

# STAFF REPORT

---

**TO:** Glen Ellyn Architectural Review Commission  
**FROM:** Michele Stegall, Village Planner *MJS*  
**DATE:** February 6, 2015  
**FOR:** February 11, 2015 Architectural Review Commission Meeting  
**SUBJECT:** Pre-application Meeting  
Main Street Parking Lot, Giesche and St. Petronille Properties

---

**PETITIONER:** The petitioner is The Opus Group, contract purchaser of the Giesche property at 400 N. Main Street.

**REQUEST:** Pre-application meeting regarding the potential redevelopment of the Main Street parking lot, Giesche and St. Petronille properties with a 5-story mixed use development that would include 7,040 square feet of ground floor retail and approximately 125 upper floor, luxury, rental apartments. A new 2 or 3 level parking garage is also proposed with a potential gain of 76-202 new public parking spaces being created with the project.

**LOCATION:** The subject site is bounded by Main Street to the east, Hillside Avenue to the south and Glenwood Avenue to the west and includes the Village's Main Street and Glenwood parking lots as well as the St. Petronille and Giesche properties along Hillside Avenue. The two intermediate lots on Hillside Avenue developed with office uses are not part of the site. The site terminates at the northern edge of the existing Main Street parking lot. The property that the proposed building would be located on is in the C5A zoning district and the property that the parking garage would be located on is in the C5B zoning district. (see attached maps).

**REVIEW PROCESS:** Over the last year, there have been a number of questions from the Commission and public about the development. A pre-application meeting with the Plan Commission was held in March of 2014 where issues related to the proposed use, building height, parking and traffic were preliminarily discussed. The Village Board also held two workshop meetings last fall to discuss the proposed project, including the potential sale of the Village owned Main Street parking lot. The project would have a positive economic impact on the Village and allow the Village to meet many of its goals for the downtown. Therefore, the petitioner was encouraged to proceed with their plans. However, only massing drawings

of the building were presented at these meetings. Therefore, while the Board was generally supportive of the development concept, the importance of the architecture moving forward was emphasized.

Conceptual building renderings have recently been developed and the purpose of the Architectural Review Commission (ARC) pre-application meeting is for the petitioner to present their plans to the Commission and receive feedback that will assist them in further developing the plans and preparing a formal exterior appearance application.

Given the interest in the project and the potential impact it could have on the character of the downtown, notice of the meeting was forwarded to the Historic Preservation Commission, Alliance of Downtown Glen Ellyn and Chamber of Commerce. These groups were also notified of the prior Plan Commission and Village Board meetings.

Last fall, the petitioner also met with Historic Preservation Commission Chairman Lee Marks to receive input and recommendations in regard to the potential design of the building. Many of Chairman Marks' suggestions were taken into consideration by the petitioner in developing the conceptual building design. It is staff's understanding that the Historic Preservation Commission plans to hold a special meeting on Tuesday, February 10 to discuss the project and will likely be presenting their thoughts on the proposal to the ARC at the pre-application meeting.

To proceed with the project, The Opus Group will need to submit a formal application for exterior appearance approval. They will also need to receive approval of various zoning applications and enter into a development agreement with the Village. The zoning review process would be a two step process that would require both preliminary and final review. The exterior appearance application would be reviewed and acted on at the time of preliminary plan review and would not return to the Commission for final review. However, as with any project, the Commission may request changes as part of the review process and would not be limited to reviewing the proposal at one meeting.

Following the ARC pre-application meeting, it is anticipated that the petitioner will appear at a Village Board workshop to obtain further input on the building design before preparing their formal application. At this time, a workshop discussion with the Board is tentatively scheduled for Monday, February 23.

**PROJECT  
SUMMARY:**

There are many components to the project including parking, traffic, economic impacts, developments agreements and other items. As always, the Commission's review should be limited to the proposed building design and materials, landscaping, streetscape, lighting and signage. A summary of these aspects of the project is provided below. If any Commissioners are curious about other parts of the plan, staff would be happy to forward you copies of the reports previously shared with the Plan Commission and Village Board. However, the Commission's review and any public input presented at the meeting should focus on these items.

**Overall Building Design and Materials.** The Appearance Review Guidelines state that *"If there is new construction [in the central business district]. . . the design should reflect the styles of adjacent or nearby buildings. Once a historical style has been determined, the petitioner should consider the characteristics of that style . . . and demonstrate compatibility and consistency of their proposal with the selected style."* (pg: 18)

The petitioner is proposing to use three different architectural styles on the Main Street and Hillside Avenue facades including Tudor, Italianate and Italian Renaissance. Brick, cultured stone and stucco are proposed as the main building materials. Additional information about the proposed building materials is included in the petitioner's pre-application packet. All of the materials, with the exception of the wood trim on the Tudor building, are encouraged by the Appearance Review Guidelines. The use of wood is discouraged for reasons related to durability and maintenance. Therefore, the Commission may wish to discuss this issue with the petitioner, and inquire if another material, such as a cementitious siding, could be substituted.

The petitioner has indicated that the proposed building styles were selected based on the architecture in the surrounding area, including the Tudor buildings across the street from the site. Reference is also made to the Glen Ellyn State Bank building at the corner of Crescent Boulevard and Main Street.

The information in the petitioner's pre-application materials indicates that the western façade facing Glenwood Avenue and the interior courtyard facades would be designed in the arts and crafts style and utilize a fiberboard wood siding. Given the proposed building height of 57'9" and the building's position at the top of the hill, this elevation will be readily visible from a number of vantage points. Therefore, the Commission may

wish to inquire more about what is envisioned for this façade as well as the northern façade of the building.

**Number of Facades.** The building is proposed to be broken up into 5 different facades fronting on Main Street and two different facades fronting on Hillside Avenue. This approach was encouraged by staff in an attempt to create a building that would appear to “complete” Main Street and provide a feeling of separate buildings constructed over time as opposed to one large building. There are 7½ distinct buildings with varying widths located on Main Street across the street from the site. In reviewing the project, the Commission may wish to consider how the number and widths of the proposed facades would fit in with the rhythm of Main Street.

**Setbacks/Outdoor Seating.** Some fluctuations in the building setback are proposed near the Main Street and Hillside Avenue intersection. The remainder of the building wall along Main Street would be a straight line. In order to further help create a perception of separate buildings constructed over time, the Commission may wish to encourage the petitioner to explore opportunities to differentiate the building setbacks of the different facades 1-3 feet. This would be consistent with the historic pattern of development on Main Street where many of the buildings have slightly different setbacks. The Commission may also wish to encourage the petitioner to work with the building setbacks and streetscape plan to provide an outdoor seating area. If needed, this could potentially be accomplished by eliminating some of the new proposed on-street parking spaces on Main Street.

**Building Height.** Building height is regulated by the Zoning Code and is therefore an issue for the Plan Commission and Village Board. The Plan Commission and Board preliminarily discussed this issue at prior meetings and have indicated that they would be open to considering a height deviation, but that the architecture of the building and the proposed methods of reducing the perceived height and scale would play into their consideration of this issue. One alternative discussed by the Plan Commission was potentially stepping back part or all of the top floor, which is required for buildings over 45 feet in the C5B district and which could provide additional balcony space for the residents. With the proposed design, this could be an alternative for the Italianate sections of the building. However, such a change would necessitate a reduction in the number of units.

The ARC’s role as it relates to building height is to work with the petitioner and suggest architectural and design treatments that could be

used to potentially reduce the perceived height of the building and enable the building to blend in as well as possible with the buildings in the surrounding area. While the Commission may choose to forward on comments about the proposed height and how the Commission believes it may impact the character of the downtown, any height deviation will ultimately be an issue for the Plan Commission and Village Board to decide.

**First Floor Treatments.** Approximately 7,000 square feet of retail is proposed on the first floor of the building fronting Main Street. Traditional storefront windows are proposed in this area. Awnings are also planned to give the building more of a pedestrian feel along the retail frontage. Large windows are proposed along much of the remainder of the first floor consistent with much of the downtown. Parking is planned behind many of these windows with the parking floor dropping below sidewalk level in some areas. The Commission may wish to inquire about what type of window treatments (i.e. clear glass, spandrel glass or other materials) are proposed in these areas and if the parking would be visible through the ground floor windows.

Along Hillside Avenue, the residential building design and units would extend close to ground level and in some instances balconies are proposed at or near street level.

