

- **Benefits**
- **Lifestyle**
- **Anticipated Pricing**
- **Incentive Requirements**
- **Height Variance**
- **Main Street Parking Lot**
- **Environmental Testing**
- **Parking Deck**
- **Parking Allocation**

## Benefits to the Village of Glen Ellyn :

- **Additional 194 public parking spaces**
- **Revitalize Glen Ellyn Central Business District**
- **Development of Class A retail space**
- **Increase in the sales tax revenue for the Village**
- **Increase in the property tax revenue for the Village**
- **New employment opportunities**
- **Physically upgrade existing dilapidated retail**
- **Enhance visual appearance and landscaping of Village**
- **Increase in the residential opportunities consistent with the comprehensive plan**
- **Improved sustainability in downtown area**

## **Benefits to St. Petronille Catholic Church :**

- **Additional 194 public parking spaces**
- **Safe and secure drop off area for school children**
- **More controlled traffic flow**
- **Safe surface lot for parishioners**
- **Improvement to the access from parking lot via new sidewalks and walkways to St. Petronille church**
- **State-of-the-art covered parking for parishioners**
- **Enhance visual appearance and landscaping of St. Petronille**
- **Facade will resemble current St. Petronille's facade**

## 400 Main Lifestyle

### Social

- Social Media Availability
- Public Activity Spaces Designed to Promote Resident Interaction

### Health & Fitness

- Staying Fit is a Priority
- 24 Hour Gym
- Fitness on Demand Classes
- Biking and Running Paths Close by

### Convenience

- Maintenance Free Living
- Washer & Dryer in Units
- Shopping, Dining and Entertainment Proximity
- Proximity to Metra Station
- Gourmet Kitchens & Grills

### Security

- Electric Key Access to all Amenities
- 24 Hour Surveillance System

### Eco Conscious

- Walkable - Walk Score: 95 “Walkers Paradise”
- Energy Efficient Appliances
- Bike Storage & Repair Station
- Recycling on site
- Car sharing/Car Charging Station



## Charitable Giving

- 70% of our target demographic contribute to charities within their community.
- Examples of charitable giving include: food pantry drives, toys for tots, school supply drive, volunteering at a local shelters, etc.

## Involvement within Community

- Millennial's seek communities that offer opportunities to engage with each other and the community.
- Empty Nesters are invested stakeholders in the community with lifestyles that allow them to commit necessary time and resources to community groups.

## Active Involvement

- Resident Events:
  - Community Happy Hours
  - Viewing Parties (superbowl, movies, academy awards, etc.)
  - Puppy Party (meet other pet owners)
  - Fitness Classes within Building
- Community Events:
  - Local restaurant wine/food tastings
  - Resident Shopping events
  - VIP program with downtown businesses



### Anticipated Pricing Metrics:

### Average Total Annual Income

**1BR Average: \$1,650 - \$1,750/month**

**\$ 60K - \$70K**

**2BR Average: \$2,100 - \$2,250/month**

**\$ 75K - \$125K**

**3BR Average: \$3,200 - \$3,400/month**

**\$ 125K & above**

## Village Asks:

- **Height Variance**
- **Replacement of existing Main Street Parking Lot with new improved covered parking**
- **Environmental Testing and Remediation**
- **Funding of Parking Deck Construction**

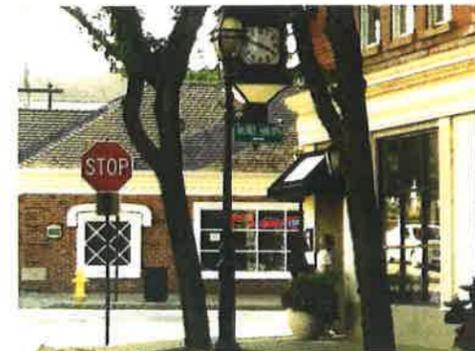


<b>Height Variance Required</b>	<b>Allowed</b>	<b>Requested</b>	<b>Delta</b>
Main Parapet	45'	53' 11"	8' 11"
Mechanical Screen (not visible)	45'	57' 1"	12' 1"
Clock Tower Element (Designed based upon feedback received from the Planning Commission & Architectural Review Committee)	45'	61' 1"	16' 1"

## Contribution of Main Street Parking Lot

The Village of Glen Ellyn will agree to:

- Contribute the Main Street Parking lot to the development. In exchange, Opus will replace the existing 81 spaces within the Village Surface Parking lot with approximately 73 improved, covered spaces on the first floor of the new development, subject to final site planning.



## Environmental Testing and Remediation

### The Village of Glen Ellyn will fund:

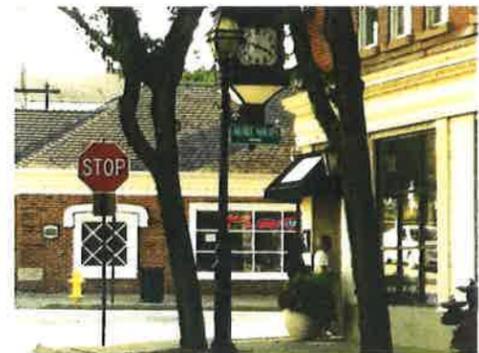
- 50% of the cost of the environmental testing up to \$50,000, should Opus be unsuccessful obtaining the necessary approvals and entitlements.
- Up to \$200,000 for remediation of the Main Street parking lot.
- Any costs associated with environmental testing and remediation of the St. Petronille parking lot.



## Land Lease and Funding of Parking Deck

### The Village of Glen Ellyn will agree to:

- Enter into a long term (99+ years) ground lease with St. Petronille Catholic Church to allow construction of the shared parking deck (located on the current St. Petronille parking lot.)



