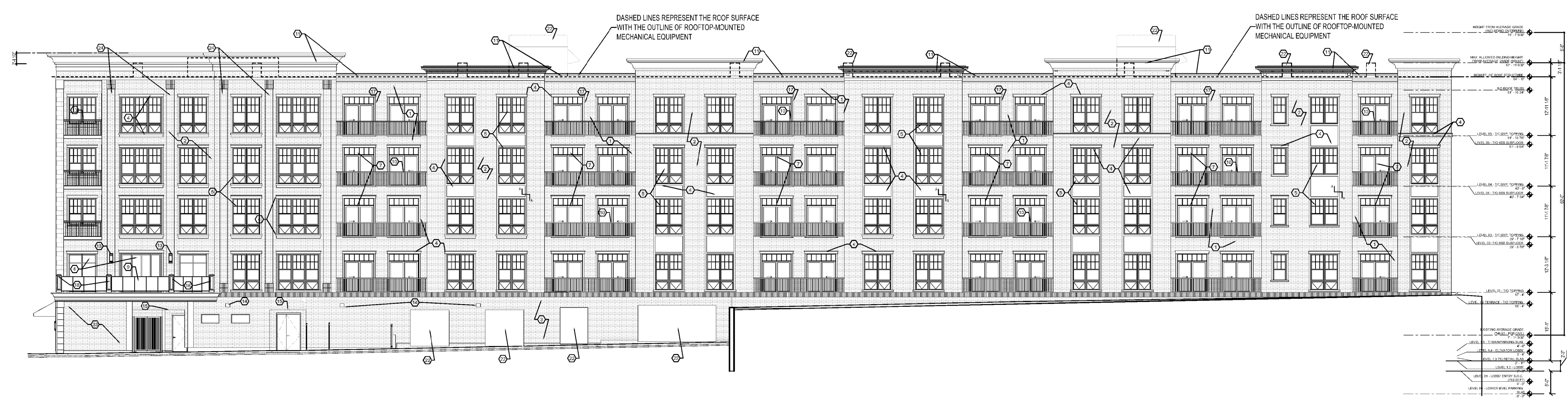
KEY NOTES			
1	BRICK - SIOUX CITY, REVERE PEWTER VELOUR	11	42" GLASS PANEL RAILING w/ BLOCK PNTD ALUM FRAME
2	BRICK - SIOUX CITY, 3RANBERRY VELOUR	12	42" BLOCK PNTD ALUM RAILING
3	BRICK - GLENDALE, CARBON BRICK	13	FIBERGLASS PAINTED CORNICE
4	CAST STONE - ROCKCAST/COLOR: CHARLOTTE TAN	14	MECHANICAL VENTS OR OPENINGS
5	WINDOWS - VINYL PAINTED BLACK	15	BROWNLEE LIGHTING 7812-049-35K
6	STOREFRONT - ALUMINUM PAINTED BLACK	16	LITHONIA LIGHTING VDG1 LED P2 35K 80CRI VW
7	BALCONY DOOR - VINYL PAINTED BLACK	17	LITHONIA LIGHTING QLCFM CEILING MOUNT
8	DECORATIVE GARAGE DOOR - METAL PAINTED BLACK	18	SHERYL STYNGER SAN MARINO GAS LANTERN
9		19	PERFORATED METAL PANEL - BLACK
10		20	NEWEL POST
21		22	FABRIC AWNINGS
23		24	FLAGPOLES
25		26	DECORATIVE CLOCK
27		28	MECHANICAL EQUIPMENT
29		30	BRICK DETAILING
31		32	BRICK FILASTERS
33		34	STONE BLOCK
35		36	PAINTED ALUMINUM - TO MATCH STONE
37		38	PRESTANDING FIBERGLASS PLANTER
39		40	1-1/2" INSET CAST STONE PANEL TYP. DETAIL
41		42	6"x6" BLACK PVC FENCE
43		44	REGA 24 500 LUPDOWN LIGHT FIXTURE
45		46	RLM CLASSICS EB070RLV-PA15-AK
47		48	DECORATIVE IRONWORK - TBD
49		50	COMMUNITY MURAL - TBD



