

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, May 18, 2015**

Call to Order

Village President Demos called the meeting to order at 6:33 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak answered "Present".

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Planning and Development Director Hulseberg and Police Chief Norton.

Pledge of Allegiance

President Demos asked Trustee O'Shea to lead the Pledge of Allegiance.

Planning and Development Director Hulseberg will led the discussion on the proposed redevelopment of the Main Street Parking Lot, Giesche and St. Petronille properties by The Opus Group with a new mixed-use building and public parking garage.

The Opus Group appeared before the Village Board to discuss the potential redevelopment of the Main Street parking lot and Giesche properties. The last time the Board reviewed the project was in October of 2014. Since this time, the Opus Group has attended a pre-application meeting with the Architectural Commission and a joint pre-application meeting with both the Plan Commission and Architectural Review Commission. The Opus Group has amended the plans in response to the feedback received at these meetings and is now looking for feedback from the Village Board on the project.

The project remains in the concept stage. A formal application and plans have not yet been submitted. The current plans depict a 4-5 story mixed use building with 9,040 square feet of retail on the ground floor and 110 upper floor apartments. Some of the changes that have been made to the plans at the suggestions of the public, Architectural Review Commission and Plan Commission since the Board last reviewed the project include the following:

- Two units on the upper floor at the northeast corner of the building adjacent to Santa Fe were eliminated by stepping back the façade resulting in a 4-story structure for this portion of the building.
- Retail was added at the corner of Hillside Avenue and Main Street and the total retail area was increased from 8,424 square feet to 9,040 square feet. With the demolition of the Giesche building, the anticipated reduction in retail space with the project is now 6,160 square feet.
- A new residential amenity area was added on the ground floor of the building.

The number of proposed units was decreased from 124 units to 110 units. This is a result of the step back on the northeast corner of the building and a change in the anticipated unit mix from 75% one bedroom units and 25% two bedroom units to 60% one bedroom units and 40% two and three bedroom units. Please note that the unit mix continues to be subject to change and the ultimate proposal will depend largely on the outcome of the market study that will be completed prior to submission of a formal application.

- The width of the easterly portion of the promenade on the north side of the building was increased from 5 feet to 20 feet. As currently designed, 10 feet of that portion of the promenade would be open to the sky and the upper floors of the building would extend over the remaining 10 feet.
- The number of ground level customer parking spaces in the building was reduced to 73 from 81 to accommodate the widened promenade. The 8 additional spaces needed to replace the existing 81 spaces in the Main Street parking lot were moved to the Village parking garage.
- A number of changes were made to the architecture, including fluctuation in the heights of the roofline, differentiation and refinement of the proposed Tudor sections of the building and the addition of a more defined cornice and roofline on the proposed tower.
- A total of 557 parking spaces are proposed in the entire development. The net gain of new proposed public parking spaces is currently anticipated to be 195 spaces. This number is above and beyond the 123 spaces that would replace the existing 81 parking spaces in the Main Street parking lot and 42 permit spaces in the Glenwood lot. More information about the proposed parking is below.

Parking continues to be proposed in both the Opus building (that would be constructed on the Giesche property and the Village's Main Street parking lot), and in a three level parking structure (that would be constructed on the St. Petronille property and the Village's Glenwood parking lot). The parking in the Opus building would be owned and maintained by The Opus Group and the Village parking garage would be owned and maintained by the Village. It is anticipated that the Village would enter into a long term, no-cost lease, likely 99 years, to construct, own and maintain the Village parking structure on a portion of St. Petronille's property and that the Village would collect parking permit revenues to cover the maintenance and future replacement costs of the structure.

With the current plans, the ground floor public parking in the building could be accessed from either Main Street or Glenwood Avenue. The shared public/church spaces in the garage could be accessed from Main Street, Glenwood Avenue or Hillside Avenue. The 91 resident spaces on the second floor in the building would be separated from the public parking and accessed from a dedicated entrance on Hillside Avenue. The remaining 51 resident spaces would be located in the Village parking garage. The proposed parking ratio for the residential units continues to be 1.28 spaces per unit. With the anticipated increase in the number of 2 and 3-bedroom units, it will be necessary to re-evaluate the proposed parking ratio. A 1.5 space per unit parking ratio was approved for the Crescent Station and Glenstone condominium developments in the downtown. Both of these developments contain predominantly 2-bedroom units.