# Parking Allocation

## Contemplated Village and St. Petronille Shared Parking Deck

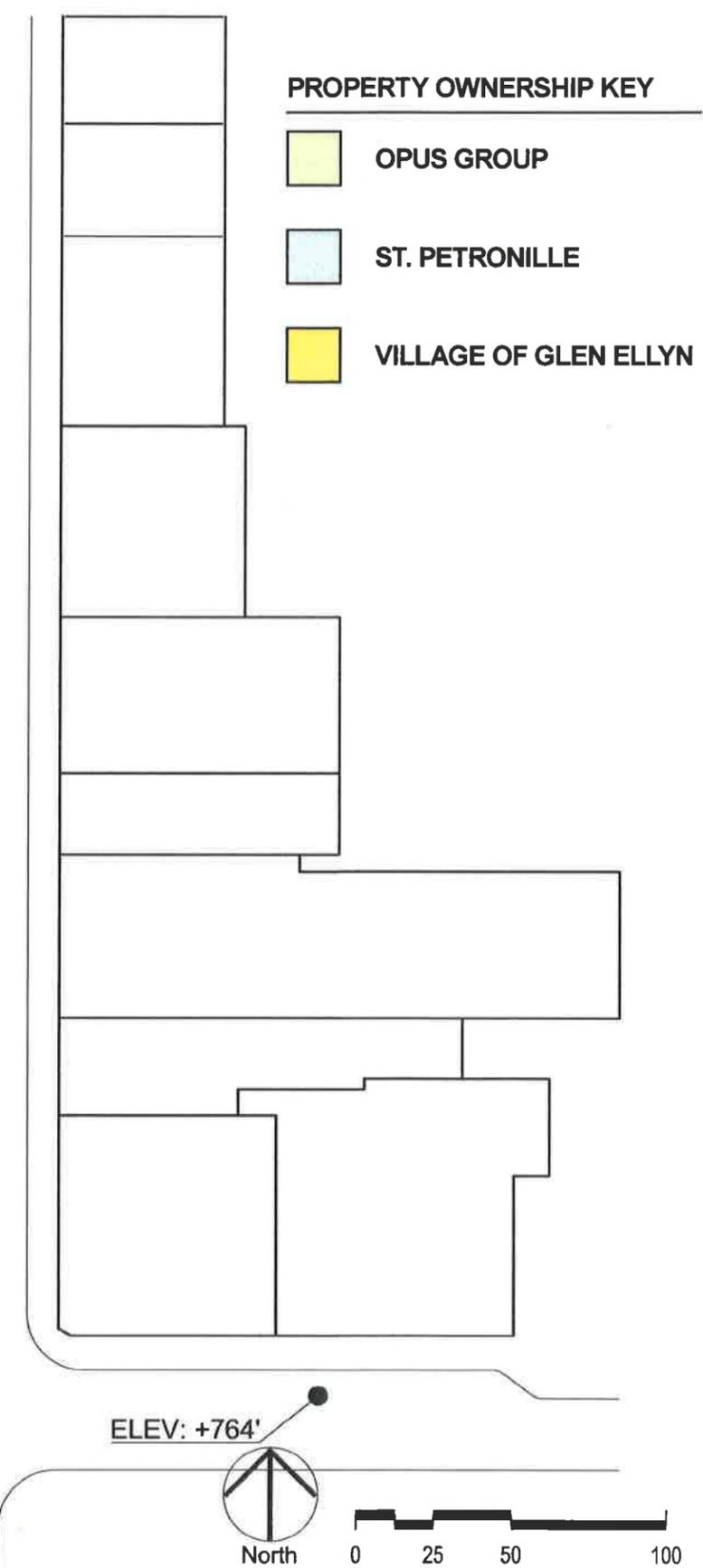
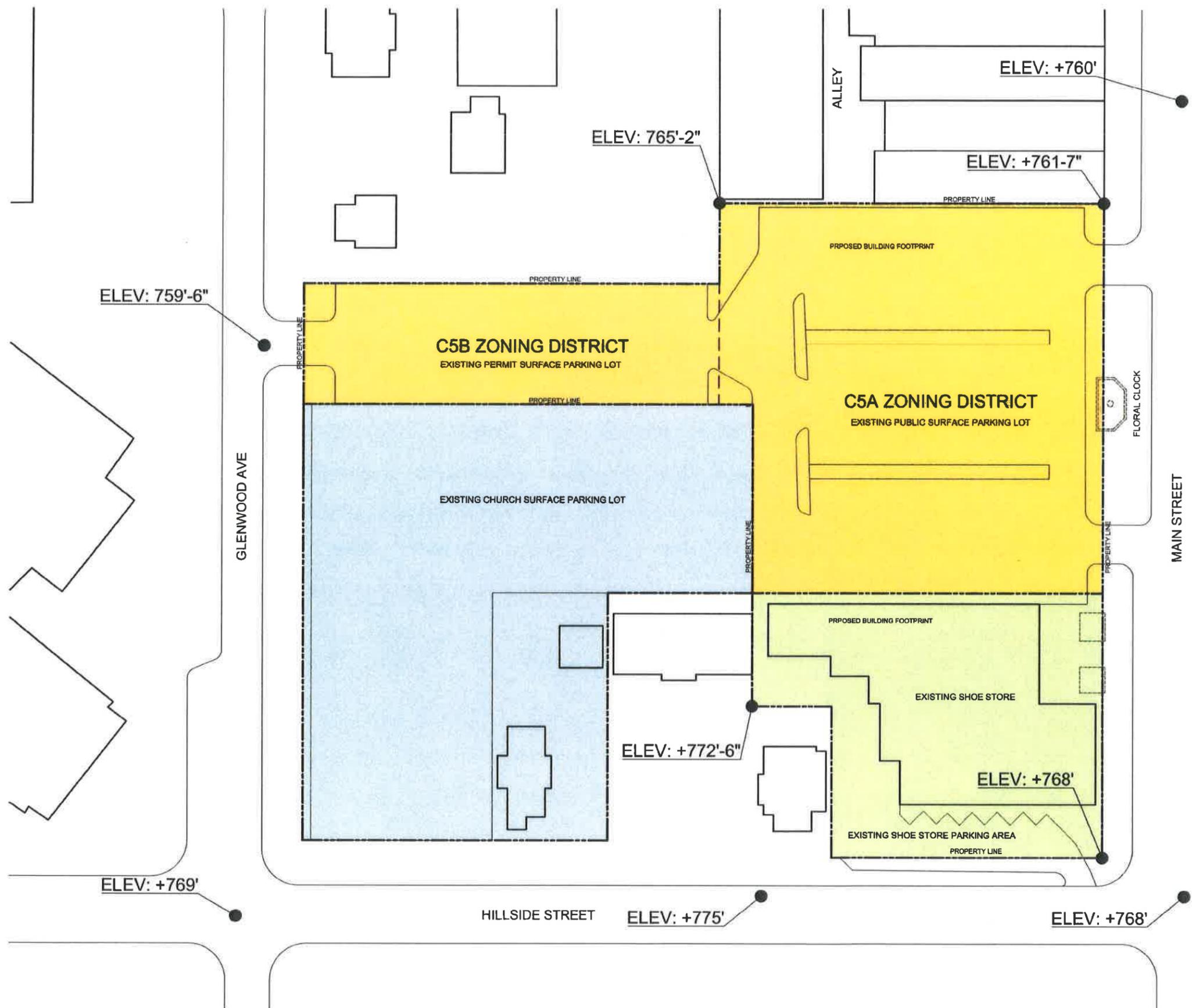
Deck Estimate	Total Cost	Number of Parking Spaces	Cost Per Parking Stall
Total Parking Deck Cost	\$5,275,000	393	\$13,422
Opus Contribution (pro rated share)	\$684,522	51	\$13,422
Village Contribution	\$4,590,324	342	\$13,422
Improved Covered Surface Stalls in Opus Development		73	\$0
<b>Total Village Stalls</b>	<b>\$4,590,324</b>	<b>415</b>	<b>\$11,061</b>