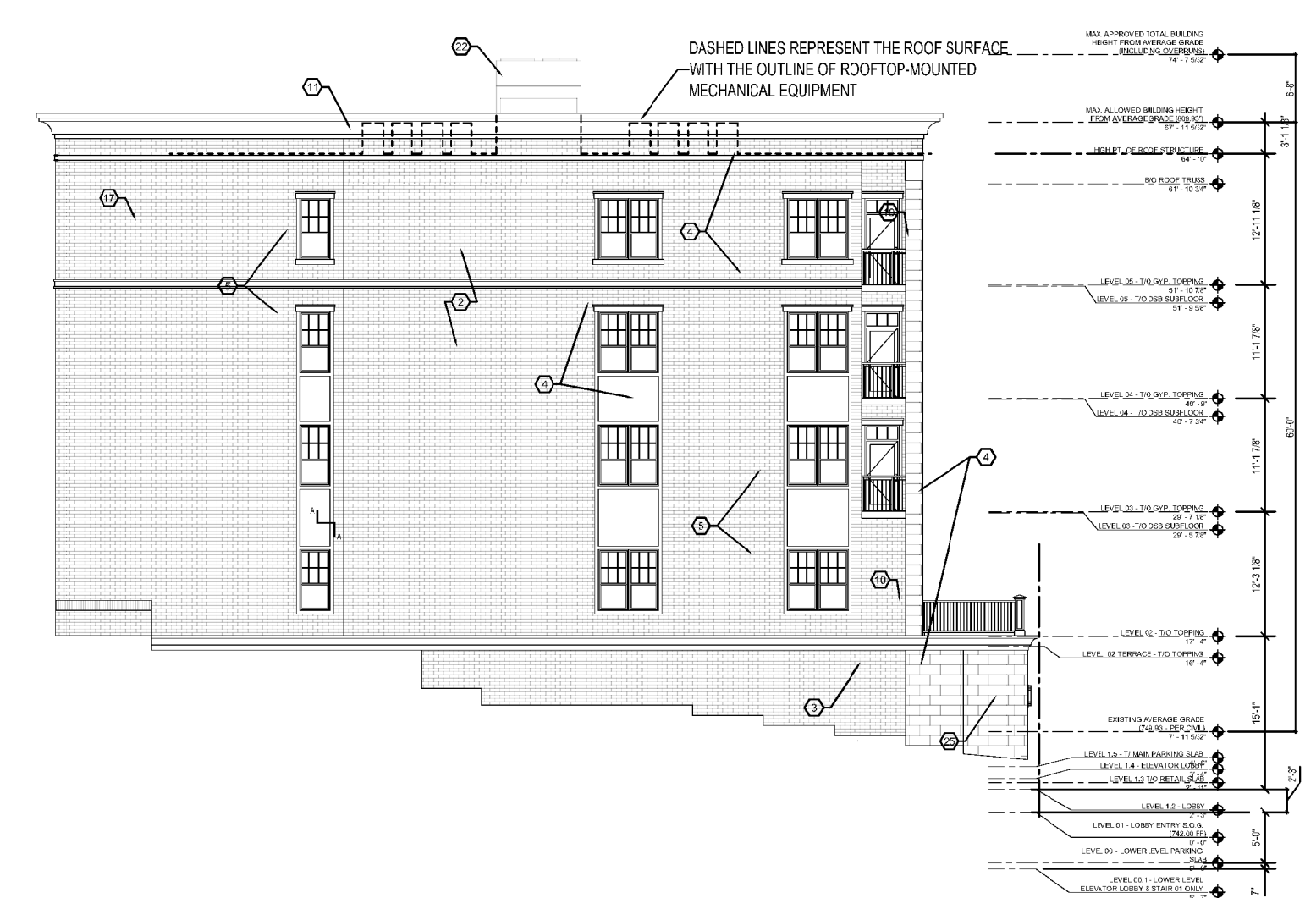
SOUTH ELEVATION



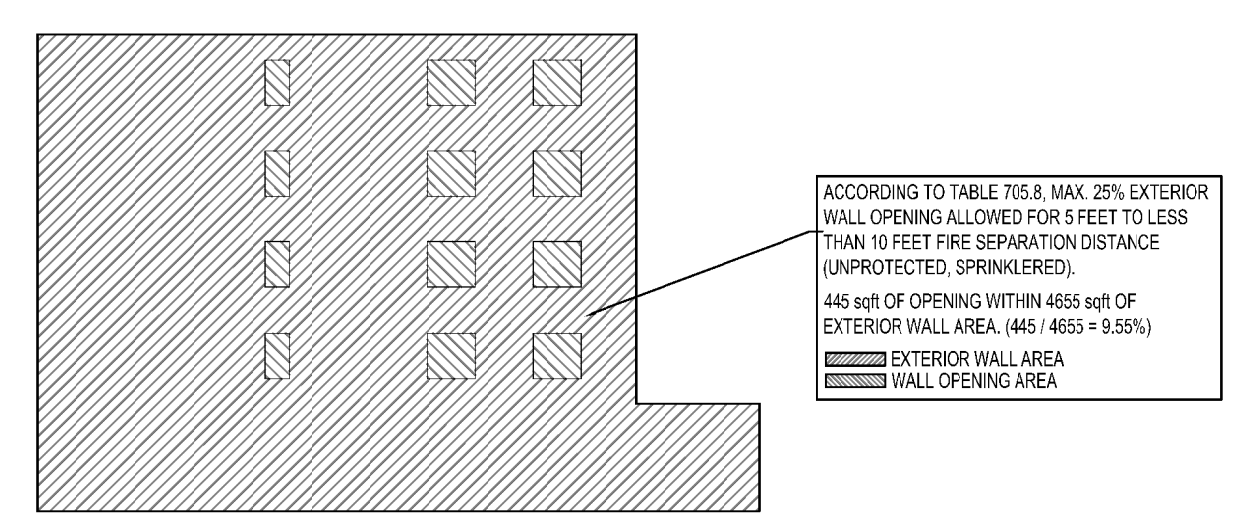
EAST ELEVATION



NORTH ELEVATION

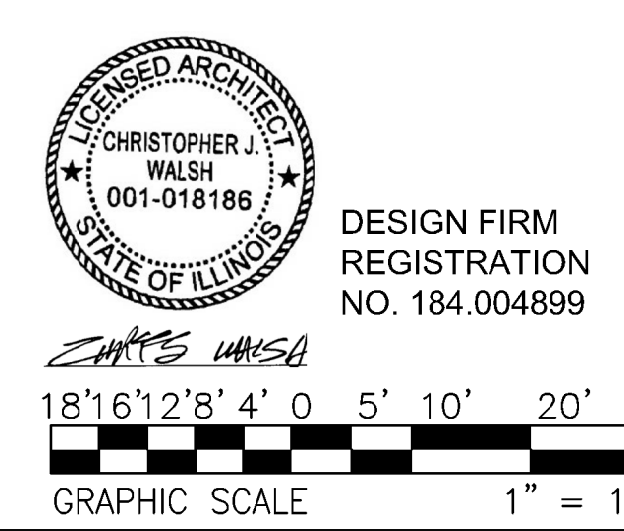


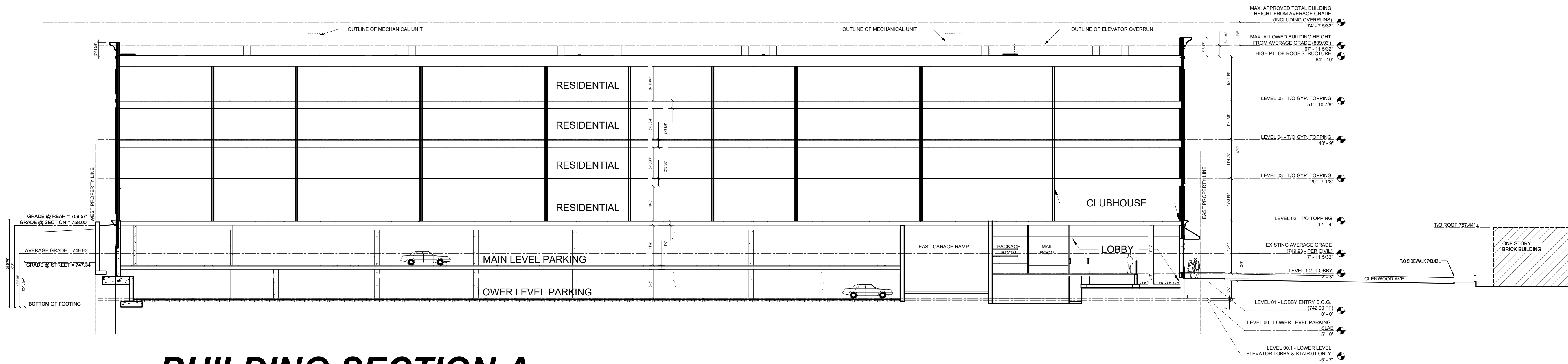
WEST ELEVATION



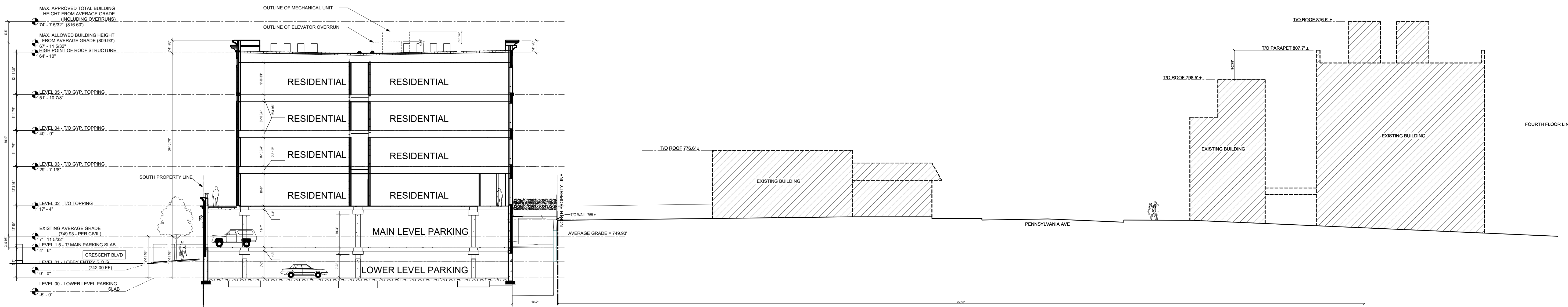
WEST ELEVATION WALL OPENINGS

11/23/2020





BUILDING SECTION A

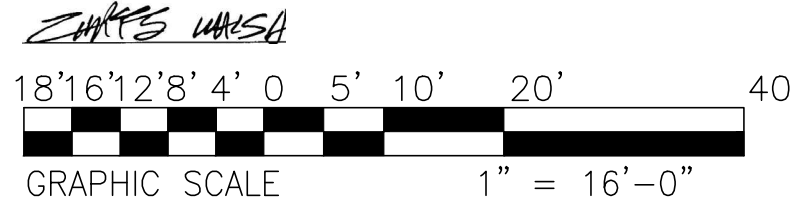


BUILDING SECTION B SURROUNDING CONDITIONS

09/29/2020



DESIGN FIRM
REGISTRATION
NO. 184.004899





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

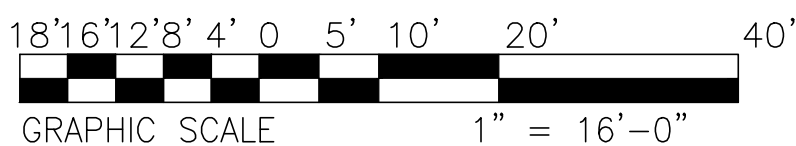


PROJECT RENDERINGS

11/23/2020



DESIGN FIRM
REGISTRATION
NO. 184.004899



ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Q		
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A		
1	Glenwood Station - Glen Ellyn, Illinois	675 days	Tue 11/16/21	Wed 7/3/24			Glenwood Station - Glen Ellyn, Illinois																																	
2	Pre-Construction	225 days	Tue 11/16/21	Mon 10/3/22			Pre-Construction																																	
3	Owner Pre-Construction	175 days	Tue 11/16/21	Mon 7/25/22			Owner Pre-Construction																																	
4	Building Permit	175 days	Tue 11/16/21	Fri 7/22/22			Building Permit																																	
5	Building Permit Issuance	0 days	Fri 7/22/22	Fri 7/22/22																																				
6	Notice to Proceed	0 days	Mon 7/25/22	Mon 7/25/22																																				
7	GC Pre-Construction	50 days	Mon 5/2/22	Tue 7/12/22																																				
8	Subcontract Buyout	50 days	Mon 7/25/22	Mon 10/3/22			Subcontract Buyout																																	
9	Construction	527 days	Thu 6/9/22	Thu 6/27/24			Construction																																	
10	Site Construction	432 days	Thu 6/9/22	Thu 2/15/24			Site Construction																																	
11	Mobilize	1 day	Mon 8/1/22	Mon 8/1/22			Mobilize																																	
12	Construction Fence	1 day	Tue 8/2/22	Tue 8/2/22			Construction Fence																																	
13	Erosion Control	1 day	Wed 8/3/22	Wed 8/3/22			Erosion Control																																	
14	Cut Site/Building Footprint 24"	8 days	Thu 8/4/22	Mon 8/15/22			Cut Site/Building Footprint 24"																																	
15	Cut Back Existing Retaining Wall	4 days	Thu 6/9/22	Tue 6/14/22																																				
16	Soil Stablization	21 days	Tue 8/16/22	Wed 9/14/22			Soil Stablization																																	
17	Build Pad for ERS Install	2 days	Thu 9/15/22	Fri 9/16/22			Build Pad for ERS Install																																	
18	Earth Retention	40 days	Mon 9/19/22	Fri 11/11/22			Earth Retention																																	
19	Removal of Existing Retaining Wall	25 days	Mon 10/3/22	Fri 11/4/22			Removal of Existing Retaining Wall																																	
20	Excavation for ERS Bracing	4 days	Tue 8/2/22	Fri 8/5/22																																				
21	Mass Excavation	40 days	Mon 11/7/22	Tue 1/3/23			Mass Excavation																																	
22	Water Service	2 days	Wed 3/22/23	Thu 3/23/23			Water Service																																	
23	Gas Service	5 days	Wed 3/22/23	Tue 3/28/23			Gas Service																																	
24	Sanitary	2 days	Wed 3/22/23	Thu 3/23/23			Sanitary																																	
25	Storm	5 days	Wed 3/22/23	Tue 3/28/23			Storm																																	
26	Curbs & Concrete Pavement	5 days	Wed 1/31/24	Tue 2/6/24			Curbs & Concrete Pavement																																	
27	Sidewalks	7 days	Wed 2/7/24	Thu 2/15/24			Sidewalks																																	

ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter		
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
28	Backfill Foundations	5 days	Tue 5/16/23	Mon 5/22/23																																				
29	General	382 days	Wed 1/4/23	Thu 6/27/24																																				
30	Footings & Piers	35 days	Wed 1/4/23	Tue 2/21/23																																				
31	Foundation Walls- CIP	50 days	Wed 1/11/23	Tue 3/21/23																																				
32	Underground MEP's	10 days	Wed 1/25/23	Tue 2/7/23																																				
33	Waterproofing	20 days	Wed 3/22/23	Tue 4/18/23																																				
34	Drain Tile	5 days	Wed 4/19/23	Tue 4/25/23																																				
35	CMU Stair and Elevator Shafts- LL to L1	7 days	Wed 3/22/23	Thu 3/30/23																																				
36	CMU Stair and Elevator Shafts- L1 to Podium	7 days	Fri 4/14/23	Mon 4/24/23																																				
37	SOG Lower Level Parking	5 days	Wed 3/22/23	Tue 3/28/23																																				
38	SOG Retail	3 days	Wed 3/29/23	Fri 3/31/23																																				
39	Structural Concrete Topping L1	3 days	Tue 5/16/23	Thu 5/18/23																																				
40	Structural Concrete Topping Podium	3 days	Fri 5/19/23	Tue 5/23/23																																				
41	Trash Chute	8 days	Mon 10/30/23	Wed 11/8/23																																				
42	Electrical Room	15 days	Mon 10/30/23	Fri 11/17/23																																				
43	Electrical Service	10 days	Mon 11/20/23	Fri 12/1/23																																				
44	Permanent Power	0 days	Fri 12/1/23	Fri 12/1/23																																				
45	Elevator	60 days	Mon 12/4/23	Tue 2/27/24																																				
46	Elevator Inspection for Construction Use	5 days	Wed 2/28/24	Tue 3/5/24																																				
47	Appliances	30 days	Fri 4/26/24	Thu 6/6/24																																				
48	Owner Punchlist	25 days	Fri 5/24/24	Thu 6/27/24																																				
49	Building Shell	195 days	Thu 6/22/23	Tue 3/26/24																																				
50	Windows and Sliding Glass Doors	20 days	Fri 8/18/23	Fri 9/15/23																																				
51	Roofing	20 days	Mon 10/2/23	Fri 10/27/23																																				
52	Exterior Doors	5 days	Mon 7/10/23	Fri 7/14/23																																				
53	Brick & Cast Stone	100 days	Mon 9/11/23	Tue 1/30/24																																				
54	Storefront	10 days	Thu 6/22/23	Thu 7/6/23																																				

ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter		
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
82	Prep Trim & Final Coat of Paint - 1st Flr.	5 days	Fri 1/12/24	Thu 1/18/24																																				
83	Trim MEP's - 1st Flr.	5 days	Fri 1/19/24	Thu 1/25/24																																				
84	Construction Clean - 1st Flr.	5 days	Fri 1/26/24	Thu 2/1/24																																				
85	2nd Floor Garage/Retail	208 days	Tue 5/16/23	Thu 3/7/24																																				
86	Interior & Exterior Wall Framing - 2nd Flr.	15 days	Tue 5/16/23	Tue 6/6/23																																				
87	HVAC Rough-In - 2nd Flr.	20 days	Fri 7/14/23	Thu 8/10/23																																				
88	Electrical Rough-In - 2nd Flr.	20 days	Fri 7/14/23	Thu 8/10/23																																				
89	Plumbing Rough-In - 2nd Flr.	20 days	Fri 7/14/23	Thu 8/10/23																																				
90	Fire Suppression Rough-In - 2nd Flr.	20 days	Fri 7/14/23	Thu 8/10/23																																				
91	LV Rough-In - 2nd Flr.	10 days	Fri 7/14/23	Thu 7/27/23																																				
92	Village Inspections - 2nd Flr.	5 days	Fri 8/11/23	Thu 8/17/23																																				
93	Insulation - 2nd Flr.	10 days	Wed 11/8/23	Tue 11/21/23																																				
94	Insulation Inspection - 2nd Flr.	0 days	Tue 11/21/23	Tue 11/21/23																																				
95	Drywall - 2nd Flr.	25 days	Wed 11/15/23	Tue 12/19/23																																				
96	Prime, & First Coat of Paint - 2nd Flr.	15 days	Wed 12/20/23	Thu 1/11/24																																				
97	Ceiling Light Fixtures - 2nd Flr.	5 days	Fri 1/12/24	Thu 1/18/24																																				
98	Flooring - 2nd Flr.	20 days	Fri 1/12/24	Thu 2/8/24																																				
99	Cabinets & Countertops - 2nd Flr.	20 days	Fri 1/19/24	Thu 2/15/24																																				
100	Interior Doors & Trim - 2nd Flr.	15 days	Fri 1/26/24	Thu 2/15/24																																				
101	Prep Trim & Final Coat of Paint - 2nd Flr.	5 days	Fri 2/16/24	Thu 2/22/24																																				
102	Trim MEP's - 2nd Flr.	5 days	Fri 2/23/24	Thu 2/29/24																																				
103	Construction Clean - 2nd Flr.	5 days	Fri 3/1/24	Thu 3/7/24																																				
104	3rd Floor	208 days	Wed 6/7/23	Thu 3/28/24																																				
105	Floor System Framing - 3rd. Flr	7 days	Wed 6/7/23	Thu 6/15/23																																				
106	Interior & Exterior Wall Framing - 3rd Flr.	15 days	Fri 6/16/23	Fri 7/7/23																																				
107	HVAC Rough-In - 3rd Flr.	20 days	Fri 8/11/23	Fri 9/8/23																																				
108	Electrical Rough-In - 3rd Flr.	20 days	Fri 8/11/23	Fri 9/8/23																																				

ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Q
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
136	Drywall - 4th Flr.	25 days	Wed 12/13/23	Thu 1/18/24																																		
137	Gypcrete - 4th Flr.	3 days	Fri 1/19/24	Tue 1/23/24																																		
138	Prime, & First Coat of Paint - 4th Flr.	15 days	Fri 2/2/24	Thu 2/22/24																																		
139	Ceiling Light Fixtures - 4th Flr.	5 days	Fri 2/23/24	Thu 2/29/24																																		
140	Flooring - 4th Flr.	20 days	Fri 2/23/24	Thu 3/21/24																																		
141	Cabinets & Countertops - 4th Flr.	20 days	Fri 3/1/24	Thu 3/28/24																																		
142	Interior Doors & Trim - 4th Flr.	15 days	Fri 3/8/24	Thu 3/28/24																																		
143	Prep Trim & Final Coat of Paint - 4th Flr.	5 days	Fri 3/29/24	Thu 4/4/24																																		
144	Trim MEP's - 4th Flr.	5 days	Fri 4/5/24	Thu 4/11/24																																		
145	Construction Clean - 4th Flr.	5 days	Fri 4/12/24	Thu 4/18/24																																		
146	5th Floor	199 days	Wed 8/9/23	Thu 5/16/24																																		
147	Floor System Framing - 5th Flr.	7 days	Wed 8/9/23	Thu 8/17/23																																		
148	Interior & Exterior Wall Framing - 5th Flr.	15 days	Fri 8/18/23	Fri 9/8/23																																		
149	Roof System Framing	15 days	Mon 9/11/23	Fri 9/29/23																																		
150	HVAC Rough-In - 5th Flr.	20 days	Mon 10/9/23	Fri 11/3/23																																		
151	Electrical Rough-In - 5th Flr.	20 days	Mon 10/9/23	Fri 11/3/23																																		
152	Plumbing Rough-In - 5th Flr.	20 days	Mon 10/9/23	Fri 11/3/23																																		
153	Fire Suppression Rough-In - 5th Flr.	20 days	Mon 10/9/23	Fri 11/3/23																																		
154	LV Rough-in - 5th Flr.	10 days	Mon 10/2/23	Fri 10/13/23																																		
155	Village Inspections - 5th Flr.	5 days	Mon 11/6/23	Fri 11/10/23																																		
156	Insulation - 5th Flr.	13 days	Wed 12/20/23	Tue 1/9/24																																		
157	Insulation Inspection - 5th Flr.	0 days	Tue 1/9/24	Tue 1/9/24																																		
158	Drywall - 5th Flr.	25 days	Thu 12/28/23	Thu 2/1/24																																		
159	Gypcrete - 5th Flr.	3 days	Fri 2/2/24	Tue 2/6/24																																		
160	Prime, & First Coat of Paint - 5th Flr.	15 days	Fri 2/23/24	Thu 3/14/24																																		
161	Ceiling Light Fixtures - 5th Flr.	5 days	Fri 3/15/24	Thu 3/21/24																																		
162	Flooring - 5th Flr.	25 days	Fri 3/15/24	Thu 4/18/24																																		

ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter	
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
163	Cabinets & Countertops - 5th Flr.	20 days	Fri 3/22/24	Thu 4/18/24																																			
164	Interior Doors & Trim - 5th Flr.	15 days	Fri 3/29/24	Thu 4/18/24																																			
165	Prep Trim & Final Coat of Paint - 5th Flr.	15 days	Fri 4/19/24	Thu 5/9/24																																			
166	Trim MEP's - 5th Flr.	5 days	Fri 5/10/24	Thu 5/16/24																																			
167	Post Construction	99 days	Fri 2/16/24	Wed 7/3/24																																			
168	Final Construction Clean	10 days	Fri 6/7/24	Thu 6/20/24																																			
169	Final Plumbing Inspection	3 days	Fri 6/28/24	Tue 7/2/24																																			
170	Final Electrical Inspection	3 days	Fri 6/28/24	Tue 7/2/24																																			
171	Final HVAC Inspection	3 days	Fri 6/28/24	Tue 7/2/24																																			
172	Final Fire Alarm Inspection	3 days	Fri 6/28/24	Tue 7/2/24																																			
173	Fire Pump Acceptance Test	2 days	Fri 6/28/24	Mon 7/1/24																																			
174	Final Elevator Inspection	1 day	Fri 6/7/24	Fri 6/7/24																																			
175	Civil Inspections	2 days	Fri 2/16/24	Mon 2/19/24																																			
176	Certificate of Occupancy	1 day	Wed 7/3/24	Wed 7/3/24																																			

FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE SPECIAL USE FOR PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH AN AMENDMENT TO THE PARKING DEVIATION, TO ALLOW THE CONSTRUCTION OF A 5-STORY MIXED-USE BUILDING WITH GROUND FLOOR COMMERCIAL SPACE, APARTMENTS, AND AN ENCLOSED PARKING GARAGE ON THE PROPERTY LOCATED AT 464 GLENWOOD AVENUE.

Related to the requests of the petitioner, Michael O'Connor, Vice President of Development & Leasing for Holladay Properties, for approval of a **Special Use for a Preliminary and Final Planned Unit Development with an amended parking deviation** to allow 102 parking stalls where a deviation to allow 104 was previously envisioned and a total of 151 are required for a mix of 86 studio, one-bedroom, and two-bedroom multi-family dwelling units and 1,490 square feet of commercial use [Section 10-4-17-2(G)(8), Section 10-4-17-2(G)(1)]; **with all other zoning deviations previously granted remaining unchanged and as follows:**

1. To allow a corner side yard setback of zero (0) feet where a setback of approximately 39 feet six (6) inches is required from the south (corner side) lot line [Section 10-4-17-2(D)(2)(b)];
2. To allow an overall maximum height of approximately 67 feet, including parapet walls, elevator overrun, HVAC units, mechanical units, and any other rooftop structures where 60 feet is permitted [Section 10-4-17-2(E)(2)];
3. To allow the front façade of the proposed building (facing Glenwood Avenue) to not be 'stepped back' 15 feet where the building is taller than 45 feet in height [Section 10-4-17-2(E)(1)];
4. To allow impervious surface setbacks from the north (interior side), east (front), and south (corner side) lot lines of approximately zero (0) feet where a setback of five (5) feet six (6) inches is required [Section 10-5-5(C)(1)];
5. To allow the emergency generator to be approximately four (4) feet seven (7) inches from the north (interior side) lot line where a setback of at least five (5) feet six (6) inches is required [Section 10-5-5(B)(4) #10.b];
6. To allow mechanical equipment as a permitted encroachment in the side yard between the north (interior side) lot line and the north elevation of the proposed building to be approximately three (3) feet from said lot line where a setback of 11 feet is required [Section 10-5-5(B)(4) #19];
7. To allow a maximum lot coverage of approximately 84 percent where a lot coverage of 65 percent is permitted [Section 10-7-9(D)];
8. The following deviations from Section 10-5-8(I) are required:
 - a. To allow one (1) parking stall at a 45-degree angle to be 16 feet 10 inches in length where a length of 19 feet is required;
 - b. To allow an approximately 14-foot drive aisle for one 90-degree parking stall where a 25-foot drive aisle is required
9. To allow exterior light fixtures to have exposed tops and sides where they are required to be shielded on the tops and sides [Section 10-5-13(M)(1)(c)].

all to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and an enclosed parking garage in the C5B Central Service Subdistrict, and in accordance with

Section 10-7-7 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

1. That the proposed development will not negatively affect the community as a whole because the 86 dwelling units, 1,490 square feet of commercial space, and two enclosed tiers of no less than 102 parking stalls are consistent with the future land use designation and objectives of the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The residential use will increase the number of consumers for the downtown and the associated parking is sufficient for the proposed number of apartments due to its proximity of less than one quarter mile from the Glen Ellyn Metra station. Further, the associated residential use and will not overburden adjacent streets and or decrease the level of service of adjacent intersections. The commercial space will also be occupied by a use normally permitted by right or as a special use in the C5B Central Service Subdistrict.
2. That the proposed development will not negatively affect the neighborhood as the proposed height is consistent with adjacent multi-family residential properties to the north and other multi-family residential properties in the downtown. The subject property is located at a low point in the downtown further reducing the impact of the proposed height of the development. The proposed front, corner, side and rear yard setbacks are consistent with those of other properties in the downtown.
3. That the proposed development is a combination of residential and commercial uses such that they support one another, with sufficient parking enclosed below grade and at grade, a commercial space for a new business which the residents of the building may frequent. The proposed development includes amenities for the future apartment residents, including but not limited to, a fitness facility, conference room, club room, and pet spa. That part of the property not covered by the building or pavement is landscaped with low maintenance landscape materials along the north and west sides of the building. Again, the setbacks for the buildings are compatible with those of surrounding properties in the Central Business District. The proposed parking is adequate for the uses proposed on the site, and while no loading space is required of the development, one has been provided on the north side of the building.
4. That the proposed development will not negatively affect the development procedures, including but not limited to, the proposed streetscape improvements within the downtown as the petitioner is required to coordinate with the Public Works Department.