**Gateway.** The development would create a new gateway and first impression of the downtown for pedestrians and motorists entering from the south. Therefore, the appearance of the building at the corner of Hillside Avenue and Main Street will be an important component of the design. A tower element is currently proposed in this area.

**Parking Deck.** A 2 or 3 level parking deck is proposed behind the building on property owned by St. Petronille. At this time, it is anticipated that the Village would enter into a long term, no-cost lease to construct, own and maintain the parking structure on St. Petronille's property. Conceptual massing drawings of the deck are included in the petitioner's pre-application packet. The deck is currently proposed to be constructed with pre-cast concrete and brick form liners. The petitioner will bring pictures to the meeting of other garages that utilize the same materials and design treatment envisioned for the garage.

**Streetscape/Promenade.** As part of the project, the floral clock would likely be relocated to a yet determined location and new on-street parking would be constructed on Main Street in front of the building. The petitioner will be expected to implement the downtown streetscape plan

consistent with what is approved by the Village Board as part of the downtown 2016/2017 road improvement project, including a potential mid-block crosswalk on Main Street and improvements along the adjacent Main Street, Hillside Avenue and Glenwood Avenue frontages.

A 12-foot wide promenade that would narrow to 10-feet between Santa Fe and the new building is proposed in order to provide a pedestrian connection between Glenwood Avenue and Main Street.

The downtown streetscape plan encourages enhancements to many of the Village's downtown alleyways including the alley connecting the Main Street parking lot to Duane Street. Therefore, the Commission may wish to encourage the petitioner to see if it is possible to develop the promenade in such a manner as to accommodate a potential future alley connection in this area.

#### **ARC**

#### **ACTION:**

The ARC is being asked to conduct a pre-application conference and provide feedback to the petitioner that will assist them in preparing a formal exterior appearance application. In reviewing the project, the ARC may wish to:

1. Provide feedback on proposed architectural styles and materials.
2. Provide feedback regarding the number and widths of proposed facades.
3. Inquire further about the anticipated design and materials of the west and north building elevations.
4. Encourage the petitioner to explore opportunities to provide varying setbacks for the different building sections and incorporate an outdoor seating area into the plans.
5. Encourage the petitioner to explore opportunities to stepback the upper floor of the building, including potentially stepping back the top floor of the Italianate sections.
6. Consider how the project will impact the gateway image of the downtown at the Main Street and Hillside Avenue intersection.
7. Inquire about the envisioned window treatments planned in the first floor spaces that parking would be located behind.

8. Provide feedback on the anticipated design and materials for the garage.
9. Clarify any concerns.

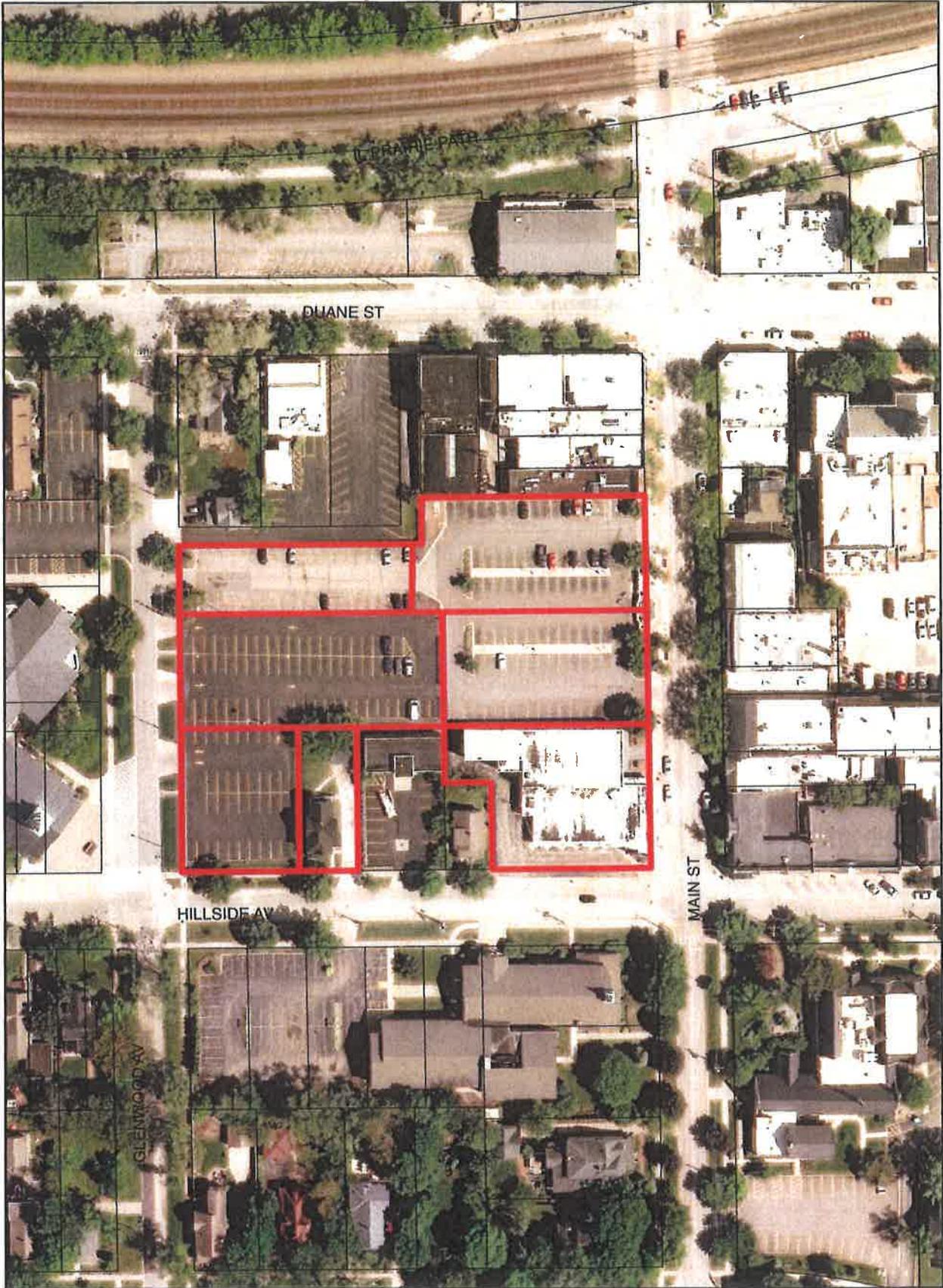
**ATTACHMENTS:**

- Aerial Photo
- Property Owner and Zoning Map
- Petitioner's Pre-application Package

Cc: Sean Spellman, The Opus Group  
Bryan K. Farquhar, The Opus Group  
Lee Marks, Historic Preservation Commission Chairman

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 424\Opus\PC Pre-application meeting.doc