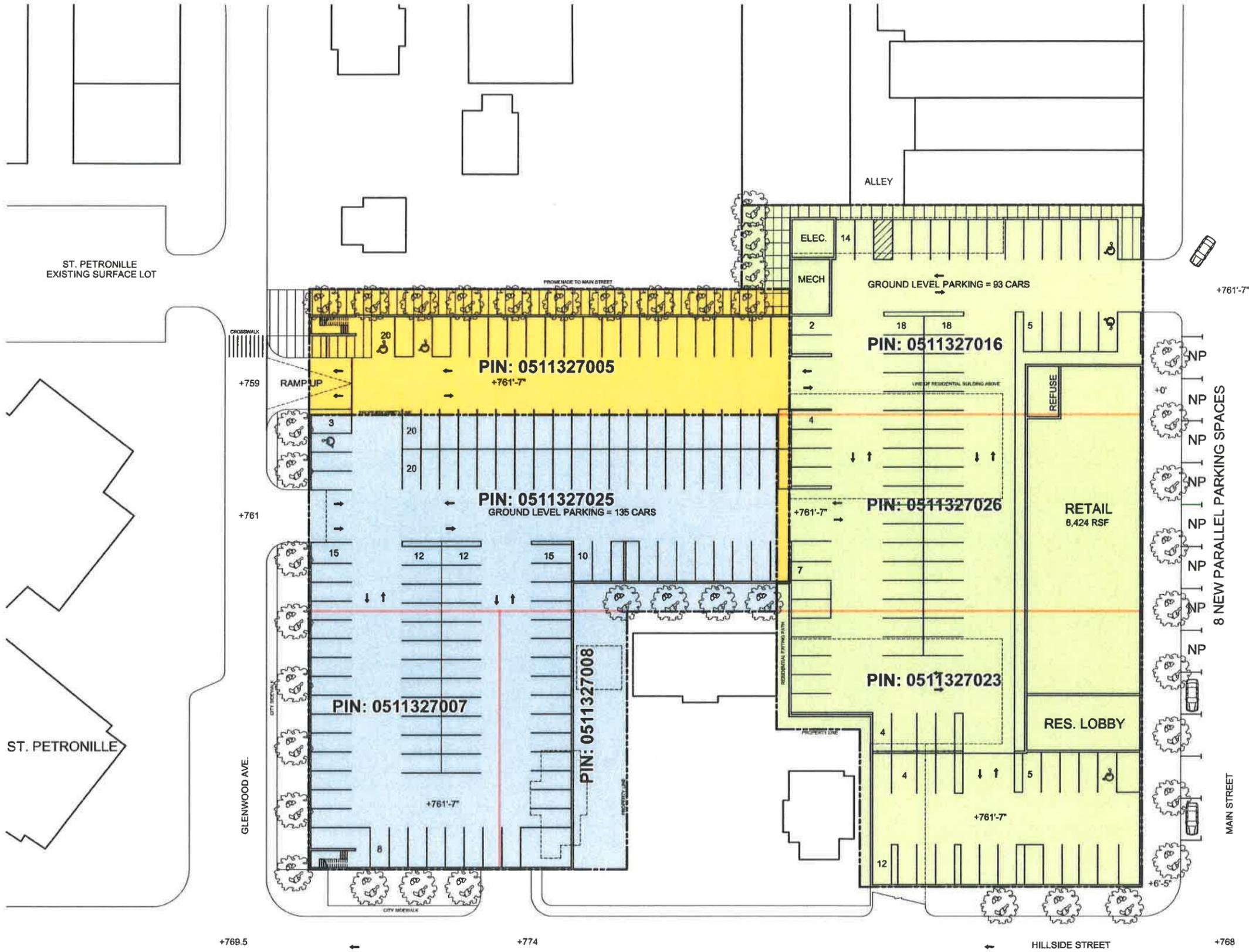


- **Critical Process Dates**
- **Existing Site Plan**
- **Proposed Ownership Site Plan**
- **Proposed Site Plan**
- **Circulation Plan**
- **Drop-Off Plan**
- **The Promenade Concept**
- **Streetscape Plan**
- **Elevations**
- **Building Materials**
- **City Block Elevation Diagram**
- **Floor Plans**
- **Building Section & Matrix**
- **Parking Deck Views**

## Critical Process Dates:

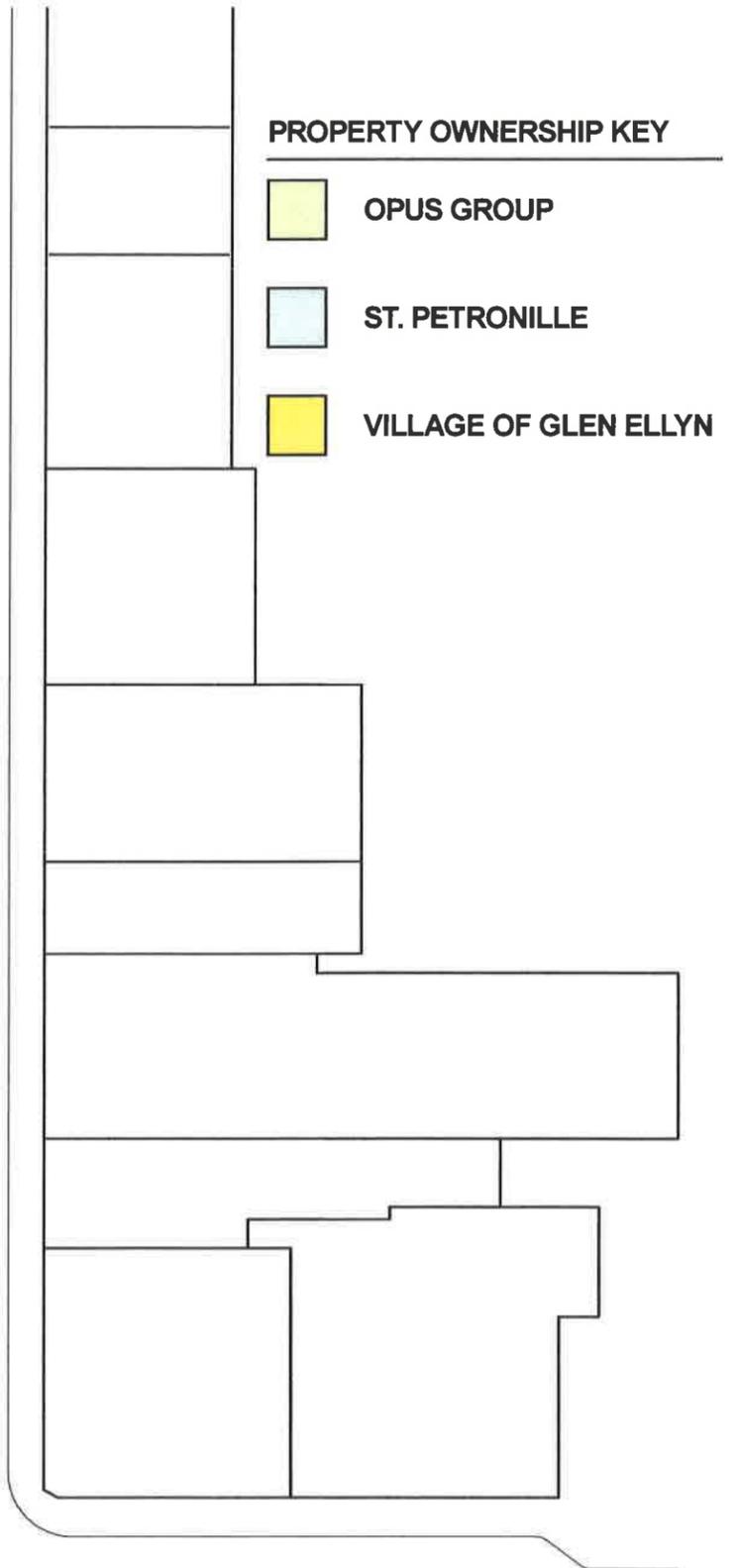
- October, 2013: Execution of the Purchase and Sale Agreement between Opus Development Company L.L.C. and Giesche Shoes.
- March, 2014: Pre-Application Meeting with the Planning Commission.
- April - August, 2014: Negotiations with St. Petronille Catholic Church.
- October, 2014: Special Workshop Meeting #1 with Village Board.
- November, 2014: Meetings with various Village Committees:
- Downtown Alliance
  - Historic Commission
  - Environmental Commission
  - Chamber of Commerce
- February, 2015: Architectural Review Committee Pre-Application Meeting.
- March, 2015: Joint Pre-Application Meeting with the Architectural Review Committee and the Planning Commission.
- May, 2015: Special Workshop Meeting #2 with Village Board.