Related to the requests of the petitioner, Michael O'Connor, Vice President of Development & Leasing for Holladay Properties, for approval of a **Special Use for a Preliminary and Final Planned Unit Development with zoning deviations with an amended parking deviation** to allow 102 parking stalls where a deviation to allow 104 was previously envisioned and a total of 151 are required (and all other deviations remaining unchanged), to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and two enclosed parking tiers in the C5B Central Service Subdistrict, all in accordance

with Section 10-10-14 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development with 1,490 square feet of ground floor commercial space, 86 apartments, and two enclosed tiers of no less than 102 parking stalls fulfills many of the recommendations of the 2009 Downtown Strategic Plan, including the recommendation to construct a minimum of 450 new dwelling units in the downtown by adding 86 dwelling units. The proposed development will therefore meet the objective to “increase the Village’s population within walking distance of the downtown by increasing the number of dwelling units (and thereby consumers) in and around the Downtown.” The Downtown Strategic Plan also calls for “additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives).” The proposed development provides two enclosed tiers of at least 102 parking stalls for the multi-family dwelling units, which is also consistent with the future land use of the subject property as “potential residential with structured parking” as recommended in the Executive Summary of the Downtown Strategic Plan. Additionally, the proposed development is consistent with Initiative 18 of the Downtown Strategic Plan, which describe the area as being a primarily residential, mixed-use development with up to 18,000 square feet of retail and 168 dwelling units (d.u.), above one to two lower levels of parking. The proposed development will provide 1,490 square feet of leasable commercial space fronting Glenwood Avenue and contribute to the downtown shopping and dining experience, whereas the property, with a 13,500 square-foot commercial building and surface parking lot, has been vacant since October 2016 and not been contributing to the Downtown. Finally, overall maximum height of 66 feet 8 inches due to the elevator overrun is consistent with the Planning Influences subsection of the 2001 Comprehensive Plan, which states that a height bonus of up to 65 feet for certain circumstances is appropriate in the C5B Central Service Subdistrict.
2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the proposed development is in proximity to existing multi-family buildings to the north, which are also multiple stories in height similar to the proposed development. The subject property on which the development is proposed is located at a lower point in the Downtown as the elevation increases to the north, further lessening the impact of the proposed height. The proposed development is also within less than a quarter mile of the Glen Ellyn Metra station, which is important to facilitate transit-oriented development. The traffic study prepared by KLOA, Inc. notes that residents in transit-oriented development are two times less likely to own a car and the proposed parking ratio is sufficient for the 86 apartments proposed. The traffic study also states that the traffic generated by the apartments and the commercial use will be relatively low and not overburden the adjacent street network or reduce the levels of service of the intersections.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed development is consistent with the future land use designated in both the 2001 Comprehensive Plan and the 2009 Downtown Strategic Plan. The property is currently occupied by a vacant 13,500 square foot commercial building and surface parking lot with 42 stalls. The proposed development will provide 1,490 square feet of ground floor commercial space along Glenwood Avenue and 86 apartments, which adds to the number of consumers able to frequent downtown businesses.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the public facilities and services are sufficient to serve the proposed development. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The anticipated future residents will most likely be adults with few if any school aged children. The Building will be served by two elevators and with automatic sprinklers and an emergency generator for added safety. The proposed development will be owned by a single entity and be professionally managed by an on-site management company. The owner of the building will contract private refuse and recycling, building and grounds maintenance including landscaping and snow removal.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed 86 apartments are anticipated to be occupied by “renters by choice” seeking an alternative to traditional single-family homes. By increasing the population in the downtown, the number of consumers able to walk to businesses in the downtown will also increase and therefore contribute to the economy in the downtown and generate additional sales tax revenue. The proposed development will also generate significant increment within the downtown TIF district. This increment then can be used toward public improvement projects and other redevelopment opportunities within the Village.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development, being mixed-use that is primarily residential, will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare or odors. The 1,490 square feet of commercial space on the ground floor of the proposed development will also conform to the uses listed in the C5B Central Service Subdistrict. The proposed development will also be designed to conform to applicable building codes, which regulate the life safety and welfare of the general public. The surrounding area will benefit by increasing the number of potential consumers of downtown businesses.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because vehicular

traffic will be directed to Crescent Boulevard and the traffic generated by the proposed development will not negatively impact the level of service of the adjacent intersections. The proposed number of parking stalls are also sufficient to accommodate the proposed number of apartments, and public parking is available on adjacent streets and in the Crescent Glenwood parking lot to serve the commercial use.

8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the proposed development adds minimum additional impervious surface to the subject property compared to the existing conditions of the property. The net new impervious surface proposed is less than 300 square feet and therefore a drainage plan and stormwater management facility is not required per the Village's stormwater regulations. All stormwater is conveyed to the public storm sewer system and will not negatively impact adjacent properties.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because the subject property is currently developed by an existing 13,500 square foot commercial building and a 42-stall surface parking lot and no natural or scenic features of major importance to the community are located on or near the subject property as noted in the Illinois Department of Natural Resources report dated June 9, 2020.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE SPECIAL USE PERMIT FOR THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS WITH ZONING DEVIATIONS.

After conducting a public hearing and deliberating on the requests of the petitioner, Michael O'Connor, Vice President of Development & Leasing for Holladay Properties, for approval of an amendment to the Special Use for Preliminary and Final Planned Unit Development Plans with an amendment to the parking deviation, to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and an enclosed parking garage on the property located at 464 Glenwood Avenue in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 12, 2022, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the condition that the developers construct, maintain, and operate the development in substantial conformance with the revised plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

Motion by: _____ Seconded by: _____



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

Meeting 5/12/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2219)**

DOC ID: 2022-2219

**Pre-Application - 799 Roosevelt Road - Roosevelt Glen
Redevelopment:** Matt Brolley of Pulte Home Company, LLC, is
requesting a Preliminary Planned Unit Development (PUD) concept
plan for a 99-unit rowhouse development in Roosevelt Glen.

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. PC Pre-App Staff Report
2. 1. Petitioner's Pre-Application
3. 2. Applicant's Narrative Statement
4. 3. ALTA Survey
5. 4. Colored Preliminary Site Plan Rendering
6. 5. Preliminary Site Plan Rendering with Dimensions
7. 6. Preliminary Elevation Renderings
8. 7. Photo Example of Rooftop Terrace by Pulte Homes
9. 8. Photo Example of Balcony by Pulte Homes
10. 9. Photo Example of Front Patio by Pulte Homes
11. 10. Public Notice
12. 11. Public Notice Map
13. 12. Aerial Map
14. 13. Zoning Map
15. 14. 1-Foot Contour Map

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Emily Rodman, Assistant Village Manager
Atrian Fard, Village Planner

DATE: May 4, 2022

FOR: May 12, 2022 Plan Commission Meeting

SUBJECT: 799 Roosevelt Road – Roosevelt Glen Redevelopment – Pulte Homes
Pre-application Meeting for a Planned Unit Development

PETITIONER: The petitioner is Pulte Home Company, LLC, contract purchaser for the subject property, represented by Matt Brolley.

REQUEST: Pre-application meeting regarding a request for review of a Preliminary Planned Unit Development (PUD) concept plan for a 99-unit rowhouse (attached single-family) development on the property commonly known as 799 Roosevelt Road.

LOCATION: The subject site consists of four properties within the Roosevelt Glen Subdivision and has a total site area of approximately 7.16 acres. The site is bounded by streets on three sides, including Route 53 to the east, Pershing Avenue to the south, and Nicoll Way to the west, leading to two corner lots, an interior lot, and a landlocked lot with no street frontage. The site is located within the boundaries of the Roosevelt Road TIF district.

ZONING: The subject site is zoned C3 Service Commercial District. As part of the proposal, the petitioner would request the property be rezoned to the R4 Residential zoning district. The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Surrounding Zoning</u>
North: Office/Commercial/Service	C3 Service Commercial/C4 Office
East: Business/Medical Office	C4 Office
South: Apartments	R4 Residential
West: Townhomes	R4 Residential
Southwest: Townhomes	R4 Residential

PUBLIC NOTICE: Although public notification is not statutorily required for a pre-application meeting, on April 28, 2022, staff mailed notifications to the

property owners within 350 feet of the subject property.

COMPREHENSIVE

PLAN:

The 2001 Comprehensive Plan recommends community-wide office and retail uses for the northern portion of the subject site and attached low-density residential development (townhomes) for the south of the site (pages 20 and 25). While the draft Comprehensive Plan update is yet to be approved and adopted by the Village Board, the draft plan similarly encourages a modern, multi-story office building on the northern portion of the subject site and a mix of multi-family development or townhomes on the southern edge of the site, as a transition to the single-family attached residential development to the south and west (page 43). The Plan Commission unanimously recommended approval of the draft Comprehensive Plan on March 11, 2021. Noted sections of the 2001 Comprehensive Plan and the 2021 draft Comprehensive Plan are attached.

REVIEW

PROCESS:

In order to proceed with the project, the petitioner will need to receive approval of a Zoning Map Amendment, a Preliminary and Final Planned Unit Development Plat and Plan with zoning deviations, a Preliminary and Final Plat of Subdivision with variations, and Exterior Appearance. Staff recommends the Preliminary and Final PUD plans be reviewed as a one-step process.

PROJECT

SUMMARY:

The petitioner is in the process of acquiring the land and is proposing to assemble the four individual parcels to construct 22 freestanding, three-story buildings. Each building would have 3-5 attached units for a total of 99 rowhouses on the site. Excluding the garage area, the size of each proposed unit starts at 2,175 square feet. Each unit will feature 3 bedrooms, 2.5 bathrooms and a mix of attached front- and rear-loaded, two-car garages on the first level of the building. Per the petitioner's narrative statement, each unit would offer a 300 square foot optional habitable attic with a rooftop terrace (see attached examples of similar rooftop terraces constructed by Pulte Homes). Furthermore, every unit would feature a second-story balcony at the back of the building and an open front entry. More information about the project is provided below.

1. Rezoning. The subject site is currently zoned C3 Service Commercial District. The petitioner is proposing a Zoning Map Amendment to rezone the subject property to a R4 Residential Zoning District. Although the attached single-family developments (rowhouses/townhomes) are generally encouraged as a transition between commercial and low-density residential zoning districts, staff believes there is a great potential to incorporate the northern

commercial parcels along Roosevelt Road into the northern portion of the development. Therefore, staff recommends to rezone only the southern portion of the property along Pershing Avenue to R4 and to leave the northern portion as C3, in order to support existing commercial and office uses along Roosevelt Road. This approach would be more closely aligned with the Village's Comprehensive Plan.

2. Use. The proposed use is defined as an attached single-family development with three to five dwelling units per building, which is a permitted use in the R4 district. However, the petitioner will be required to seek a Special Use Permit for a Planned Unit Development since there will be 22 principal structures on one zoning lot.
3. Plat. The site is currently made up of four lots. In accordance with Section 10-10-10(B)10 of the Zoning Code, the petitioner will be required to consolidate the property into one lot. The Village Code considers a lot consolidation as a type of resubdivision that changes recorded subdivision plats, and would require the recording of a new plat of subdivision. Therefore, the Planned Unit Development Plat and Plan and the Subdivision Plat and Plan will be presented to the Plan Commission and Village Board for approval.
4. Lot Width. The lot is 304.6 in width, which is well over the 90' required lot width for attached single-family dwellings in R4 district.
5. Density. The project is out of compliance with the density standards in the Zoning Code. The Code requires a lot area of 4,950 square feet per unit for attached single-family dwellings in the R4 district. In accordance with this requirement, 50 units would be permitted on this property while 99 are proposed at 2,521.5 square feet per dwelling unit. Under the Residential PUD standards, the number of dwelling units permitted per lot may be increased up to 20 percent (equal to an additional 10 dwelling units) if the development offers amenities such as 25% open areas, recreational and pedestrian facilities, provision of enclosed structures for 50% of all required parking, etc. As the proposed number of units exceeds this amount, a deviation will be required.