# Opus Project Site

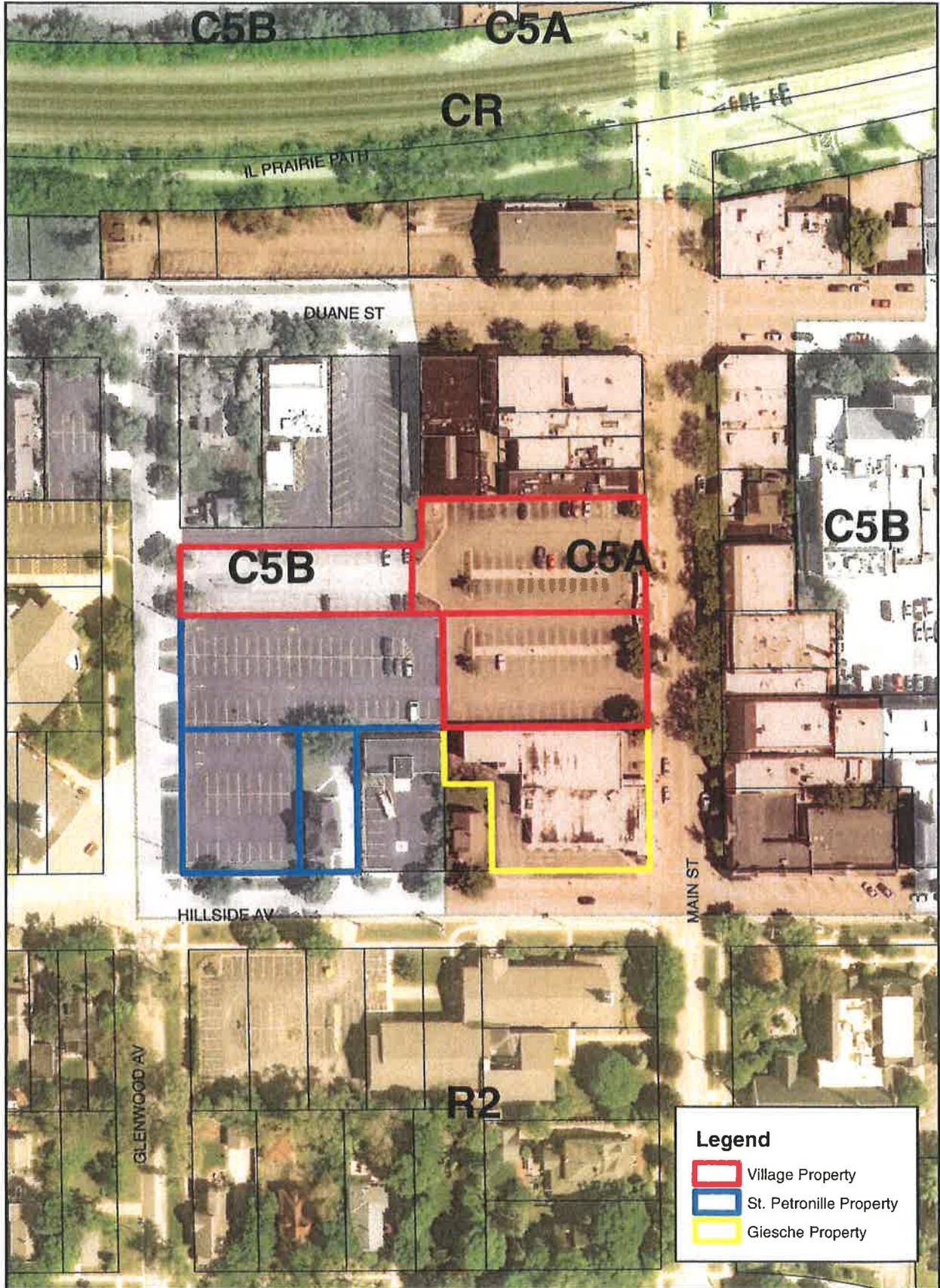


Prepared By: Planning and Development  
2011 Aerial Photo

0 50 100 200  
Feet



# Opus Redevelopment Project



Prepared By: Planning and Development

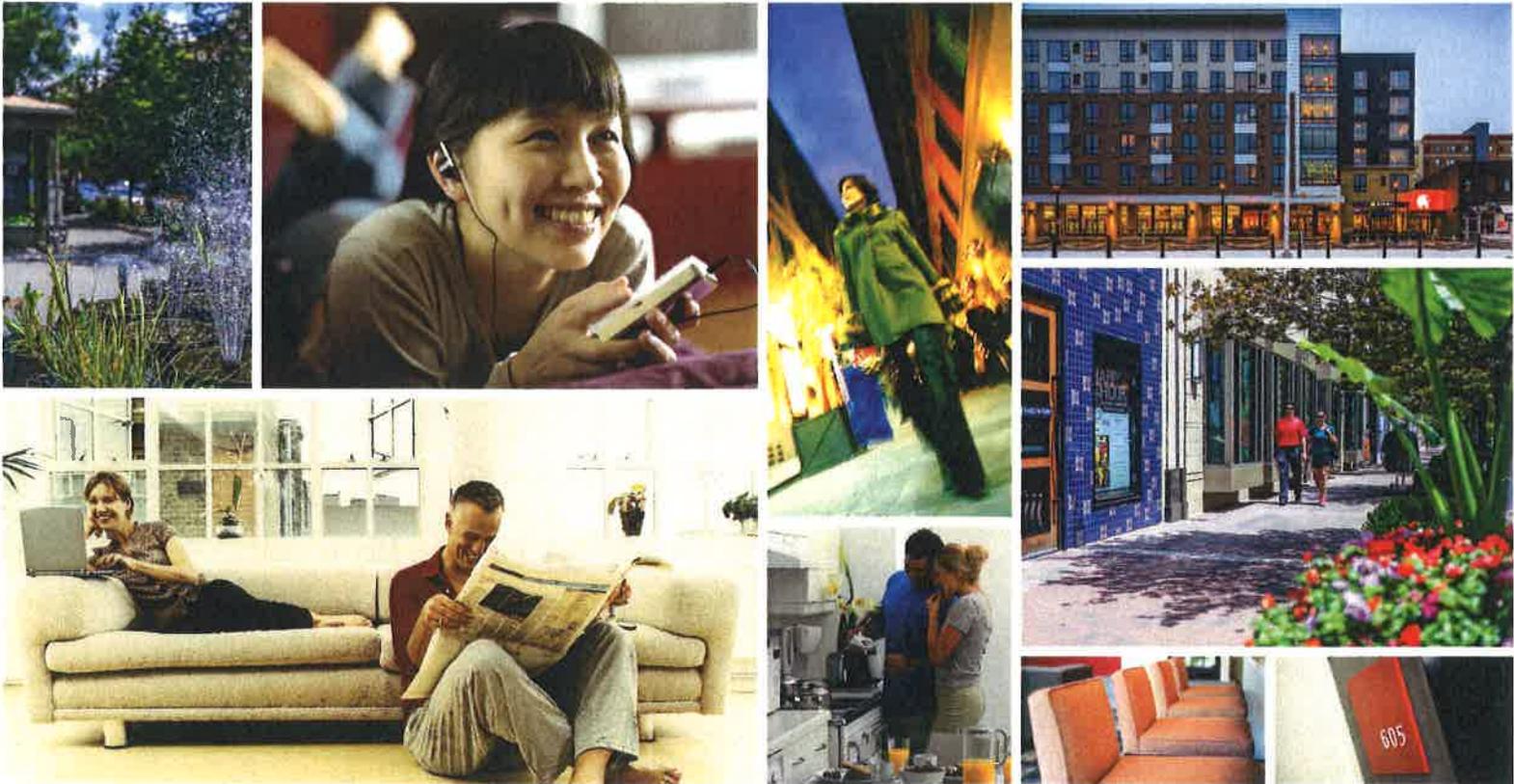
Date Prepared: September 8, 2014

2011 Aerial Photo



# Architectural Design Review

400 N. Main St.



**RECEIVED**  
JAN 28 2015  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN

### **Project Overview:**

Opus Development Company is pleased to submit 400 N. Main for your review. 400 N. Main is a suburban, urban infill mixed-use development, located in historic downtown Glen Ellyn, Illinois that will consist of approximately 125 multi-family units, approximately 7,000 SF of street level retail space, and, a “Shared” three (3) story parking deck. The parking deck will to be shared between the Village of Glen Ellyn, St. Petronille’s Catholic Church and the residents of 400 N. Main. The project costs are estimated to be \$35M. The contemplated project anticipates a unit mix of 75% 1 – Bedroom and 25% 2 – Bedroom units. The project will include an assemblage of three (3) separate parcels; i) a Village owned parking lot; ii) a retail lot, and; iii) a parking lot currently owned by St. Petronille Catholic Church.

### **Architectural Overview:**

The new Opus development proposed for 400 Main Street in Glen Ellyn’s city center is an urban infill project intended to create a sense of place, identity and fill a void that is present in a high profile part of the village. Currently the proposed site is a parking lot that is a hole in the Main Street’s urban fabric. The intention of this development is to fill that void with a single residential building that will bring new residents into the urban core. In an effort to fit into the scale of the other buildings on Main Street Opus is proposing a compilation of contextually appropriate facades that clad our residential building. This compilation of facades will give the illusion of our building appearing to be five.

We have investigated and worked with city officials to find a collection of period architectural styles that will complement the existing buildings surrounding our site. The styles that stood out to us are Italian Renaissance, Tudor and Italianate. The biggest influences on our project is the historic Tudor buildings across Main Street from our site. We have heavily referenced those buildings in our architectural detailing. In an effort to not be too overwhelming with only one architectural style and help break down the scale of our building we have also referenced other styles in our design that are relevant to Glen Ellyn.