**PROPERTY OWNERSHIP KEY**

- OPUS GROUP
- ST. PETRONILLE
- VILLAGE OF GLEN ELLYN



8 NEW PARALLEL PARKING SPACES



Proposed Ownership Site Plan



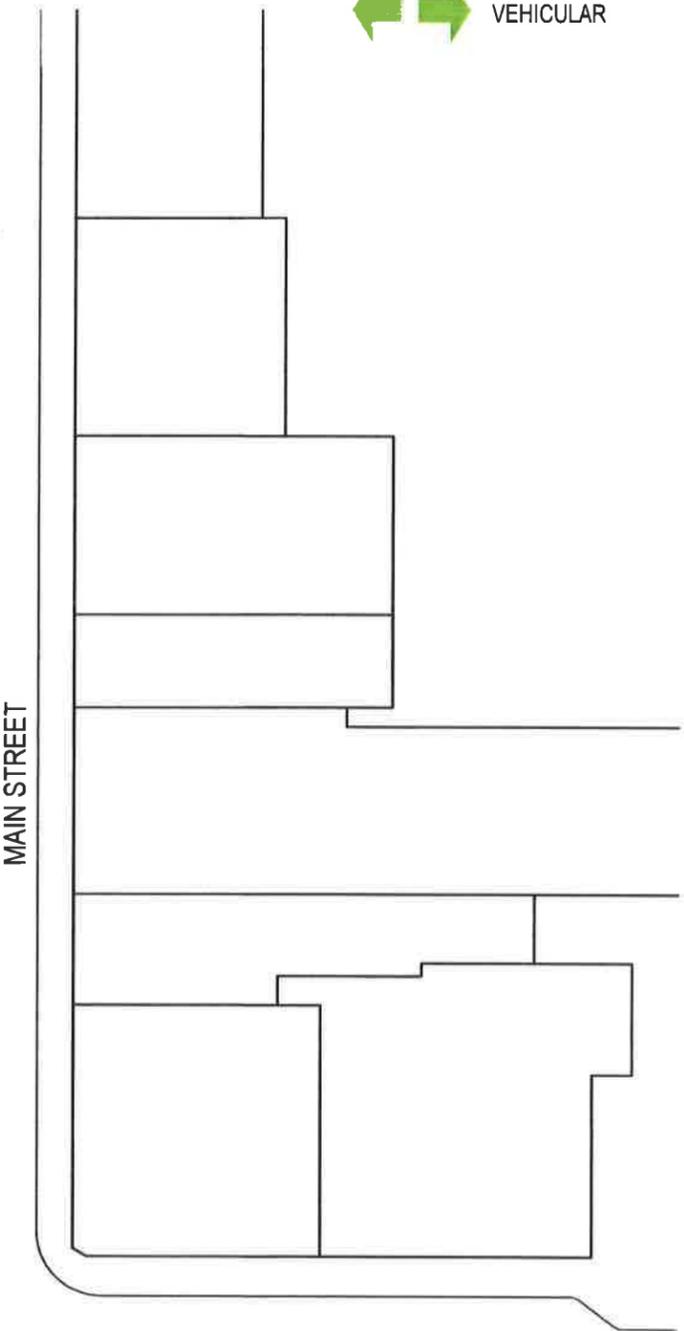
North



Proposed Site Plan

PEDESTRIAN

VEHICULAR







## KEY INTERSECTION A

(Main & Crescent; Forest & Crescent)

These two intersections would maintain the existing intersection infrastructure and enhance their median features.

- **Option One:** Enhance existing median features and install bump-outs, monument signage, enhanced lighting, landscaping, and brick paver crosswalks at each intersection.
- **Option Two:** Remove median features, install decorative paver art, and enhance crosswalks. (See "Key Intersection B" for example)

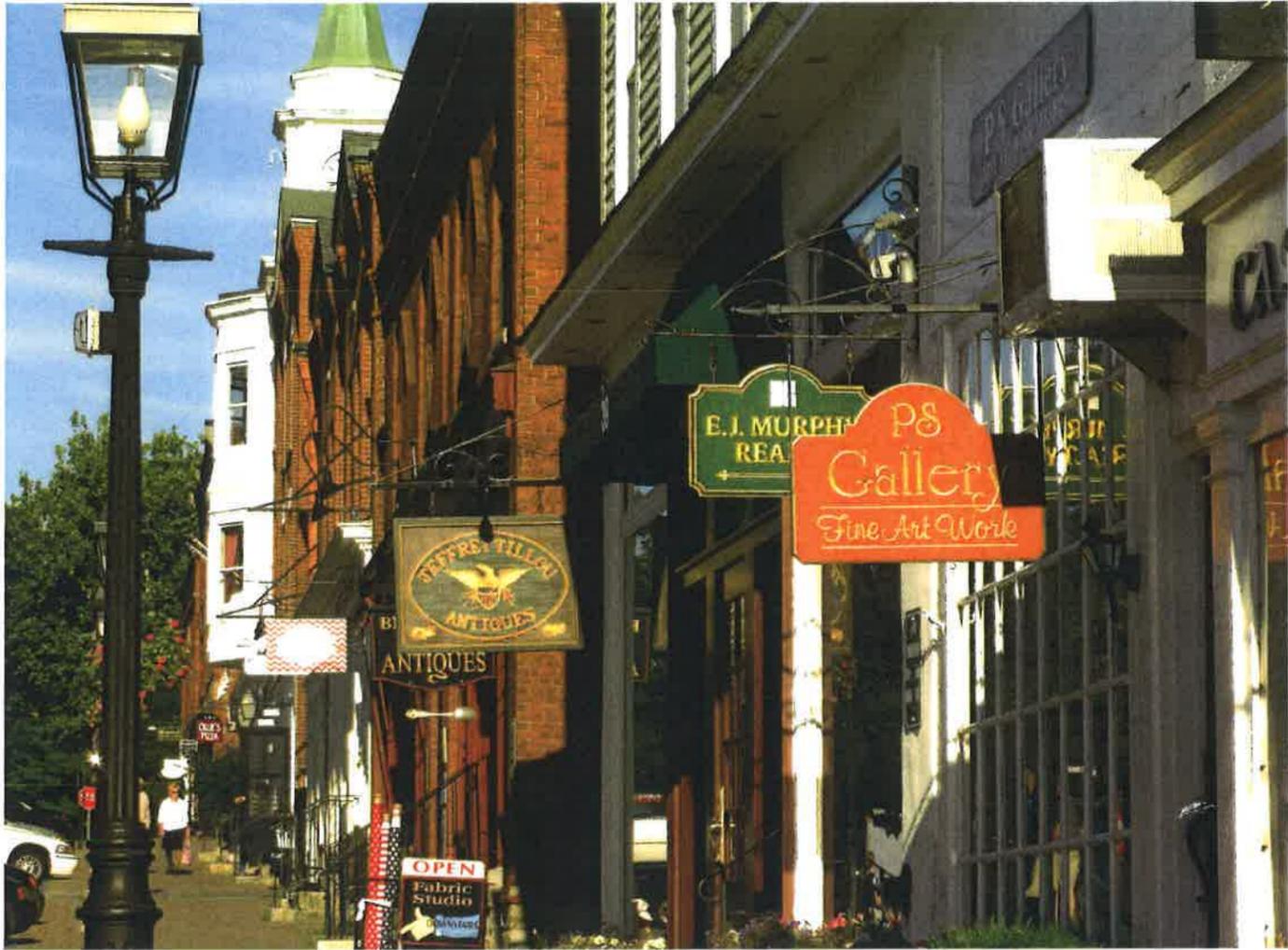


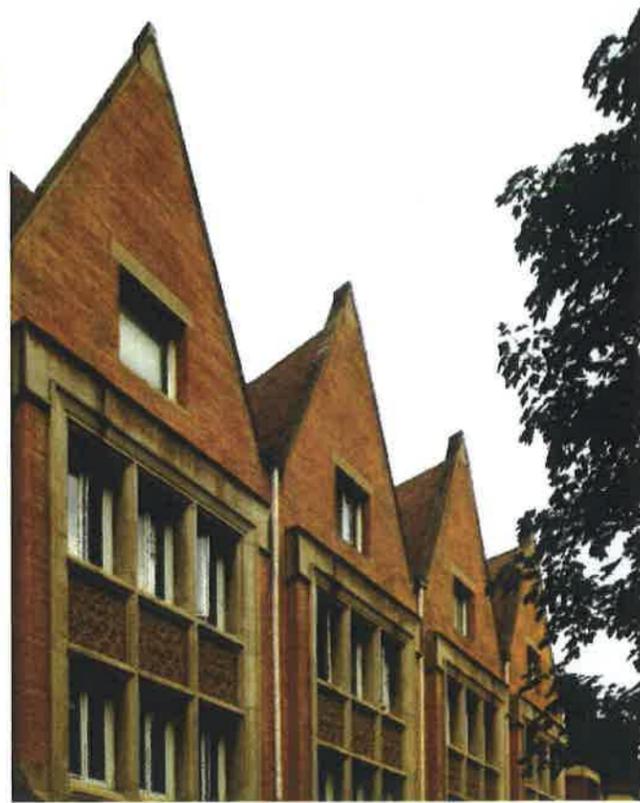
Streetscape & Parking Analysis // Village of Glen Ellyn

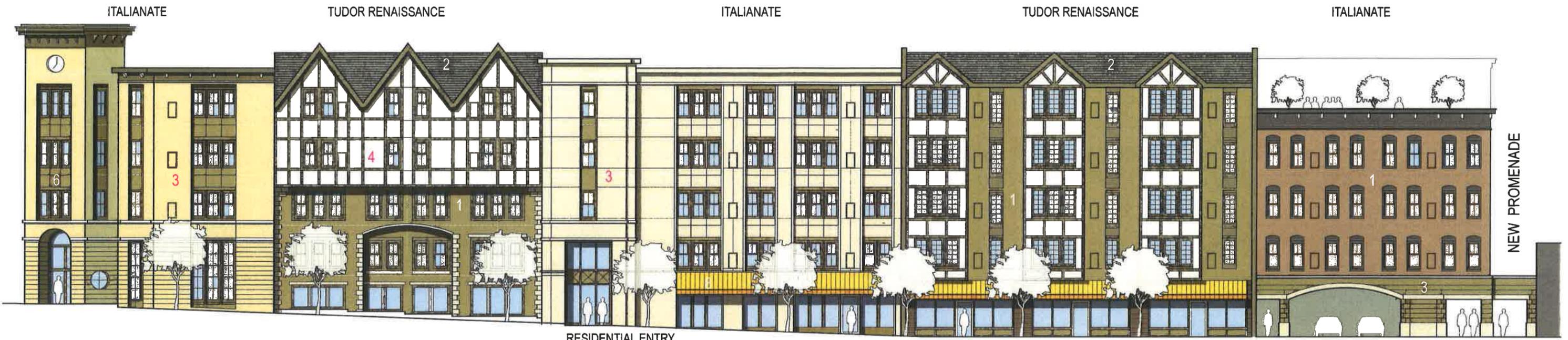


PROPOSED SITE PLAN

LANDSCAPE PLAN AND PARKING STUDY







MAIN STREET ELEVATION

**MATERIALS LIST**

- |                             |                             |
|-----------------------------|-----------------------------|
| 1. BRICK                    | 5. WOOD                     |
| 2. COMPOSITE SLATE ROOF     | 6. PREFINISHED METAL PANELS |
| 3. MASONRY / CULTURED STONE | 7. FIBER CEMENT BOARD       |
| 4. STUCCO                   | 8. FABRIC AWNING            |



HILLSIDE STREET ELEVATION



PROMENADE ELEVATION



**MASONRY - BRICK AND CULTURED STONE**





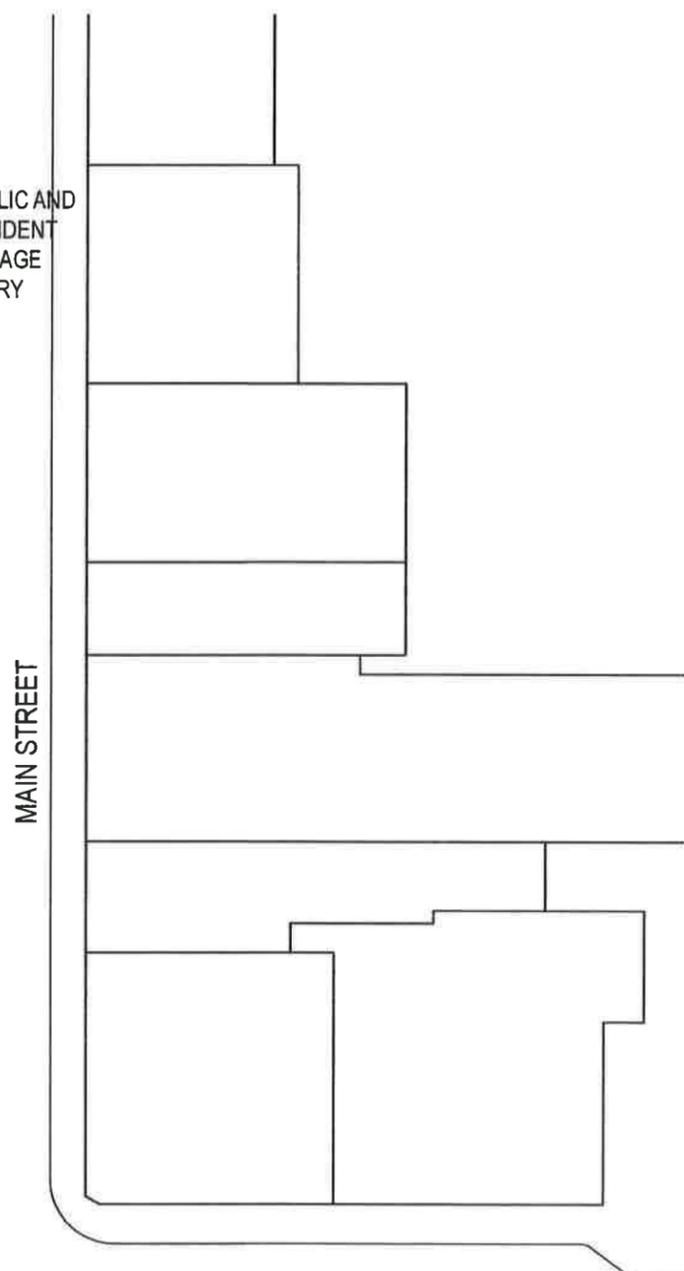
**STUCCO, WOOD, PREFINISHED METAL PANELS  
AND FIBER CEMENT BOARD**





**PROGRAM COLOR**

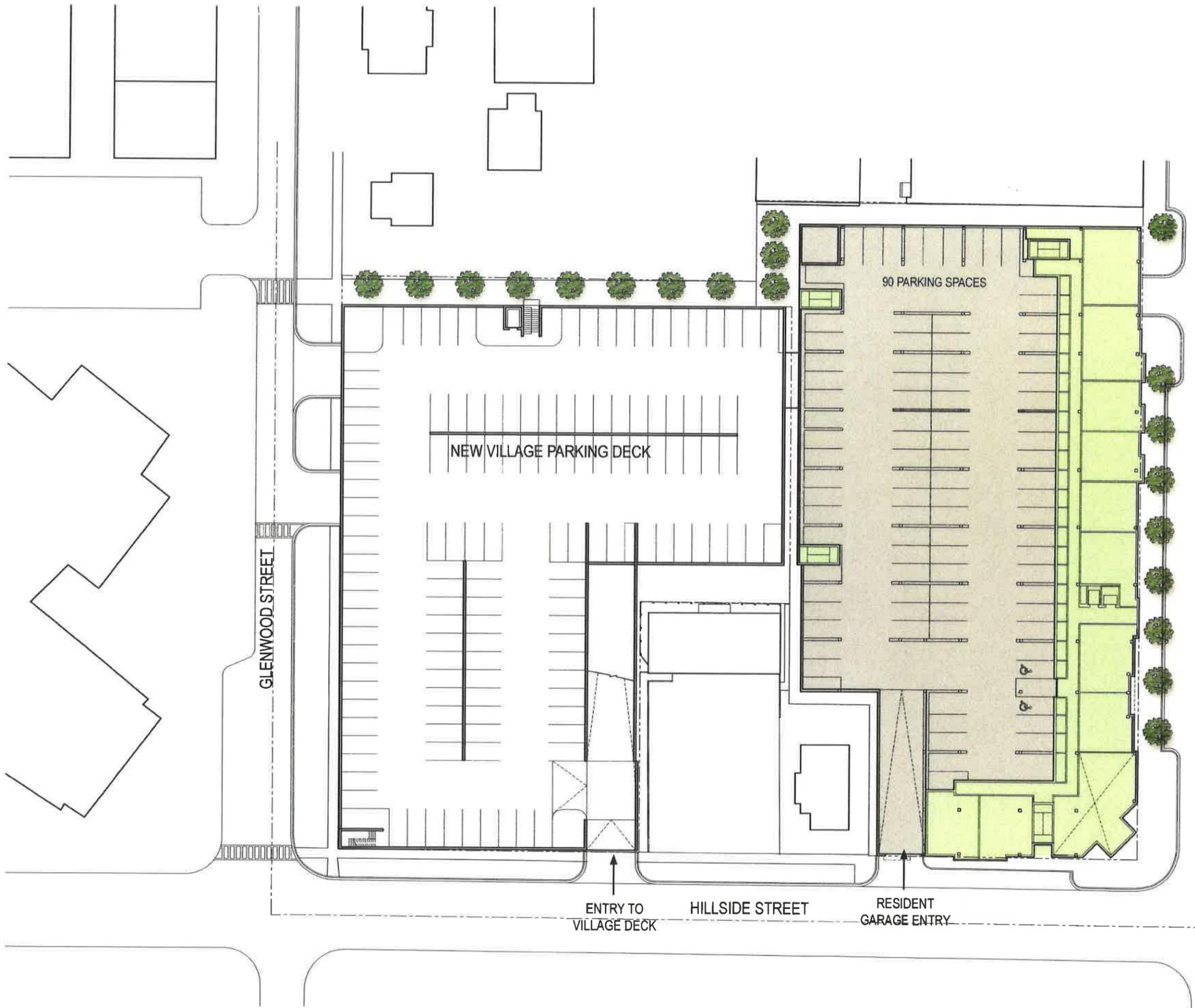
- RETAIL
- RESIDENTIAL
- PARKING



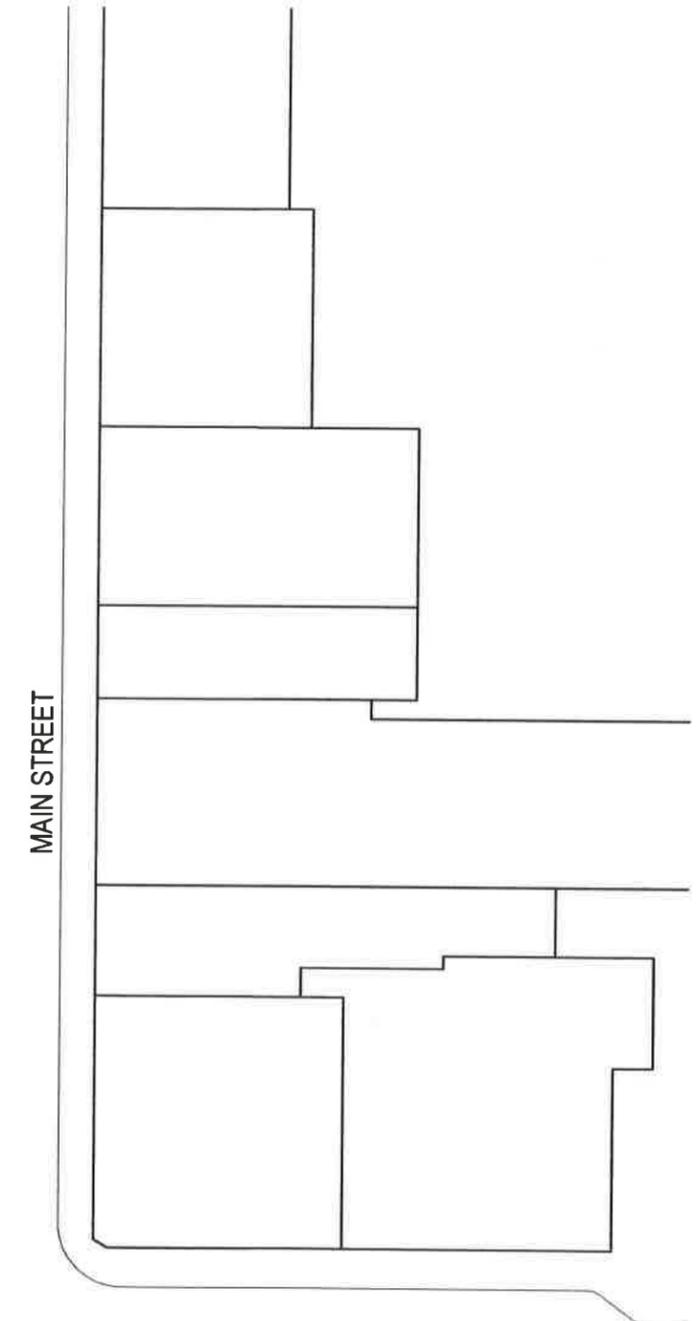
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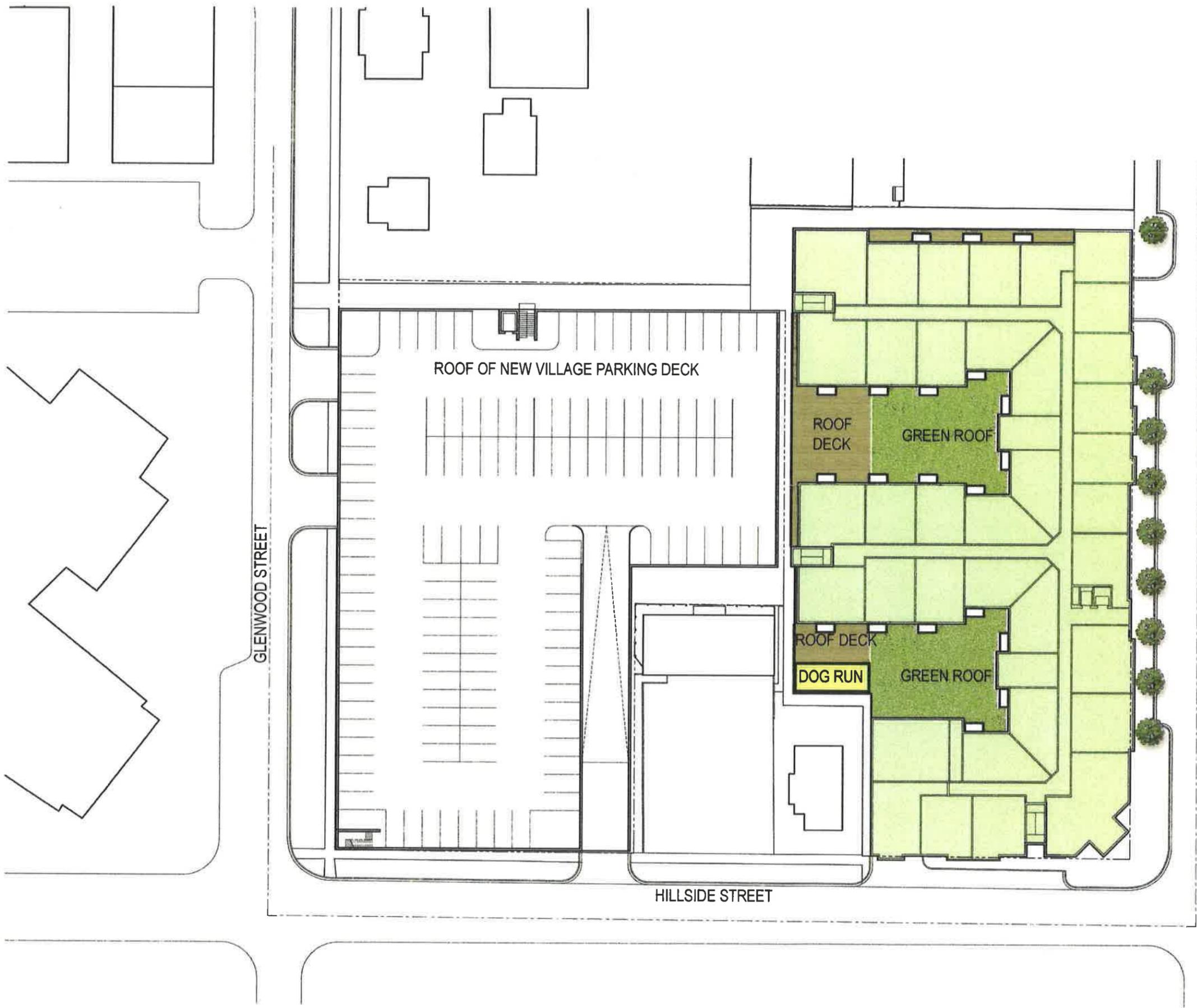
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Level 1 Plan

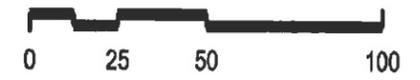
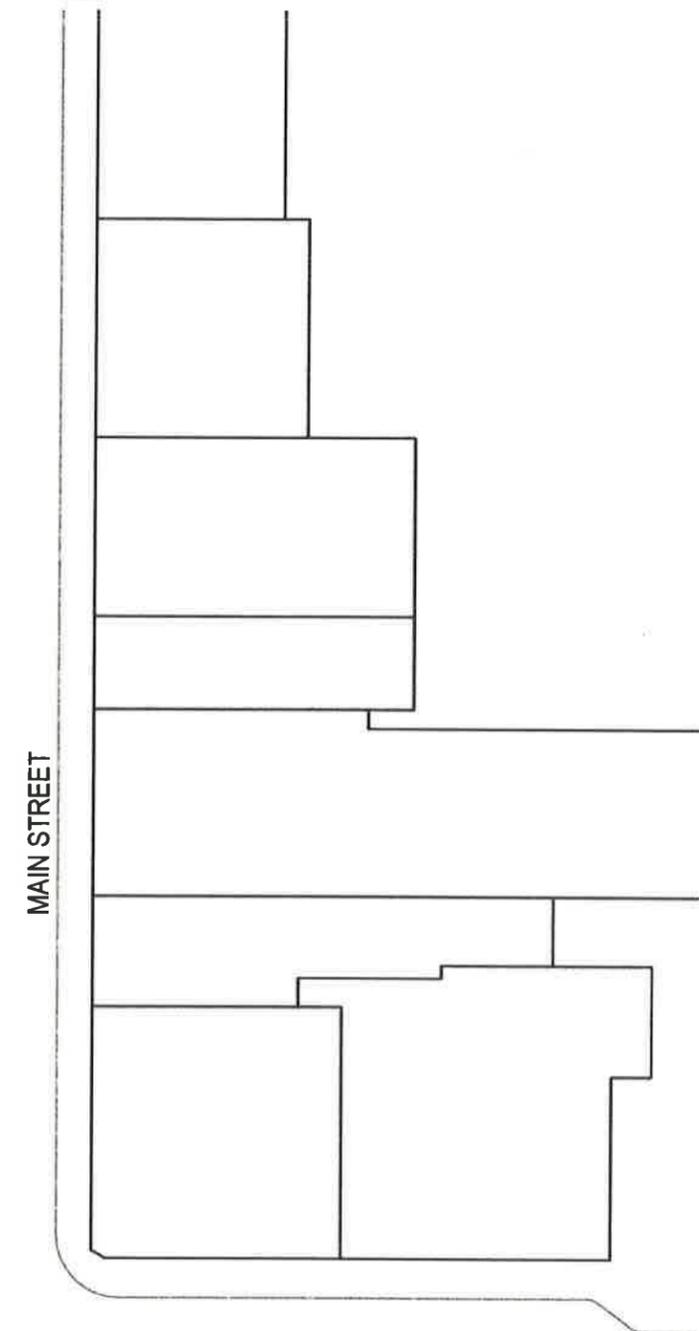