Of further note, the draft Comprehensive Plan recommends a total of 48 units (multi-family apartments) on the site. Therefore, staff believes that the development as proposed is too dense.

The project has an FAR of 0.83 and also exceeds the maximum FAR of 0.4 permitted for Residential Planned Unit Developments. Therefore, a deviation will be needed to allow the proposed density.

6. Building Setbacks. The required and proposed building setbacks are as follows:-

Setback	Required	Proposed
Front Yard (West)	30 feet	20.2 feet
Front Yard (East)	30 feet	11 feet
Corner Side Yard (South)	30 feet	11 feet
Interior Side Yard (North)	35 feet	16.9 feet

To proceed with the project, the petitioner would need to seek approval of deviations from all setback requirements set forth for attached single-family dwellings in the R4 district. Staff would suggest the petitioner consider revisiting the proposed number of buildings and their arrangement on the site to minimize the number of deviations required for building setbacks; especially in the case of the buildings located at the southeast corner of the site which maintain 11 feet of setback from the east and south property lines, where 30 feet is required.

7. Attached Accessory Structures. According to the elevation drawings, each townhome unit would include a second-story balcony above the garage door at the back of the building. Per Village Code, balconies are not permitted obstructions in required front and side yards. However, a balcony would be allowed in the required rear yard provided it is open, uncovered, and projecting no more than 4 feet into the yard. Based on the Preliminary Site Plan, at a minimum, the balconies would be set back approximately 13 feet from the eastern front lot line and 19 feet from the side lot line which will not comply with the required 30-foot front setback and 35-foot side yard setback. Therefore, deviations from Zoning Code will be required to construct balconies within required front and side yards.

The proposal also calls for front entries and patios. Per Code, an entry or porch is only allowed in the required front yard provided it is open-sided, permanently roofed over, projects no more than 25% into the required yard, is located on the first-floor level, and the floor area above is not enclosed. The Code allows a patio or terrace to be located in the required front and rear yards if the patio is open, uncovered, and not over 3 feet above the average level of the adjoining ground. As proposed, staff anticipates that the petitioner would need to receive approval of deviations from Zoning Code to construct private front

entries and patios (see attached examples constructed by Pulte Homes with similar balconies and front patios).

8. Impervious Surface. 35% or less of the front yard may be impervious surface in the R4 zoning district. The petitioner is proposing 34.46% and 31.2% impervious surface coverage in the western and eastern front yards, respectively. Therefore, the project complies with the impervious surface coverage requirement. An impervious surface setback of 15.23' (5% of lot width) is required on all sides of the site. The front entries/patios located on the southeast corner of the site, near Route 53 and Pershing Avenue's intersection, appears to be the closest impervious surface to a property line, with a distance of approximately 4.5' and 5' from the south and east property lines, respectively. On the western edge of the site, the entries/patios are set back 9.9' from the front lot line at the closest point. On the north end of the site, the proposed sidewalks connecting the development to the commercial lots to the north of the site would reduce the impervious surface setback to zero. Therefore, deviations will be needed from impervious surface setback requirements for all sides of the property.
9. Building Height. A maximum building height of 35 feet is permitted in the R4 district. With a Special Use Permit, buildings may be constructed up to 45 feet in height. The petitioner has indicated that the buildings would not exceed the maximum allowable building height of 45 feet.
10. Parking/Garage. Parking would be provided through a mix of attached two-car garages for all dwelling units (198 spaces), surface parking on the driveways of 44 dwelling units (88 spaces), two rows of 90-degree visitor parking spaces (10 spaces), and two rows of parallel visitor parking spaces (8 spaces). In total, 304 parking stalls are provided for the development, which translates to a ratio of 3.07 spaces per unit. The proposed parking supply well exceeds the Code requirement of two parking spaces for each dwelling unit. Although compliant in minimum number of parking spaces, staff would suggest the petitioner consider more guest parking on the south side of the site. The Preliminary Site Plan does not indicate the location of accessible parking spaces on the site. As part of the formal process, compliance with the Illinois Accessibility Code shall be confirmed.

As proposed, the petitioner will need to receive approval of deviations for the proposed size of the parallel on-street parking spaces which are planned to measure eight feet in width and 20 feet in length each, where a parallel parking space shall be at least nine-feet wide and 24-feet long by Code.

11. Right-of-Way. Staff considers the two east-west streets at the center and south of the site to be more than 600 feet long and the rest of the street network to be less than 600 feet. Under the Residential Subdivision Code, local streets with less than 600 feet in length shall have a minimum ROW width of 60 feet, and local streets longer than 600 feet shall have a minimum ROW width of 66 feet. As proposed, it is anticipated that variations from the required ROW width may be needed. Further determination will be made as part of the formal process.

Local streets in residential subdivisions shall maintain a minimum pavement width (back of curb to back of curb) of 21 feet. At a minimum, the project would have a pavement width of 18 feet. Therefore, a variation will be required.

12. Sidewalks/Path. The proposal calls for a 5-foot wide, carriage sidewalk throughout the site that runs along the back of curb. Dependent upon the design and location, some streets seem to have sidewalks on both sides where several entirely lack sidewalks or have them only on one side. Under Section 11-4-7(A) of the Subdivision Code, sidewalks shall be located on both sides of the ROW adjacent to all new and existing streets, except as varied by the Village Board. Therefore, a variation from this requirement would be needed.

Parkways in which a sidewalk is located shall be at least 12 feet wide and be landscaped. Given the proposed carriage sidewalks, the open area bordering the sidewalks would be entirely eliminated. Staff does not support carriage walks and suggests redesigning the parkway areas.

No sidewalk currently exists adjacent to this property along the Route 53 right-of-way. A sidewalk would be required to be installed in this area by the Subdivision Code. In addition, portions of sidewalk along Nicoll Way and Pershing Avenue seem to be within the site limits, which should be located in the Village right-of-way. This area should be redesigned as part of the project.

13. Access/Circulation. The proposal calls for maintaining the existing two-way-in, two-way-out access drives on Pershing Avenue and Nicoll Way. Staff notes that the proposed dead end streets at the east end of the site would create difficulty for car and truck circulation. While these dead ends provide access to the three 4-unit buildings at the southeast corner of the site, they are too narrow to provide sufficient room for vehicles to turn around. Therefore, small cars will

need to use the private driveways to turn around, while refuse trucks, snowplows, and fire trucks would likely need to back out of the dead end. Staff suggests the petitioners consider turnaround strategies that would afford satisfactory access for daily travels, firefighting, snow removal, and refuse collection. As part of the formal project review, the Village's traffic consultant will review access, circulation, and increased traffic generated by the development to determine if the proposed design is appropriate.

14. Driveways. According to the Preliminary Site Plan, each dwelling unit will have its own private entrance. Dependent upon the unit's location on the site, some driveways are designed longer (20 to 44 feet long) to allow for additional surface parking, while others would be shorter and only allow access to the garages (10 to 13 feet long). Staff would suggest the petitioner consider increasing the length of the shorter driveways to allow private surface parking for all units. At a minimum, the private driveway width is proposed to be approximately 17.5 feet wide which complies with the Code minimum requirement of 9 feet.
15. Open Space. The Residential PUD standards require that a minimum of 20% of the site be maintained as open space. The area of land set aside for common open space, shall not be of an isolated or of an unusable size and/or character. The petitioner has indicated that the development will have 98,116.04 square feet of green space which is 31.4% of the total site area satisfying the requirement.
16. Landscaping. The preliminary site plan illustrates the addition of trees and some landscape screening for the development. Under Residential PUD standards, a landscape buffer strip of 10 feet along all peripheral lot lines is required. It appears that the project may need deviations from this standard. As part of a formal submittal, a landscape plan and tree survey including a variety of trees and plant materials will be required.
17. Amenities. The development offers amenities such as 31.4% of the total site dedicated as open space, landscaped courtyards, enclosed structures for 50% of all required parking, an interconnected sidewalk, and benches.
18. Exterior Appearance. Per preliminary elevations, buildings would be designed to ensure traditional residential character with articulated facades and rooflines and four complementary color schemes providing visual interest. Masonry and fiber-cement siding should prove durable over time. Although the architectural design for the

project will be further evaluated by the newly established Architectural Appearance Commission (AAC), the Plan Commission may wish to provide feedback on the preliminary elevations.

19. Overhead Utilities. As part of the project, the existing overhead utility lines located throughout the site would be required to be placed underground, per Section 11-4-8(A) of the Subdivision Regulations Code. If the petitioner indicates a desire to maintain the existing utilities above ground, a variation from this section of the Subdivision Regulations Code will be required.
20. Stormwater Detention. The petitioner has indicated that they will not be increasing the amount of impervious surface on the property. Therefore, it appears that stormwater detention may not be required.

PLAN COMMISSION ACTION:

The Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

1. If the Commission is supportive of the overall development concept.
2. If the Commission is supportive of the proposed R4 rezoning for the entire property.
3. Provide feedback on the proposed density.
4. Provide feedback on the proposed arrangement of buildings' close proximity to property lines.
5. Provide feedback on the internal circulation.
6. Evaluate concerns regarding development encroachments into the Village's parkways along Nicoll Way and Pershing Avenue.
7. Discuss and provide feedback regarding the anticipated deviation requests from R4 district and Residential PUD standards including: reduced front, corner side and interior side yard setbacks; a reduced lot area per dwelling unit; increased FAR; encroachment of accessory structures into the required front, corner side and side yard setbacks; reduced impervious surface setback on all sides; reduced minimum size of parallel parking space; and reduced landscaped buffer strip along all peripheral lot lines.

8. Discuss and provide feedback regarding the anticipated variation requests from Subdivision Code including: reduced ROW width; reduced street pavement width; streets with sidewalk on one side or no sidewalk; and reduced parkway width.
9. Clarify any additional concerns.

ATTACHMENTS:

1. Petitioner's Pre-Application
2. Applicant's Narrative Statement
3. ALTA Survey
4. Colored Preliminary Site Plan Rendering
5. Preliminary Site Plan Rendering with Dimensions
6. Preliminary Elevation Renderings
7. Photo Example of Similar Rooftop Terrace by Pulte Homes
8. Photo Example of Similar Balcony by Pulte Homes
9. Photo Example of Similar Front Patio by Pulte Homes
10. Public Notice
11. Public Notice Map
12. Aerial Map
13. Zoning Map
14. 1-Foot Contour Map

cc: Matt Brolley, Pulte Home Company, LLC, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 799, Pulte Townhomes\Staff Reports and Memos

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.