As part of the project, The Opus Group will need to receive approval of a zoning deviation to allow a building height of 61'1" in lieu of the maximum building height of 45 feet permitted. The height is measured to the tallest point of the building which is the proposed tower element at the corner of Hillside Avenue and Main Street. While the deviation request has increased since last fall, this is largely attributed to the inclusion of the St. Petronille property into the development which changed the location that the average existing grade is taken from. The proposed height of the building measured from ground level on Main Street was 59'2" when the Board last reviewed the project in the fall of 2014 and is currently 59'4" measured to the top of the tower, with the highest parapet on the remainder of the building being 57'1" from ground level on Main Street.

To date, a majority of the Plan Commission has expressed support for the anticipated height deviation. However, at the joint Plan Commission/Architectural Review Commission meeting in February of 2015, the Commissions indicated that they would prefer the use of a different roofline or other architectural treatments to highlight the corner of the building rather than the use of the proposed tower and increased height. The revised plans still include the tower. Based on the earlier plans, some of the Architectural Review Commissioners also expressed concerns about the overall bulk and scale of the building. The Plan Commission and Architectural Review Commission have not seen the revised plans to date.

The Opus Group is looking to proceed with the next step in the process and prepare plans to submit with a formal application. Therefore, at this time, they are looking to receive an indication as to whether or not the Board is generally supportive of the development concept being proposed.

Mr. Christopher Hurst, Design Lead and Senior Manager of Opus AE Group commented that the Tudor design was added at the request of the Architectural Review Commission. There will be approximately 124 units. A (3) bedroom unit has been added. These are luxury rentals that can be converted to condos. They have made an effort to hide the parking on Main Street

Mr. Sean Spellman, Vice President and General Manager, Opus added that they are happy to be here and continue to be malleable in configuring this site. Mr. Spellman stated they may eliminate more street parking to add outdoor seating for a street level restaurant. Trustee Kenwood asked if 20 ft. were enough for outdoor dining, Mr. Spellman responded yes. Trustee Clark asked about vehicle access between parking structure levels. Mr. Hurst responded the topography eliminated some of the ramping.

Trustee O'Shea asked about the traffic flow and if a single point of entry was sufficient. Mr. Hurst responded they would be conducting a traffic study. Most downtown structures are a single source of entry.

Trustee Senak asked Mr. Hurst several questions with regards to the Downtown Strategic Plan and the Downtown Development Plan. On almost every point, the proposed Opus Development was in compliance. Mr. Hurst responded he has read the plans and believe the proposal is consistent and relevant to both plans. Mr. Hurst also responded the Comprehensive Plan calls for parking; this is so much more. Mr. Hurst added that they started with a 4 story structure but the economics require a 5 story

to be financially viable. They are masking some of the height. A floor was taken off then north end to transition towards Santa Fe. Trustee Senak applauded their efforts.

Trustee Kenwood commented there is a lot in the plans; they have tried to balance the use concepts of the plan and to make it economically feasible. He also asked about the loss of daylight and if that can be modeled. President Demos responded we need to keep moving, this is a preliminary meeting to review the current plans for the development.

Trustee Kenwood commented on the loss of light in the street, he asked what 10,000 square feet of rental means to the Village and ensuring the development uses quality materials.

Trustee Elliott complemented OPUS; this is a different project than last year – even from just a few months ago. Trustee Elliott asked about the added Tudor style, which he does not find attractive. Mr. Hurst responded the Architectural Review Commission provided quite a bit of feedback that was taken into consideration. ARC recommended the addition of the Tudor style. Trustee Senak referred to the Downtown Strategic Plan which specifically lists Tudor style.

Trustee Clark questioned the impact on schools and emergency services. A parking structure would be new to us; we do not want to create a new set of problems.

Trustee O’Shea likes what they came up with, and asked if they considered moving the garage entrance farther south to make the retail livelier. Mr. Spellman responded the depth does not work there. Trustee Elliott asked about reducing the number of curb cuts at St. Petronille’s. Mr. Hurst responded they probably will.

Trustee Senak asked about other 5 story developments in town. Director Hulseberg responded at Pennsylvania & Park and Pennsylvania and Forest.

President Demos called for a short break at 8:48 p.m.

President Demos called the meeting back to order at 9:03 p.m.

Public Comments

Mr. Kenneth Kloss, 350 Ridgewood, Glen Ellyn suggested moving the apartments to the back of the building. He is also an advocate of using the existing parking lot and remarked that the EPA will be contacted.

Mr. Jamie Simoneit, Z+0, 504 Hillside, Glen Ellyn is pro-development and is excited to see something happen at this site. He is sad to see the Giesche go but the property was underutilized. However, this development is too tall; the extra floor was the nail in the coffin. The graphics look shallow and the Promenade is a fail. The sunlight will be blocked. He is supportive of the citizens – not people in apartments.