- PROGRAM COLOR
- RETAIL
  - RESIDENTIAL
  - PARKING

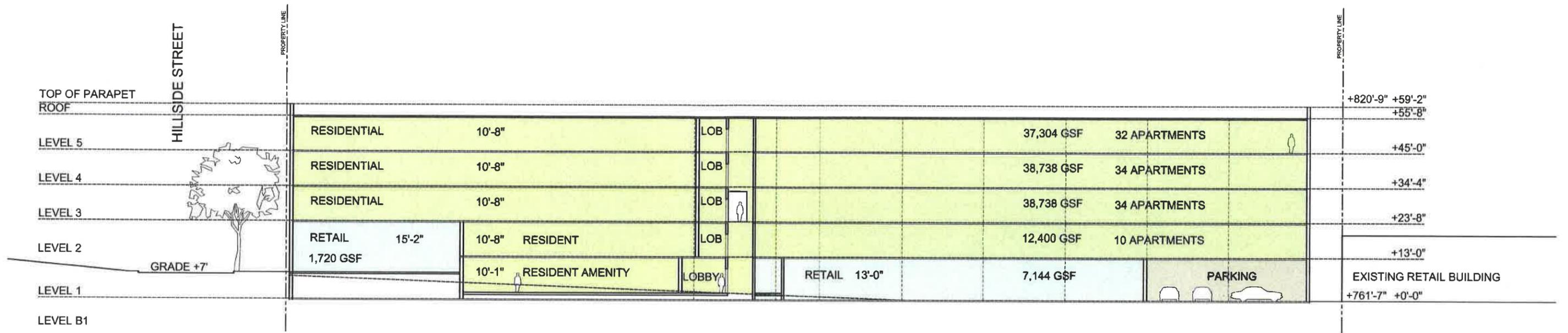




- PROGRAM COLOR
- RETAIL
  - RESIDENTIAL
  - PARKING







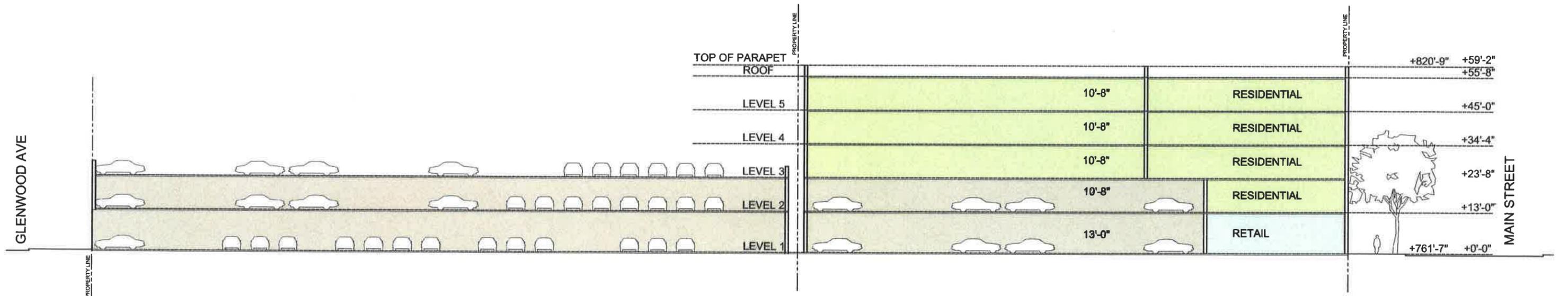
## LONGITUDINAL BUILDING SECTION

### BUILDING AREA SUMMARY

AREA TYPE	SQUARE FEET	REQUIRED PARKING	PROVIDED IN OPUS DEVELOPMENT
3 BEDROOM	8% GSF	9 UNITS X 1.28 = 12 PARKING SPACES	
2 BEDROOM	32% GSF	35 UNITS X 1.28 = 45 PARKING SPACES	
1 BEDROOM	60% GSF	66 UNITS X 1.28 = 84 PARKING SPACES	
TOTAL RESIDENTIAL AREA=	131,293 GSF	110 UNITS = 141 PARKING SPACES	91 PARKING SPACES
TOTAL RETAIL AREA=	8,864 GSF	6,667 RSA	
TOTAL BUILDING AREA=	140,157 GSF		

### PARKING MATRIX

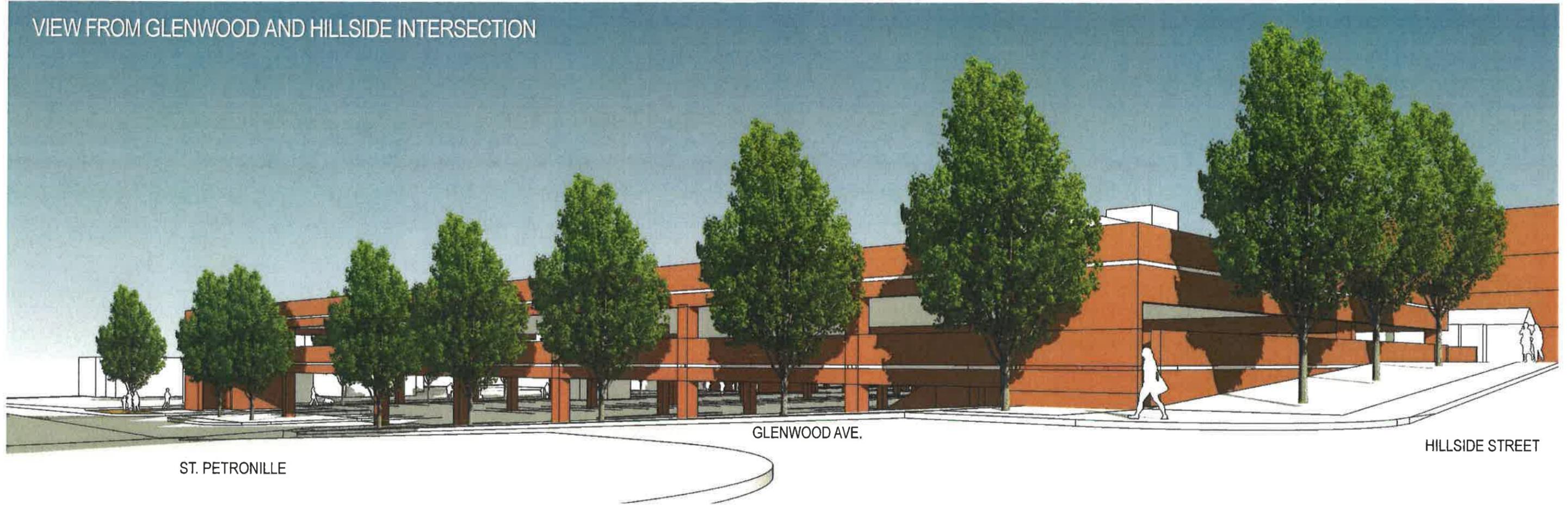
	WITHIN OPUS DEVELOPMENT	WITHIN VILLAGE PARKING DECK	TOTAL
CUSTOMER / SHARED	72	342	414
RESIDENT	90	51	141
TOTAL IN BUILDING	162	393	555



## TRANSVERSE BUILDING SECTION



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



**PRECAST CONSTRUCTION WITH BRICK FORM LINER**