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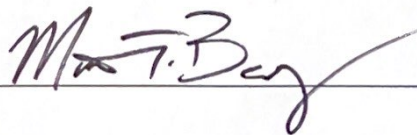
I. APPLICATION INFORMATION:

- A. Date Filed: 04/15/2022
- B. Project Name: Roosevelt Glen Redevelopment – Pulte Homes
- C. Project Description: Development of 99 - 3-Story Row Homes
- D. Address of Property: NWC of IL Route 53 and Pershing Ave
- E. Permanent Index No: 05-23-202-037,039,040,041 Zoning: Existing C-3
- F. Name of Applicant: Pulte Home Company, LLC - Matt Brolley
- G. Address of Applicant: 1900 E Golf Rd ,Suite 300, Schaumburg, IL 60173
- H. Phone No. (Business): 847-230-5383 (Home) _____
- I. Fax No. (Business): _____ (Mobile) 630-777-2973
- J. E-mail Address of Applicant: Matt.Brolley@PulteGroup.com
- K. Name of Property Owner: CSD RG LLC, an Illinois limited liability company
- L. Address of Property Owner: 980 N. Michigan Avenue, Suite 1280
- M. Phone No. (Business): 312-377-9108 (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: Jim Kurtzweil - jkurtzweil@clarkstreet.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
- TBD 7. Preliminary Sign Plan and Elevations
- TBD 8. Any other plans or information for which preliminary feedback is requested.

Signature: _____



Date: 04/15/2022



April 15, 2022

Ms. Kelly Purvis
Planning Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: **Roosevelt Glen Redevelopment – Pulte Homes**

Ms. Purvis,

We are the contract purchaser of approximately 7.16 acres of land located at the northwest corner of IL Route 53 and Pershing Avenue. By way of background, Pulte has been building homes in the Chicagoland area for over 50 years and is a perennial top 3 homebuilder in our area. The Property is currently zoned Commercial C3 in the Village and is currently improved with four aging two- and three-story office buildings. The existing land uses surrounding the Property are as follows:

- a. North: Commercial C-4 – Office Use
- b. East: Commercial C-4 – Northwestern Medicine / Health Track Sports and Wellness
- c. South: Residential R-4 – Multi Family Housing
- d. West: Residential R-4 – Multi Family Housing

The location of the Property presents an opportunity to provide a new residential use to enhance the surrounding area and further diversify the Village's housing stock to meet the needs of its residents. As the Property is located adjacent to shopping, dining, recreation, employment and other residential uses, Pulte proposes to improve the Property as a single-family 3-story Row Home Community which would complement the existing uses and enhance local spending. The design of the community, including the carriage walks, the shorter front yard setbacks, and narrower streets work to provide energy, a walkable feel, and a sense of place attracting buyers that desire an active, social and vibrant community that is within walking distance to shopping, dining, and recreation. This is different from any community or homes that currently exist within Glen Ellyn today. The concept plan, a copy of which is attached, proposes a total of 99 Row Home units across 22 buildings. The plan will feature a mix of 3-, 4-, 5- and 6-unit buildings with a mix of both front and rear loaded garages. This amounts to a gross density of 13.82 homes per acre. Extensive care was taken to create a new community that fits harmoniously within the surrounding area and will complement the Village of Glen Ellyn and adjacent properties. As a result, Pulte believes the proposed development will create an optimum use of the Property while also enhancing property values, infusing the local economy with additional income, generating additional retail sales tax, and improving the local work force.

The site has been designed to create a welcoming feel with front entries and landscaped courtyards facing the adjacent perimeter roadways along with private open space courtyard areas interior to the site and

multiple path and sidewalk connections to promote pedestrian activity and interconnectivity. Having the private drives, garages and driveways internal to the community and out of view from the perimeter streets will also enhance the aesthetics of the area. The enhanced streetscapes will expand upon the existing environment and will lead to the outdoor open space area. The remaining open space areas will include internal paths and sidewalks to promote pedestrian activity along with a central lawn, a seating area as well as very nice landscaping along the perimeter roadways.

With regard to architecture, the home sizes start at 2,175 square feet excluding the garage and 300 square foot optional habitable attic with rooftop deck and will consist of standard 3 bedrooms and 2.5 bathrooms. The optional habitable attic with rooftop deck adds additional living space and provides a unique element to the current housing stock in the Village.

Furthermore, all public utilities are available to the Property. Primary access will be from the two existing access locations to the site at Pershing Avenue and Nicoll Way. Each home will have a two-car garage and the community has been designed with considerable guest parking areas (304 total spaces). Sidewalks will be incorporated along all perimeter roadways consistent with the existing streetscape. Additional sidewalks provided internal to the Property connect each building to the interior courtyard and adjacent trail system. The proposed residential community will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance this area of the Village of Glen Ellyn.

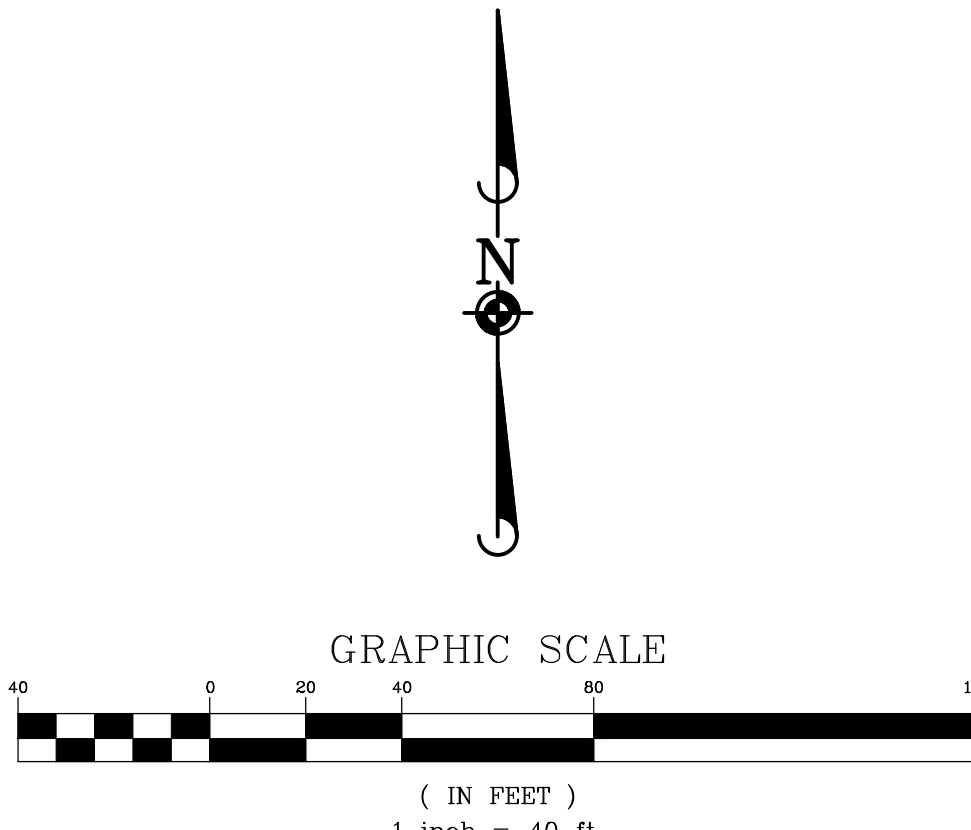
We look forward to working with you on this exciting residential community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Brolley", with a stylized flourish at the end.

Matt Brolley, P.E.
Manager, Land Planning and Entitlements
Pulte Homes – Illinois Division
Telephone: (630) 777-2973
Email: matt.brolley@pulte.com

ROOSEVELT ROAD (IL ROUTE 38)



_____	= EX. PROPERTY LINE
_____	= EX. EASEMENT LINE
_____ --	= EX. SECTION LINE
⊗	= FOUND IRON PIPE OR ROD
Ⓝ	= FOUND NAIL
x	= FOUND CUT CROSS
□	= FOUND CONCRETE MONUMENT
P.U.E.	= PUBLIC UTILITY EASEMENT

HERETOFORE DEDICATED

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ROOSEVELT-NICOLL PLAT OF SUBDIVISION
CITY OF BATAVIA, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

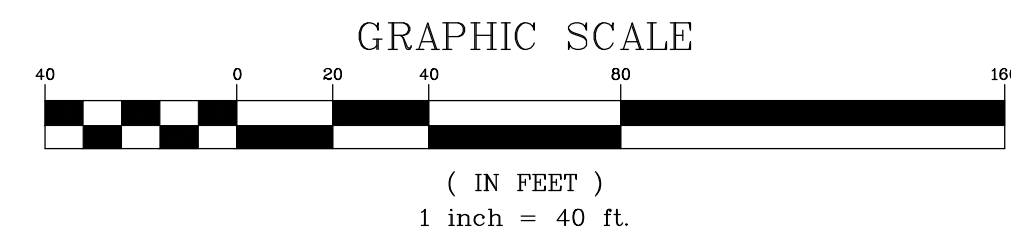
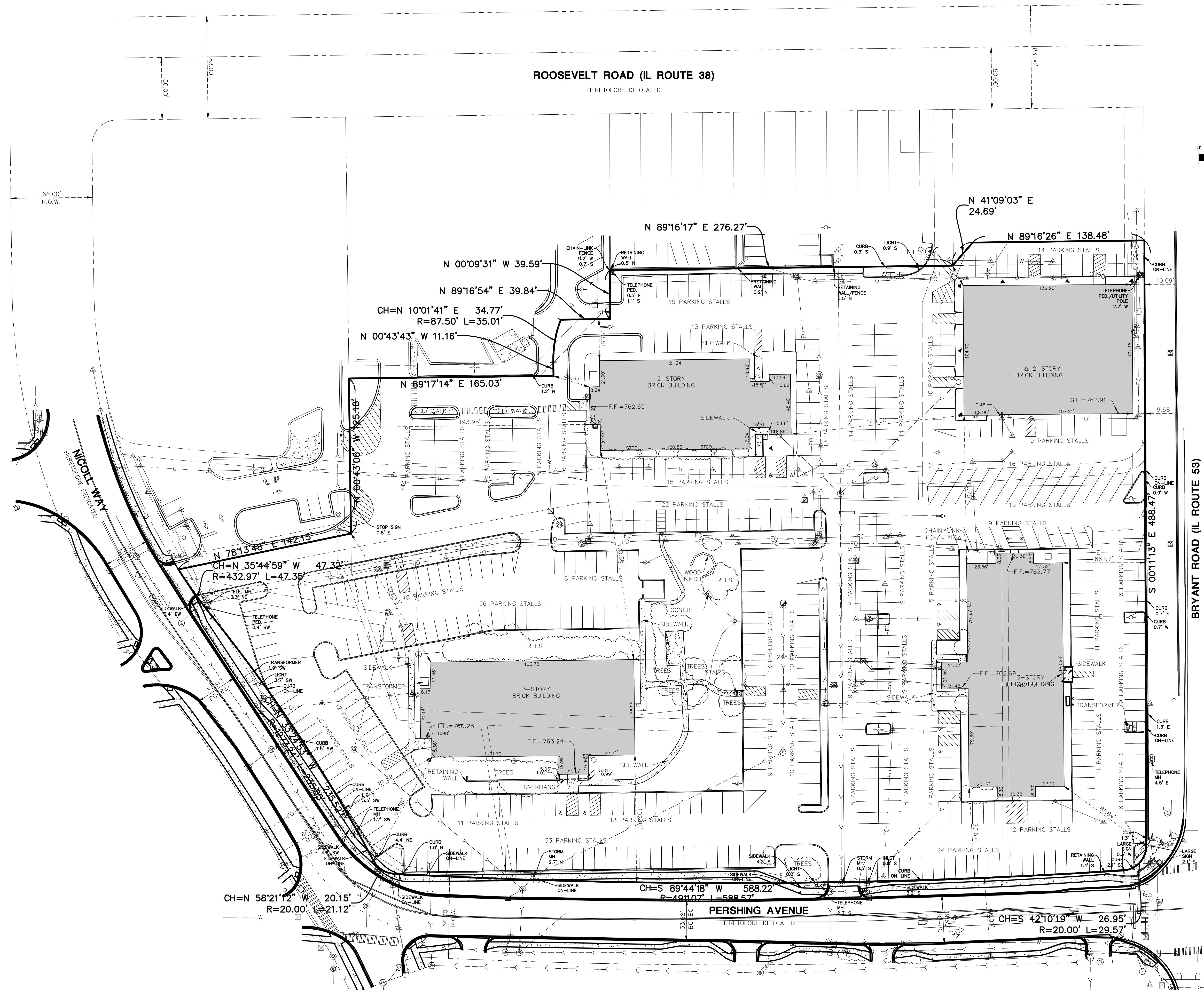
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PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 03/25/22
SCALE: 1" = 40'

SHEET

2 OF 3

PULGEILO1

ALTA/NSPS LAND TITLE SURVEY



PARKING SUMMARY

REGULAR SPACES =	542
HANDICAPPED SPACES =	8
TOTAL SPACES =	550

LEGEND

- | | |
|------|----------------------------------|
| | = EX. PROPERTY LINE |
| | = EX. EASEMENT LINE |
| | = EX. SECTION LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. DEPRESSED CURB |
| | = EX. CHAIN-LINK FENCE |
| | = EX. STORM LINE |
| | = EX. SANITARY LINE |
| | = EX. WATERMAIN LINE |
| | = EX. UNDERGROUND ELECTRIC |
| | = EX. UNDERGROUND FIBER OPTIC |
| | = EX. UNDERGROUND GAS |
| | = EX. OVERHEAD WIRES |
| | = EX. TREE/BRUSH LINE |
| | = EX. STORM MANHOLE (MH) |
| | = EX. STORM CATCH BASIN (CB) |
| STO | = EX. STORM INLET (INL) |
| STCO | = EX. STORM SERVICE POST |
| | = EX. STORM CLEANOUT |
| | = EX. DRAIN |
| SOC | = EX. SANITARY MANHOLE (SMH) |
| | = EX. SANITARY CLEANOUT |
| | = EX. FIRE HYDRANT/AUX. VALVE |
| | = EX. VALVE BOX |
| | = EX. VALVE VAULT (V.V.) |
| | = EX. WATER METER |
| | = EX. GAS VALVE |
| | = EX. GAS METER |
| | = EX. GAS MANHOLE |
| | = EX. ELECTRICAL METER |
| | = EX. ELECTRICAL MANHOLE |
| | = EX. ELECTRIC HANDHOLE |
| | = EX. ELECTRIC PEDESTAL/BOX |
| | = EX. ELECTRIC TRANSFORMER |
| TSC | = EX. TRAFFIC SIGNAL MANHOLE |
| | = EX. TRAFFIC SIGNAL HANDHOLE |
| | = EX. TRAFFIC SIGNAL CONTROL BOX |
| | = EX. TRAFFIC SIGNAL |
| | = EX. TRAFFIC SIGNAL WITH ARM |
| | = EX. TELEPHONE MANHOLE |
| | = EX. TELEPHONE HANDHOLE |
| TPC | = EX. TELEPHONE PEDESTAL |
| | = EX. FIBER OPTIC MANHOLE |
| | = EX. UTILITY POLE |
| | = EX. LIGHT STANDARD |
| | = EX. GROUND LIGHT |
| | = EX. BOLLARD |
| | = EX. FLAG POLE |
| | = EX. FIRE SIAMSE/ALARM BOX |
| | = EX. SIGN |
| | = EX. MAILBOX |
| | = EX. HANDICAPPED PARKING |
| | = EX. CONCRETE |
| S | = STOP |
| HC | = HANDICAP |
| SL | = SPEED LIMIT |
| NP | = NO PARKING |

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BOOSEVEI T-NICOI I PI AT OE SI B DIVISION

CITY OF BATAVIA, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

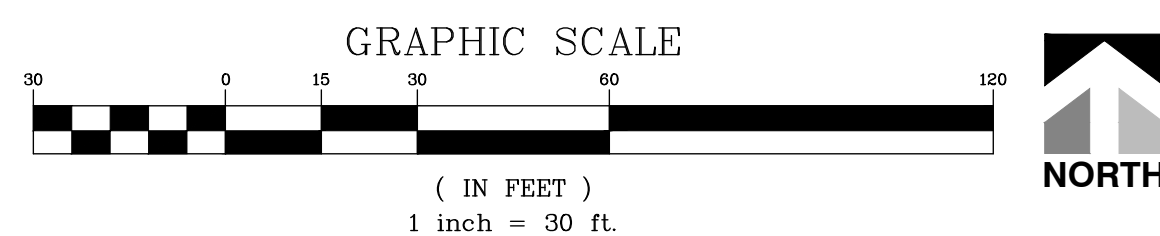
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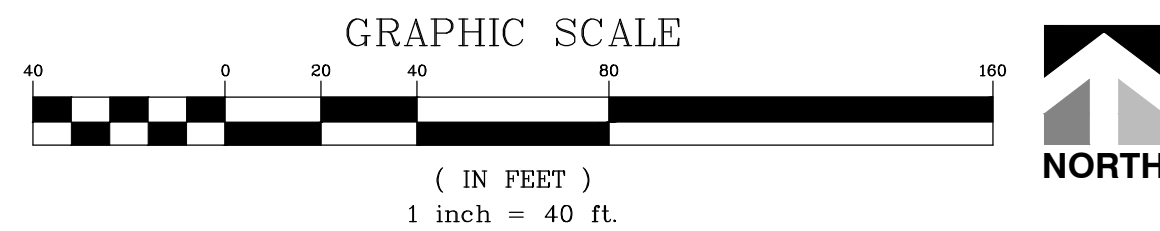
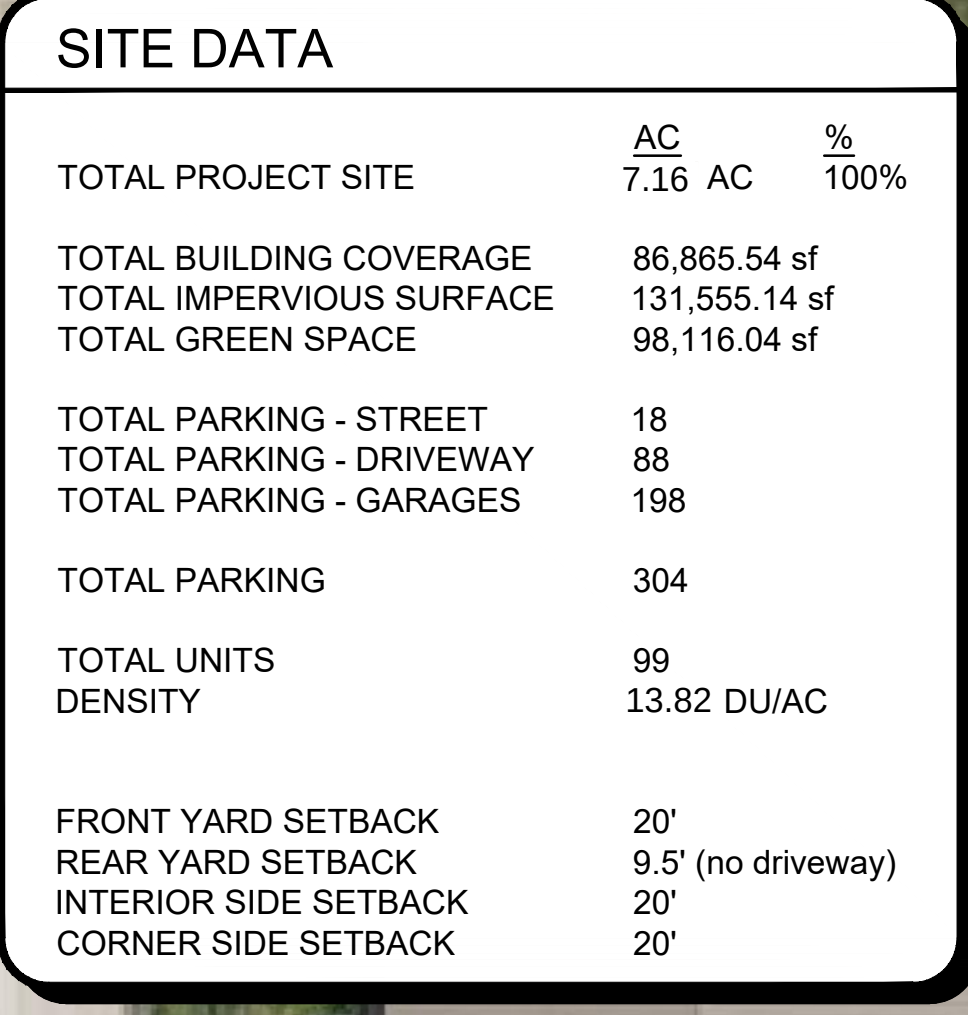
SHEET

3 OF 3

PULGEIL01

	AC	%
TOTAL PROJECT SITE	7.16 AC	100%
TOTAL BUILDING COVERAGE	86,865.54 sf	
TOTAL IMPERVIOUS SURFACE	131,555.14 sf	
TOTAL GREEN SPACE	98,116.04 sf	
TOTAL PARKING - STREET	18	
TOTAL PARKING - DRIVEWAY	88	
TOTAL PARKING - GARAGES	198	
TOTAL PARKING	304	
TOTAL UNITS	99	
DENSITY	13.82 DU/AC	
FRONT YARD SETBACK	20'	
REAR YARD SETBACK	9.5' (no driveway)	
INTERIOR SIDE SETBACK	20'	
CORNER SIDE SETBACK	20'	















BUNKER DR.

3555



NOTICE OF PRE-APPLICATION MEETING

Matt Brolley of Pulte Home Company, LLC is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a concept plan for a potential attached single-family development on the properties located at 799 Roosevelt Road. The applicant is proposing a 99-unit rowhouse development at the northwest corner of Illinois Route 53 and Pershing Avenue. The subject property is comprised of four lots currently improved with office buildings and is zoned C3 – Service Commercial District. The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, May 12, 2022 at 7:00 p.m.**, in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

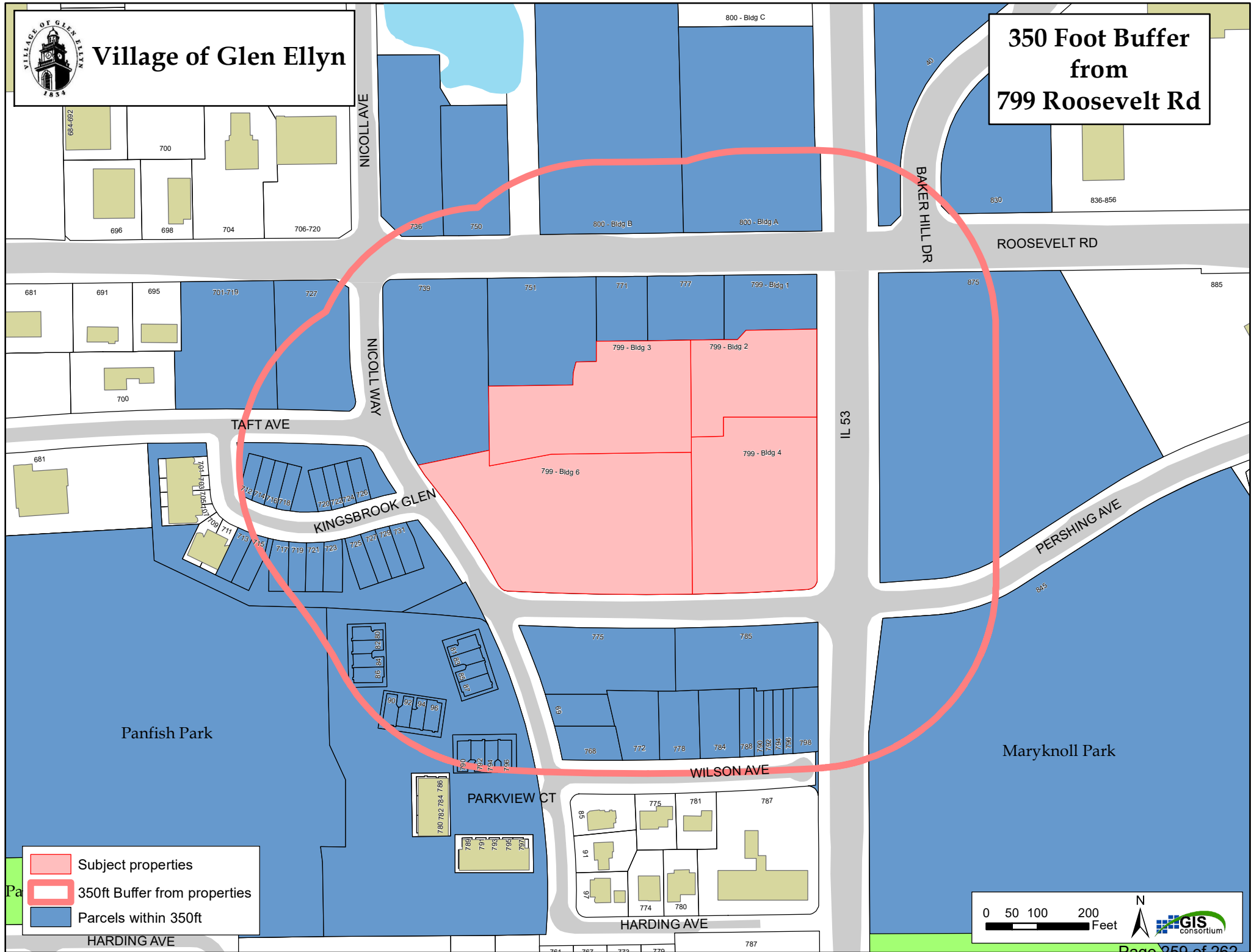
No formal application for this project has been submitted to the Village and the purpose of the pre-application meeting is to give the petitioner an opportunity to receive informal feedback from the Plan Commission on a conceptual proposal prior to designing detailed plans for formal review by the Village. After hearing the input of the Plan Commission on the concept plans, the developer will decide whether or not to proceed with preparing a full, formal application requesting consideration of their prospective development for consideration by the Village.

All persons who are interested are invited to attend the pre-application meeting to listen and be heard. Plans related to the proposed development are available for public review at any time prior to or after the Plan Commission meeting in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the project should be directed to Atrian Fard, Planner, (630) 547-5249.

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 Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.

Atrian Fard
Planner
Village of Glen Ellyn

**350 Foot Buffer
from
799 Roosevelt Rd**





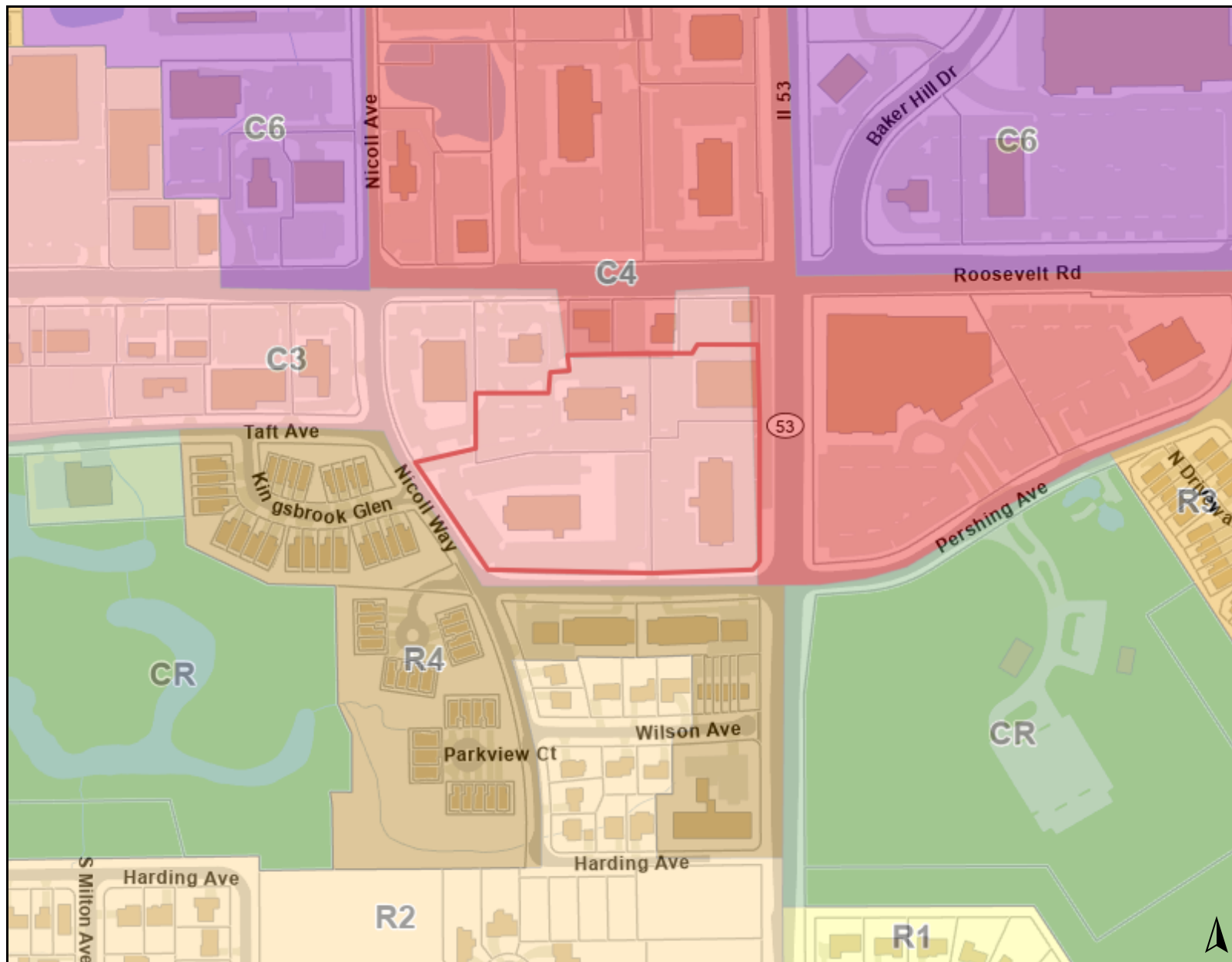
Legend

0 300 600
ft

Print Date: 4/28/2022

Notes

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Legend

Zoning and Development

Zoning

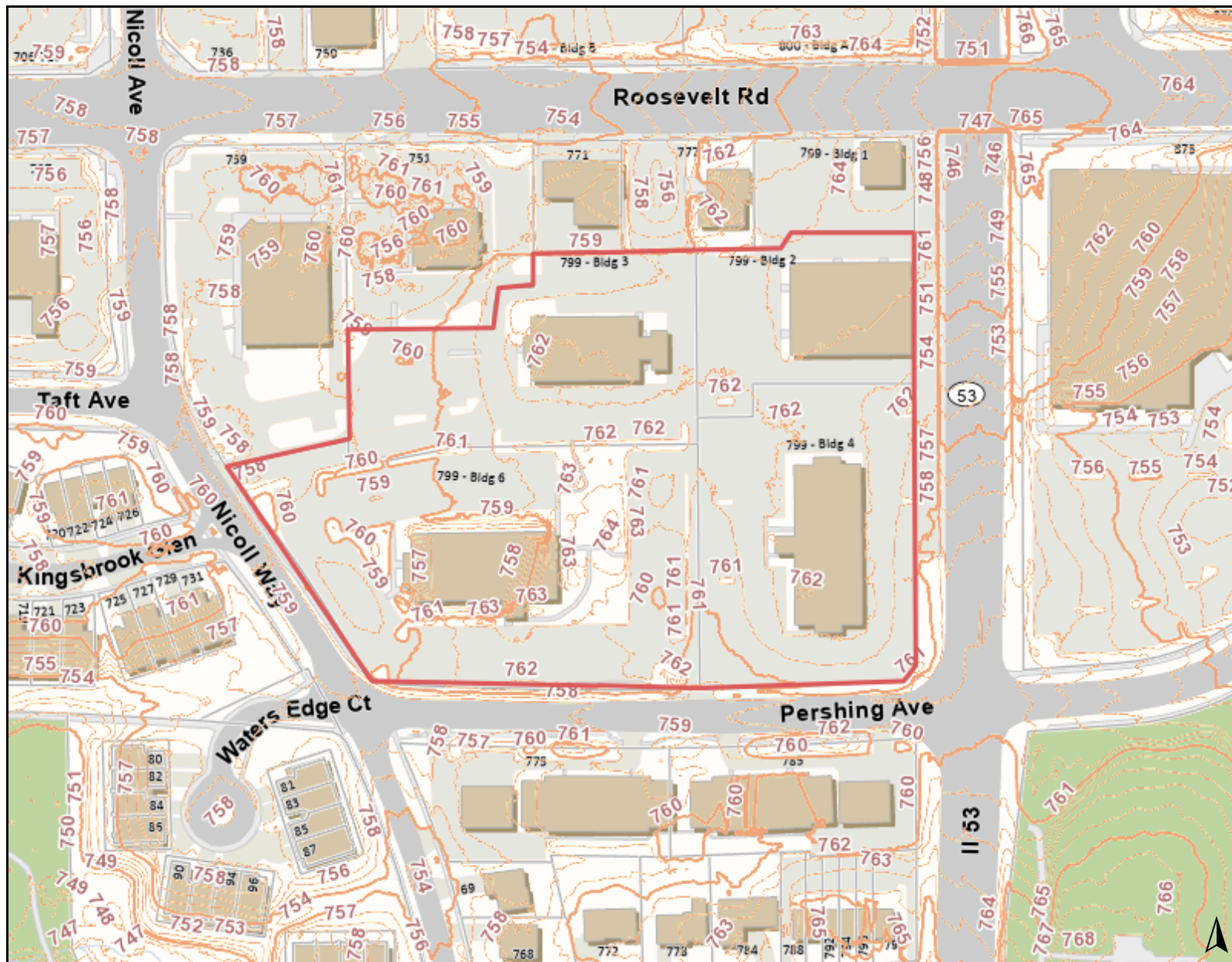
- C3: Service Commercial District
- C4: Office District
- C6: Commerical/Multi-Use Planned Development District
- CR: Conservation/Recreation District
- R1: Single Family Residential District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

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GIS Consortium 799 Roosevelt 1' Contour Map



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major

0 300 600
ft

Print Date: 4/28/2022

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