Other architectural building styles found elsewhere in the downtown area that we looked at are Italian Renaissance and Italianate. The historic Glen Ellyn State Bank really stood out to us. It is one of the finest buildings in downtown Glen Ellyn. We wanted to reference some of this buildings architectural features in our own. We address the corner of Hillside and Main Streets with an Italian Renaissance façade that has similar characteristics to the historic bank. We felt

that it would be an appropriate entry marker to downtown. We are not looking to compete architecturally with the historic bank, but pay homage to it. Our reinterpretation of this architectural style include a tower element featuring a clock face. This tower element will anchor the corner and welcomes traffic entering downtown from the south into the city center. We have also used this style of architecture as the main entry for residents into our new building midblock.

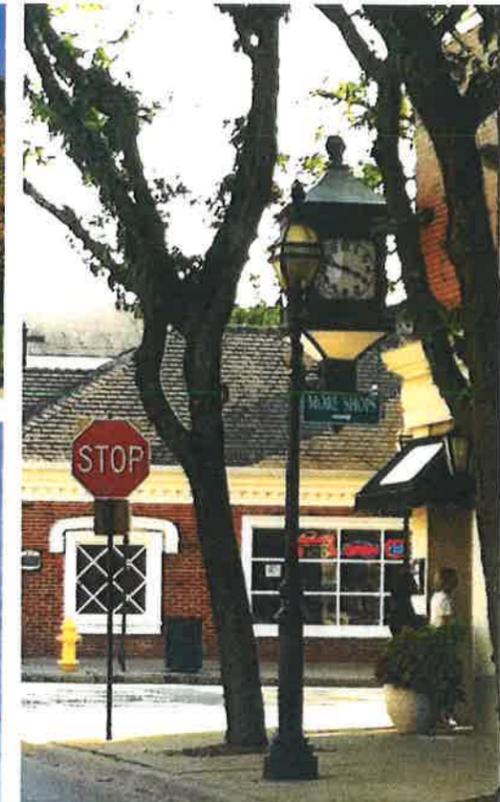
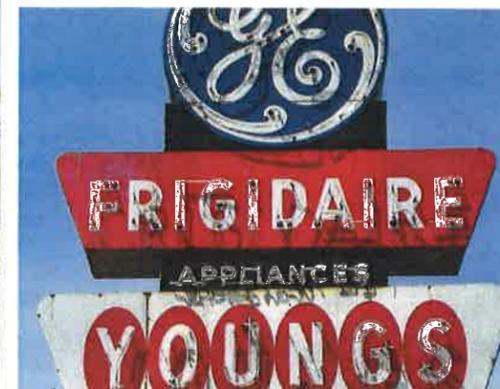
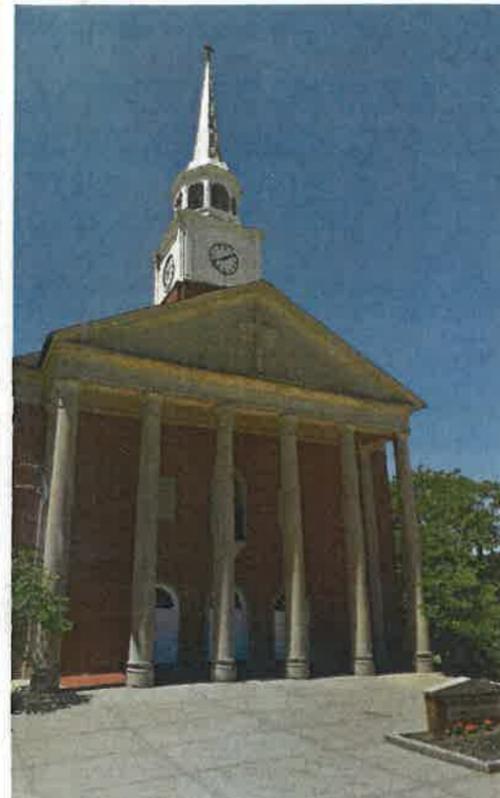
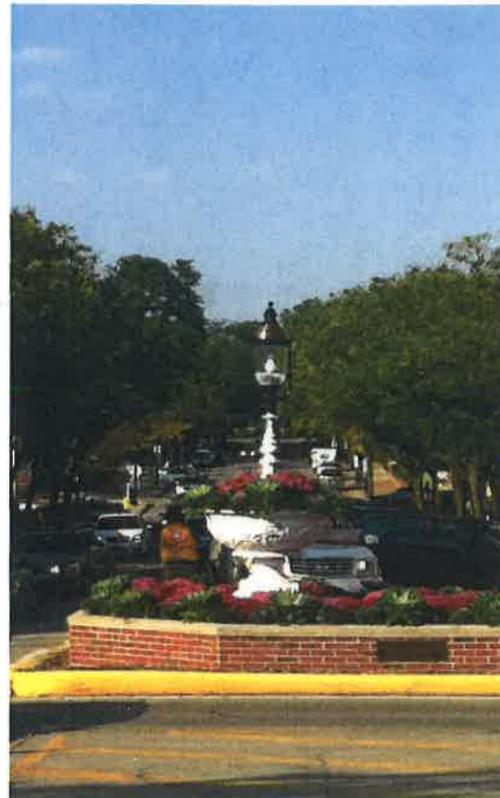
We next designed a Tudor façade that flanks our featured Italian Renaissance building at the corner of Main and Hillside. We feel the Tudor style of architecture is very appropriate and fitting in context with our surrounding neighbors. We have introduced these Tudor façades both on Hillside Street and Main Street.

Finally we complete our Main Street façade on the north with a shorter Italianate façade that creates a corner element leading pedestrians though our new promenade. This facades parapet height will be shorter than the others allowing our building to step down and not be as tall next to our shorter neighbors to the north.

Our western façade along with our interior court yards will feature a more residential and less stately façade treatment. We are envisioning a more Arts & Crafts expression on these facades using materials such as fiberboard wood siding. We feel this is consistent with our neighboring historic buildings that utilize stately materials on their front elevations, but are more modest on their alley sides. Here we would be no different.

Our new promenade will connect Main Street to Glenwood Street to the west. This will also provide access to the new Village parking structure being erected directly west of our new development. We see the promenade having such features as colorful banners on street lamps, street furniture and landscape areas to create a welcoming and safe connection between the two streets.

RECEIVED  
JAN 28 2015  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



# Residences of Glen Ellyn

## TABLE OF CONTENTS

- 01 EXISTING SITE PLAN
- 02 PROPOSED SITE PLAN
- 03 SITE CIRCULATION PLAN
- 04 LEVEL B1 PLAN
- 05 LEVEL 1 PLAN
- 06 LEVEL 2 PLAN
- 07 LEVEL 3-5 PLAN
- 08 BUILDING SECTION & AREA MATRIX
- 09 CITY BLOCK ELEVATION DIAGRAM
- 10 MAIN STREET & HILLSIDE STREET ELEVATION
- 11 VILLAGE PARKING DECK PERSPECTIVES



ELEV: 759'-6"

ELEV: 765'-2"

ELEV: +760'

ELEV: +761-7"

GLENWOOD AVE

C5B ZONING DISTRICT

EXISTING PERMIT SURFACE PARKING LOT

C5A ZONING DISTRICT

EXISTING PUBLIC SURFACE PARKING LOT

EXISTING CHURCH SURFACE PARKING LOT

FLORAL CLOCK

MAIN STREET

ELEV: +772'-6"

EXISTING SHOE STORE

ELEV: +768'

EXISTING SHOE STORE PARKING AREA

ELEV: +769'

HILLSIDE STREET

ELEV: +775'

ELEV: +768'

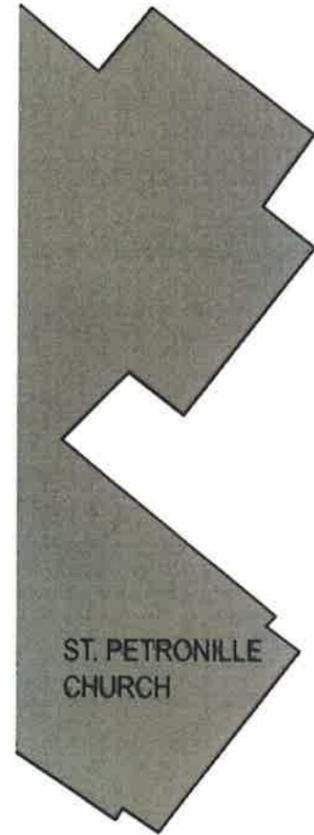
ELEV: +764'



400 Main Street Mixed-Use  
Glen Ellyn, Illinois



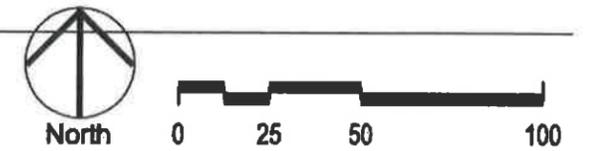
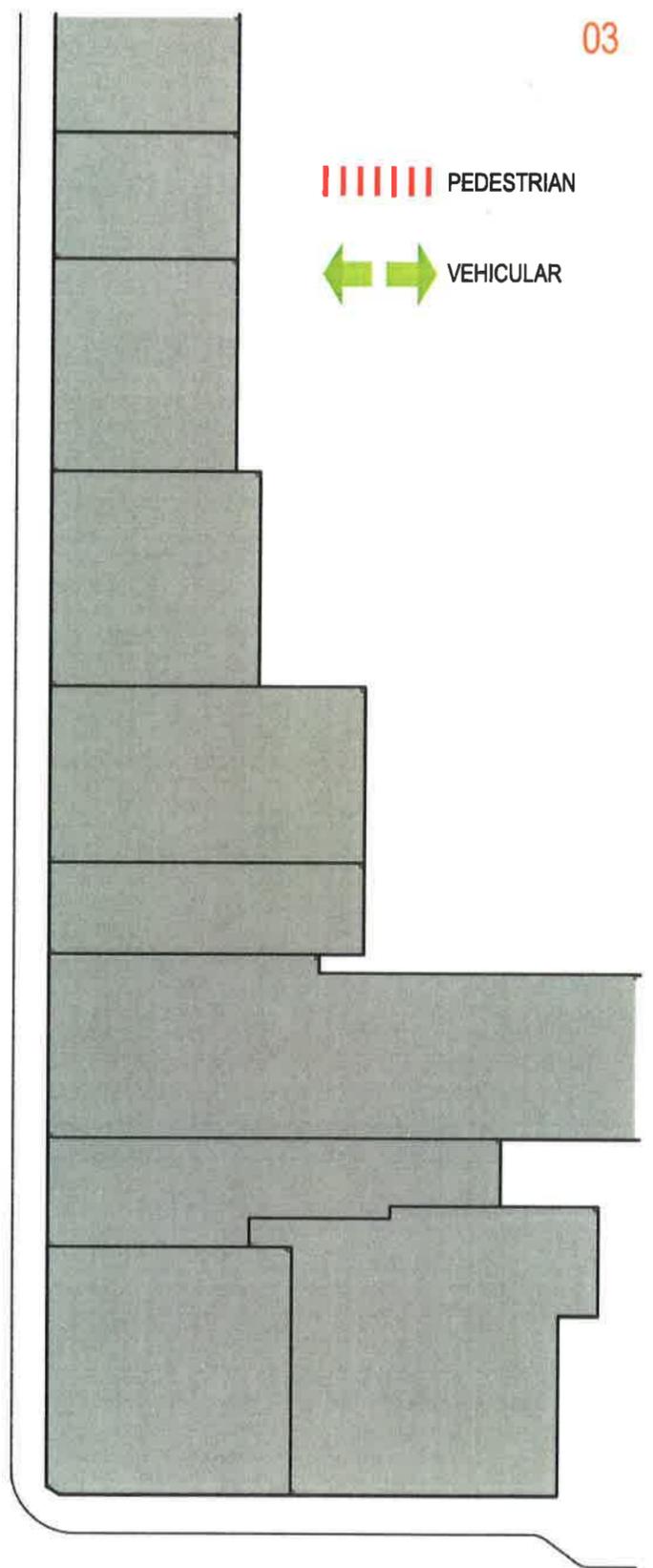
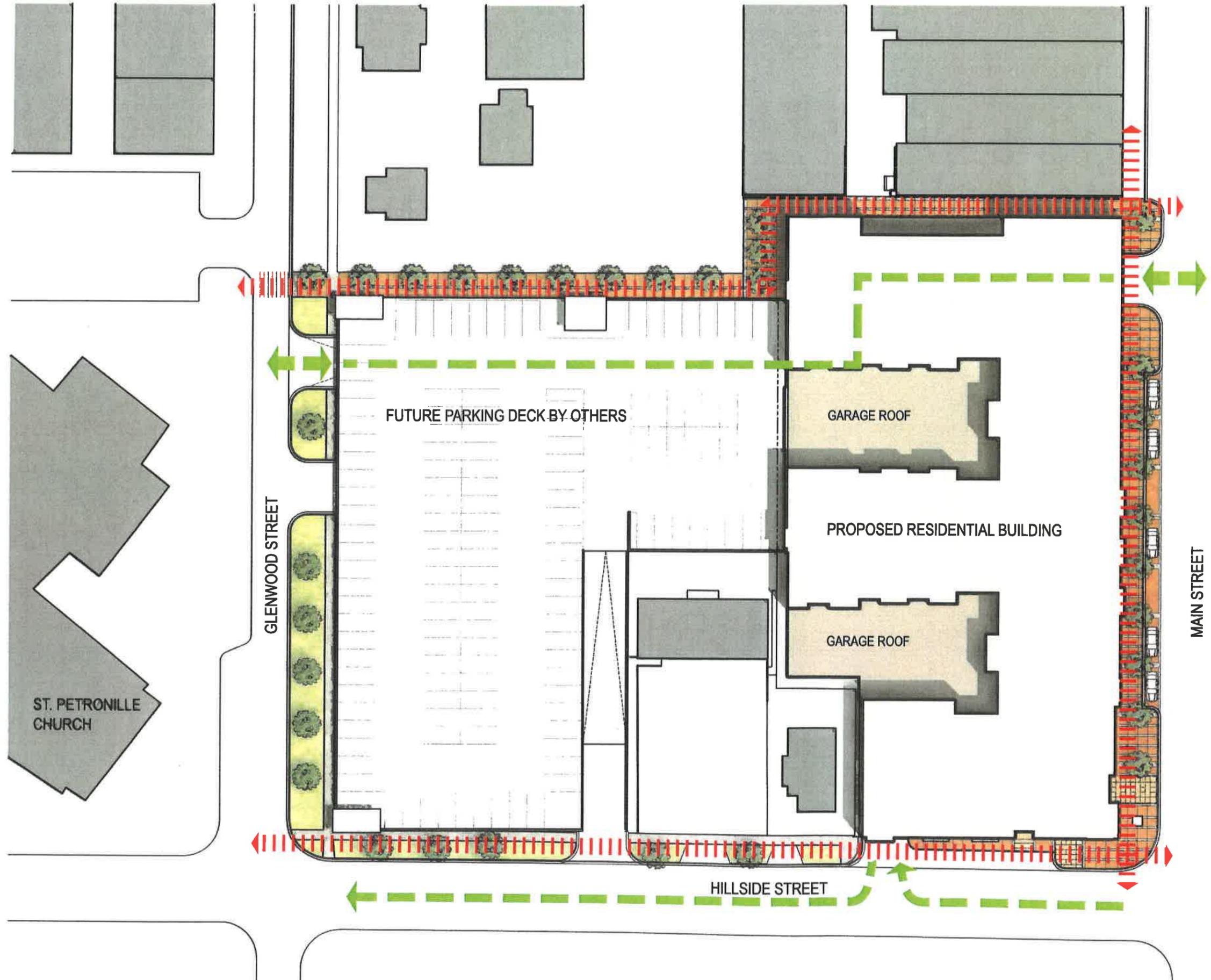
EXISTING SITE PLAN  
2015-02-11

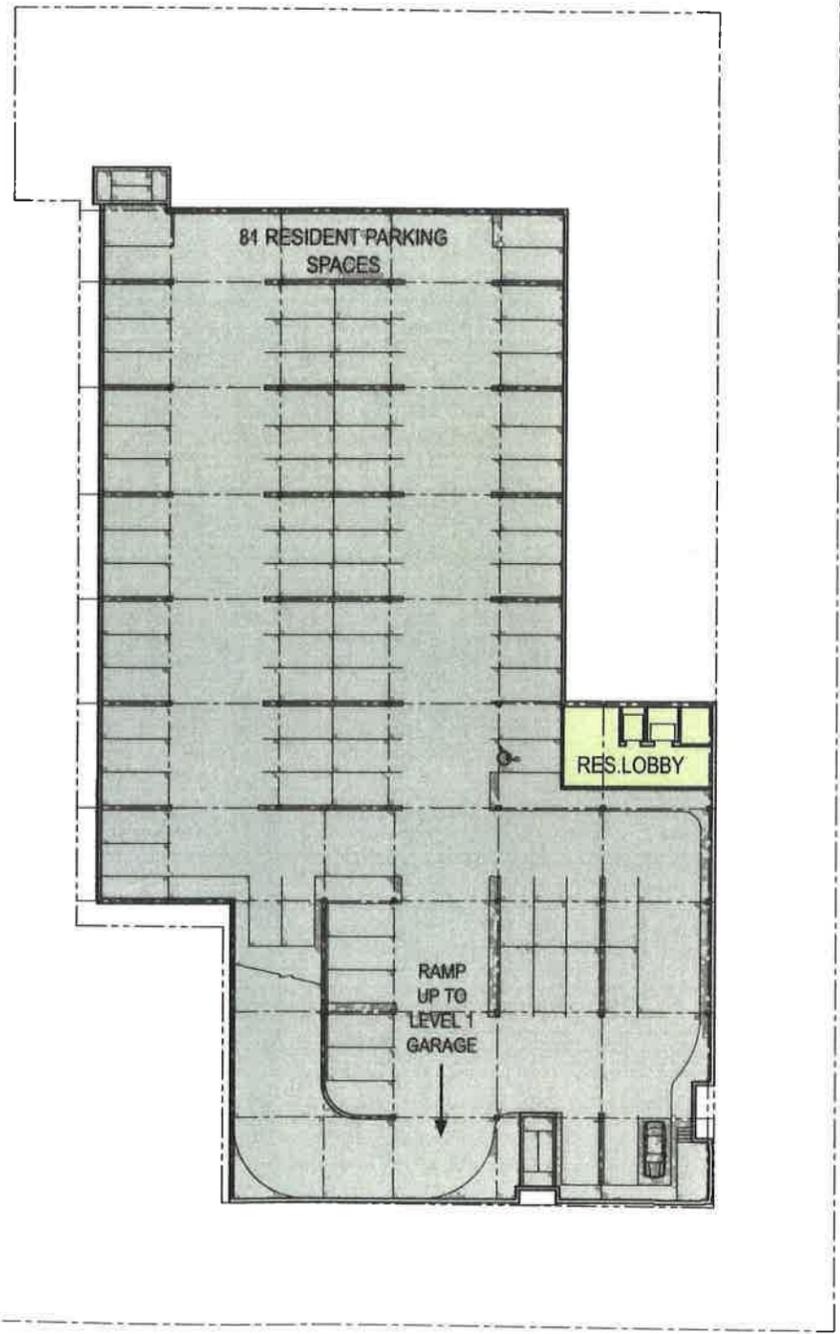


**400 Main Street Mixed-Use**  
Glen Ellyn, Illinois

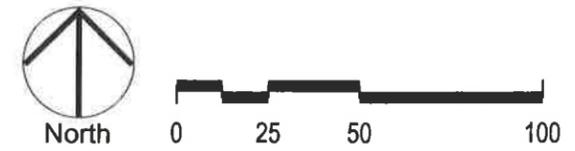


**PROPOSED SITE PLAN**  
2015-02-11





- PROGRAM COLOR
- RETAIL
  - RESIDENTIAL
  - PARKING



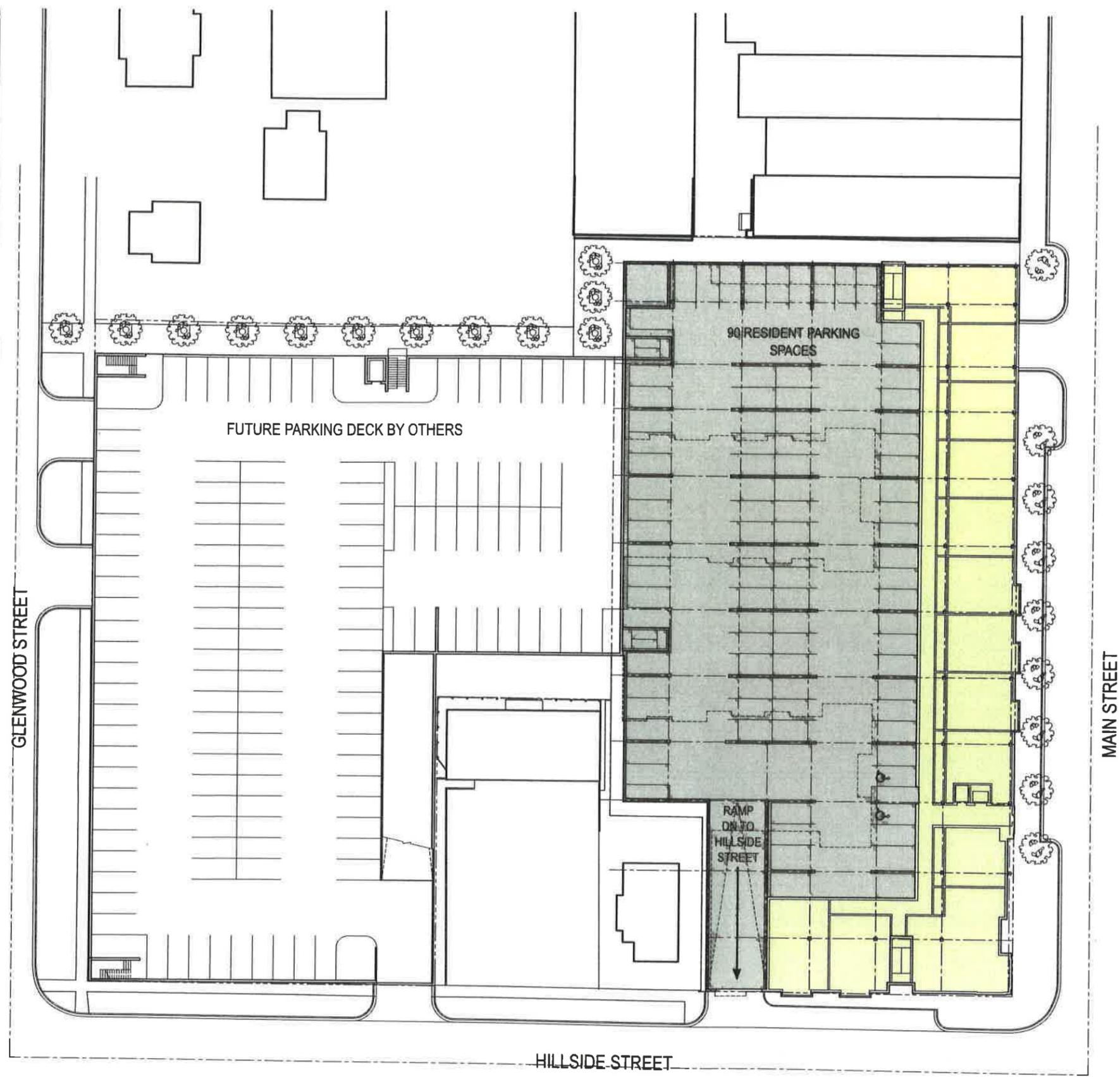


PROGRAM COLOR

- RETAIL
- RESIDENTIAL
- PARKING

North

0 25 50 100

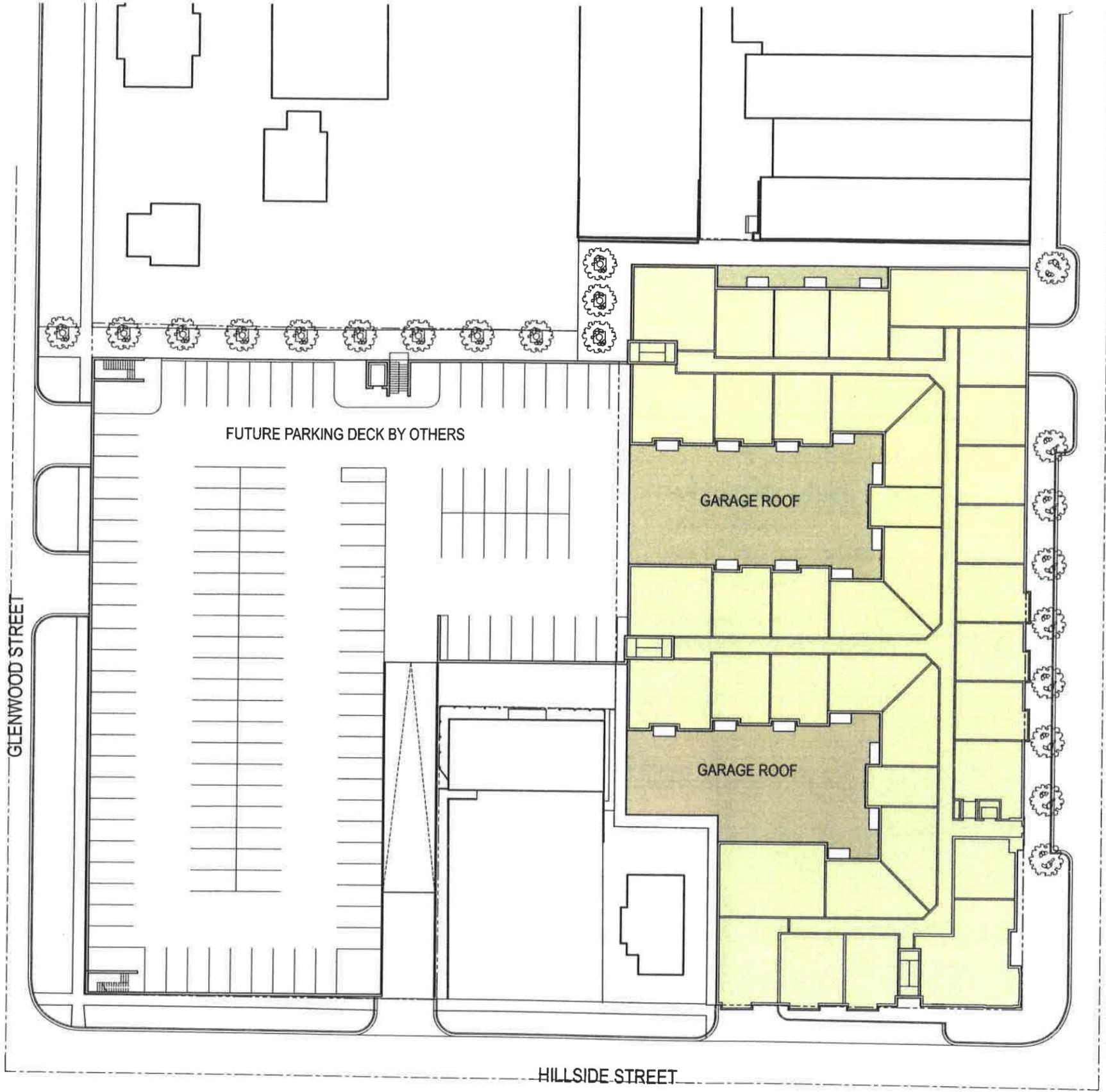


PROGRAM COLOR

- RETAIL
- RESIDENTIAL
- PARKING

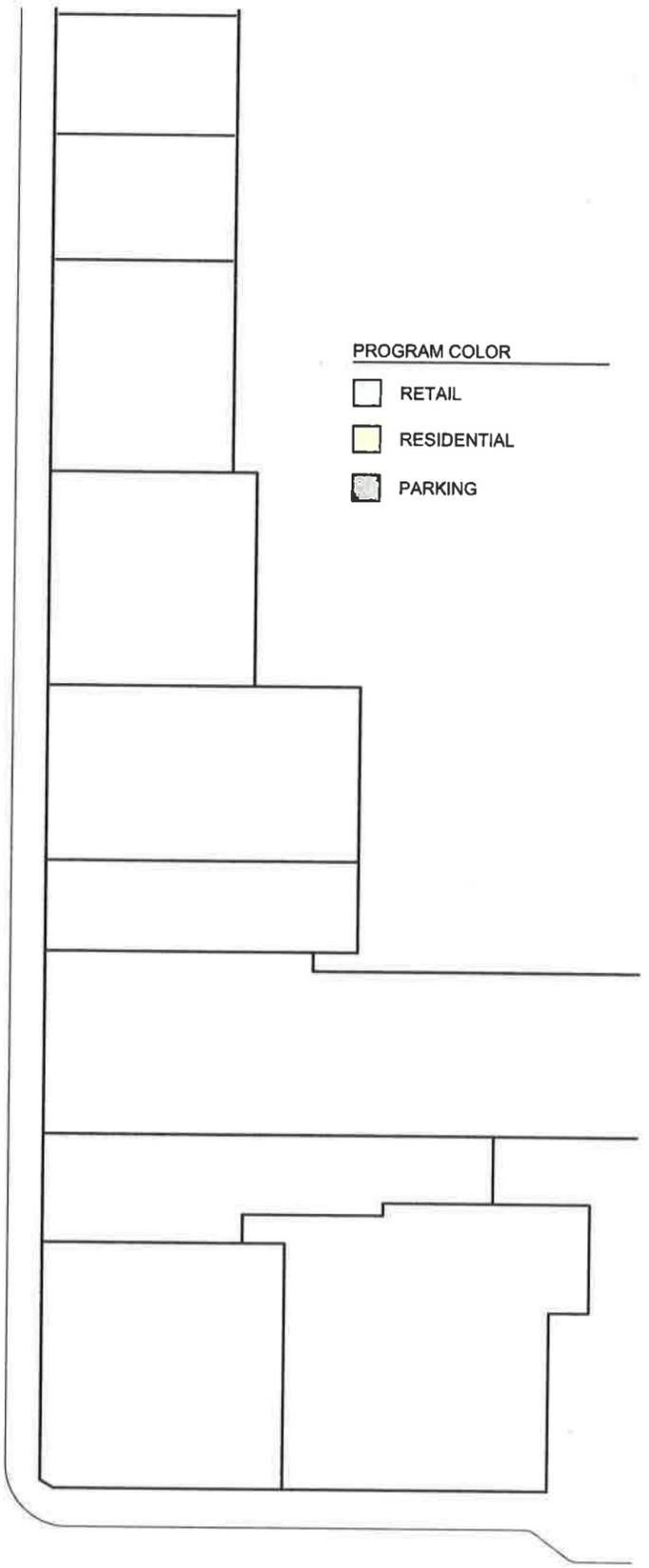
North

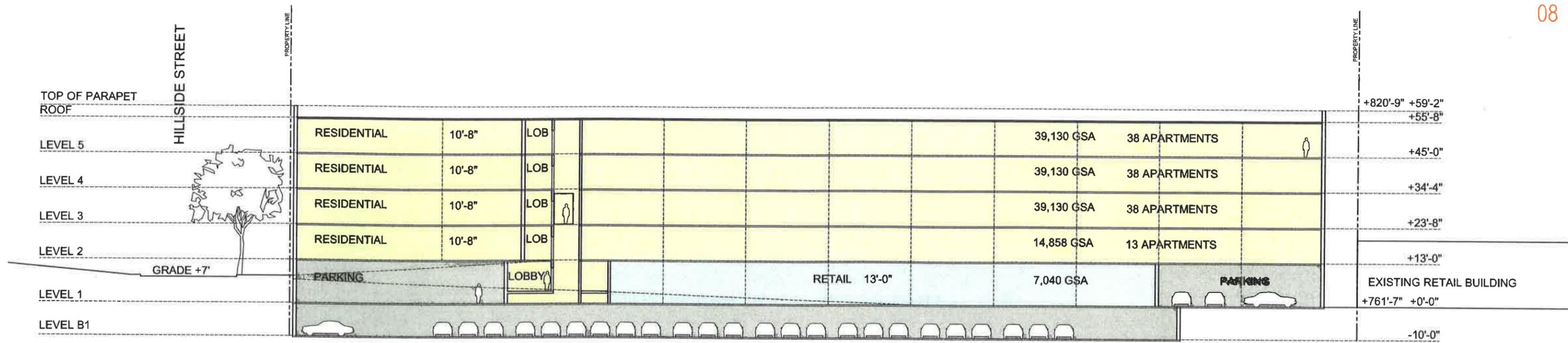
0 25 50 100



PROGRAM COLOR

- RETAIL
- RESIDENTIAL
- PARKING





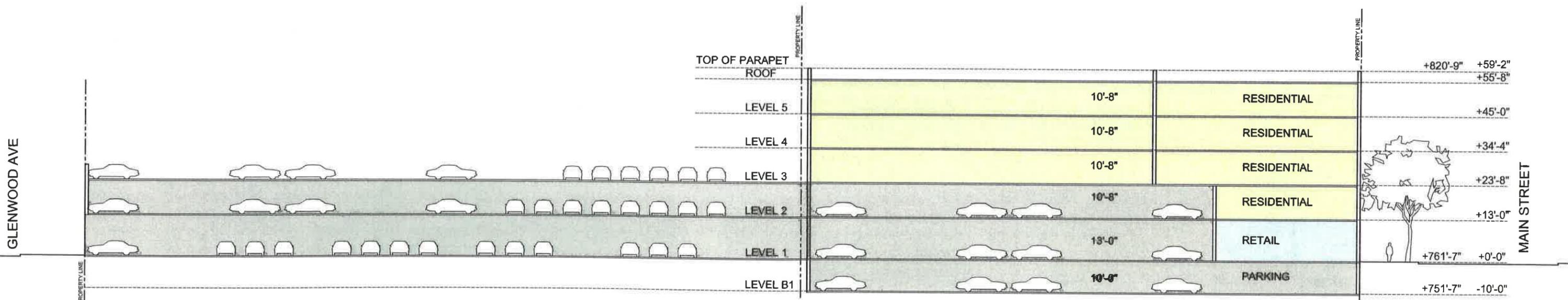
### LONGITUDINAL BUILDING SECTION

#### BUILDING AREA SUMMARY

| AREA TYPE                      | SQUARE FEET        |                   | REQUIRED PARKING          | PROVIDED                  |
|--------------------------------|--------------------|-------------------|---------------------------|---------------------------|
| 2 BEDROOM                      | 25% GSA            | 34 UNITS X 1.3 =  | 45 PARKING SPACES         |                           |
| 1 BEDROOM                      | 75% GSA            | 93 UNITS X 1.3 =  | 121 PARKING SPACES        |                           |
| <b>TOTAL RESIDENTIAL AREA=</b> | <b>133,176 GSA</b> | <b>127 UNITS=</b> | <b>166 PARKING SPACES</b> | <b>171 PARKING SPACES</b> |
| <b>TOTAL RETAIL AREA=</b>      | <b>7,040 GSA</b>   | <b>6,667 RSA</b>  |                           |                           |
| <b>TOTAL BUILDING AREA=</b>    | <b>140,216 GSA</b> |                   |                           |                           |

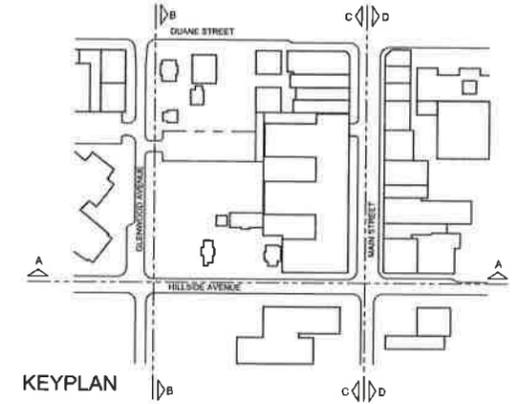
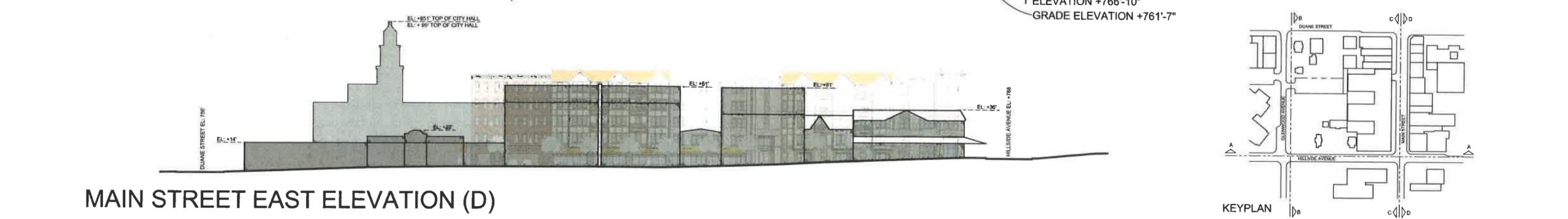
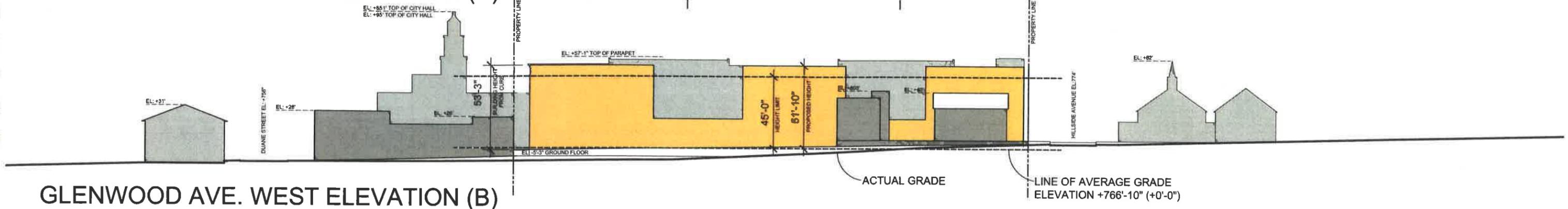
#### PARKING BY LEVEL (IN BUILDING)

|   |                   |            |
|---|-------------------|------------|
| LEVEL B1                                | RESIDENT          | 81         |
| LEVEL 1                                 | CUSTOMER / SHARED | 85         |
| LEVEL 2                                 | RESIDENT          | 90         |
| <b>TOTAL IN BUILDING</b>                |                   | <b>256</b> |
| <b>RESIDENTIAL PARKING RATIO = 1.34</b> |                   |            |



### TRANSVERSE BUILDING SECTION





ITALIAN RENAISSANCE

TUDOR RENAISSANCE

ITALIAN RENAISSANCE

TUDOR RENAISSANCE

ITALIANATE



MAIN STREET ELEVATION

RESIDENTIAL ENTRY

PUBLIC & RESIDENT GARAGE ENTRY

NEW PROMENADE

PROPERTY LINE

TUDOR RENAISSANCE

ITALIAN RENAISSANCE

PROPERTY LINE



HILLSIDE STREET ELEVATION

RESIDENT GARAGE ENTRY

**MATERIALS LIST**

- 1. MASONRY / BRICK
- 2. STANDING SEAM METAL ROOF
- 3. MASONRY / CULTURED STONE
- 5. STUCCO
- 6. WOOD
- 7. PREFINISHED METAL PANELS
- 8. FIBER CEMENT BOARD



VIEW FROM GLENWOOD AND HILLSIDE INTERSECTION



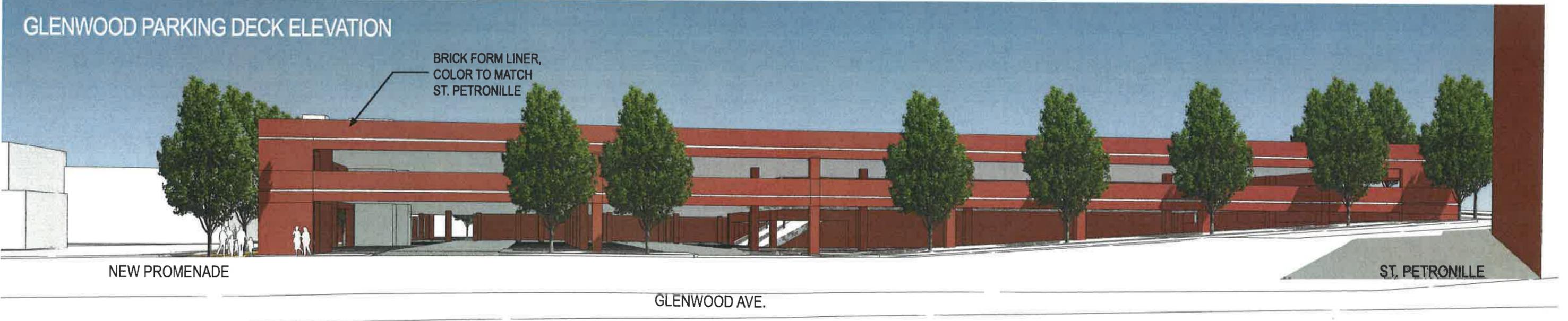
ST. PETRONILLE

GLENWOOD AVE.

HILLSIDE STREET

GLENWOOD PARKING DECK ELEVATION

BRICK FORM LINER,  
COLOR TO MATCH  
ST. PETRONILLE



NEW PROMENADE

GLENWOOD AVE.

ST. PETRONILLE