Ms. Eileen Bender, 551 N. Park Blvd, Glen Ellyn, representing concerned St. Petronille Parents expressed concerns with the parking structure. The school is already congested and there are already problems. They do not want to add another component with more users and more retail. It is suggested they use the library lot during construction, there is not enough parking and it is not safe.

Mr. Jon Brazier, 547 Hillside, Glen Ellyn is a 17 year resident. This is a unique Village with our own character. This is not Chicago. He is shocked at the height. The height is overbearing, looming and it is almost an obstruction to the downtown entrance. We will look back and realize it was a mistake. He applauds what they are trying to do but we need parking.

Ms. Amy Murphy, 180 N. Park Blvd., Glen Ellyn and representing St. Petronille concerned parents disagrees with using Diocese owned land for a parking structure. With 8:00 a.m. drop off and 3:15 p.m. dismissal for children ages 5-14 this is not safe. Will the road be blocked off? What about the homeless loitering in the parking structure? Mr. Murphy suggested they come and look for themselves and asked if this would even be considered if it were a public school.

Mr. Phil Hackman, 320 Taylor Ave., Glen Ellyn commented that design and architecture feed our soul. He would like to see rental information from Wheaton and Lombard. He does not believe empty nesters will sell their homes to live here.

Ms. Darci Bertrand, 257 Forest Ave., Glen Ellyn stated the Promenade is misleading, how will the promises made be fulfilled. The trees in the plan cannot be grown here. Safety is a huge concern and access to town is being cut off. The parking across from St. Petronille's does not make sense, who thought of this? I know intelligent people are working on these plans but they need to make sense.

Mr. Mike Wilson, 716 Crescent Blvd., Glen Ellyn compared this development to a shoe that looks nice but that does not fit. He also stated this development does not fit in this town. We should be comparing ourselves to Hinsdale, not Wheaton or Naperville.

Ms. Chris Wilson, 537 Phillips, Glen Ellyn and a Glen Ellyn Park District Commissioner stated that she keeps asking for a scale model. She would like to see this go to a non-binding referendum.

Mr. Andrew Callaway, 467 Hillside Ave., Glen Ellyn stated that drop off and pick up is dangerous and crazy right now. People do not always make wise decisions. He questioned the use of 7th grade crossing guards to guide the children through the parking structure. He also expressed concerns with adding 200 cars daily on Hillside.

Dr. Jim McDonald, 875 Crescent Blvd., representing St. Petronille concerned parents stated this is an unacceptable use of parish land. This will have a negative impact on the school, church and village. The church is an architectural gem of Glen Ellyn and all but the steeple will be erased. This project will instead command a view of the Village. It will lower property values on Hillside and it will be the biggest structure in Glen Ellyn.

Mr. Ryan Soukup, Soukup's Hardware, 419 N. Main Street, Glen Ellyn., Mr. Soukup is concerned that the area residents and businesses were not consulted and kept informed. He wants visible parking and more than 9,000 square feet of retail to replace Giesche's. He does not want a massive structure. This will dwarf buildings and will block our sun.

Rev. James Dougherty, 420 Glen wood Ave., St. Petronille sated it is possible for a win-win-win. There can be a benefit for the community and the parishioners can benefit substantially by partnering. Safety is a great concern. The Diocese, Parish Council, St. Petronille staff, and the Village have been meeting for over a year, Father Dougherty asked for timely, factual and effective communication.

Ms. Janet Williams, 839 Crescent Blvd., Glen Ellyn raised concerns these will be rentals and not condos. Just because that is what the market demands does not make it right. She would like to see the project put on hold until the market changes. Her friends are appalled this is going to be rentals. She stated you cannot buy a condo in Glen Ellyn unless it is by word of mouth.

Mr. Mike Formento, 65 N. Exmoor, Executive Director, Chamber of Commerce. Mr. Formento has attended every meeting and offered his suggestions: he recommends a traffic study and an impact study. Safety at the school is a very important element and the manner of vehicles exiting onto Main Street. The increase in retail is not enough. We need more retail on Main Street. He expressed concerns with the height and the corridor effect and lack of light. As far as revitalizing the downtown – it is in good shape. Our downtown is historic.

Trustee Elliott commented that there is a lot of information to digest and suggested a future discussion.

Adjournment:

At 10:04 p.m. a motion was made by Trustee Clark and seconded by Trustee Kenwood to adjourn to Executive Session for the purpose of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees, without returning to open session thereafter.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk