



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

Meeting 11/12/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-663)**

DOC ID: 2020-663

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.

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Staff Report
2. Aerial Photo
3. Zoning and Location Map
4. Location Map for Public Hearing Notice
5. List of Addresses for Public Hearing Notice
6. Public Hearing Notice
7. Certificate of Publication
8. Petitioner's Cover Letter
9. Petitioner's Application for Preliminary PUD Approval
10. Petitioner's Application for Final PUD Approval
11. Petitioner's Application for Special Use Permit Approval
12. Petitioner's Application for Exterior Appearance Approval
13. Supporting Application Materials
14. List of Requested Deviations
15. Representative Project References

16. EcoCAT Report
17. Land Use Opinion
18. 2015 Phase II Subsurface Investigation Report
19. 2017 Phase II Subsurface Investigation Report
20. A-100 Cover Sheet
21. A-101 - Lower Level Parking
22. A-102 - Main Parking-Street Level - PUD Plan
23. A-103 - Floor Plans - Levels 2-5
24. A-104 - Typical Unit Floor Plans 1-Bed
25. A-200 Elevations
26. A-300 - Building Sections
27. A-400 - Elevations-Color
28. A-401 - Renderings-Day
29. A-402 - Renderings-Night
30. Before - After Exhibit, Building Design
31. L-100 - Landscape Plan
32. Engineer's Statement
33. C1.0 - Cover Sheet
34. C2.0 - Existing Conditions
35. C2.1- Preliminary Site Demolition Plan
36. C3.0 Preliminary Site Dimensional & Paving Plan
37. C4.0 - Preliminary Utility Plan
38. C5.0 - Preliminary Grading Plan
39. C5.1 - Average Existing Grade Exhibit
40. C5.2 - Detailed Grading NW
41. C5.3 - Sidewalk Grading - Glenwood
42. TR1.0 Vehicle Circulation Exhibit
43. EXH1.0 - Pervious-Impervious Exhibit
44. Photometric Plan
45. Primary and Secondary Material Details
46. Light Fixture Specs
47. Construction Schedule
48. Residential Market Analysis
49. Traffic Study
50. Minutes of Public Meetings RE 460 Crescent - Downtown
51. Public Comments received as 11-6-2020
52. Excerpts from 2001 Comprehensive Plan
53. Excerpts from the 2009 Downtown Strategic Plan
54. Excerpts from draft Comprehensive Plan
55. Memo to Petitioner RE: HPC & GEHS Comments dated 10/21/2020

STAFF REPORT

TO: The Glen Ellyn Plan Commission

FROM: Katie Ashbaugh, AICP, Planner

DATE: November 6, 2020

SUBJECT: *November 12, 2020, Plan Commission Meeting*
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.

PETITIONER: The petitioner is Michael O'Connor, Vice President of Development and Leasing for Holladay Properties.

REQUEST: Recommendation of approval of the following:

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 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)];
 - 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)];
 - 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 five (5) feet six (6) inches is required [Section 10-5-5(C)(1)];
 - 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];

- 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];
 - 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 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;
 - ii. To allow an approximately 14-foot drive aisle for one 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 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.
4. Exterior Appearance approval.

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the October 28, 2020, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property, all per state statute and Section 10-10-11 of the Glen Ellyn Zoning Code. Please see the Public Engagement section of this report for details of additional public outreach completed.

**EXISTING
CONDITIONS:**

The former McChesney & Miller grocery store is located at 460 Crescent Boulevard, on the north side of Crescent Boulevard and the west side of Glenwood Avenue. The property is approximately 0.81 acres in size, with about 319 feet of frontage along Crescent and 110 feet along Glenwood. It is within the C5B Central Service Sub-District.

The property is currently developed with a one-story, +/- 13,500 square-foot commercial building and a 42 stall surface parking lot, which was formerly owned and occupied by the McChesney & Miller grocery store. One of the longest-running businesses in DuPage County, the business opened in 1862 and relocated to the subject property in 1975. In the fall of 2014, the business closed and the property has since been vacant.

To the west of the subject property is an auto repair shop, Lord's Auto Clinic. To the north are two restaurants, Barone's of Glen Ellyn and Glen Oak Café. To the east across Glenwood Avenue is The Beer Cellar of Glen Ellyn and

Audiologic Services. To the south across Crescent Boulevard is the Village-owned Crescent-Glenwood Parking Lot. Surrounding land uses are noted below.

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

**LONG RANGE
PLANS:**

Given that this property is located within the Downtown, both the 2001 Comprehensive Plan (Comp Plan) and the Downtown Strategic Plan (Downtown Plan) provide specific future use designations and considerations for the redevelopment of this property and the area as a whole.

Additionally, the Village is currently in the process of drafting a new Comprehensive Plan, which is still in review. The Plan Commission reviewed a draft of the Downtown Glen Ellyn Subarea Framework section of the proposed plan update on May 30, 2019, and provided feedback. Please see Attachment 49 for the approved meeting minutes excerpt.

2001 Comprehensive Plan (Attachment 52)

Section 3 of the 2001 Comprehensive Plan identifies the future land use of the subject property, and the entire block, as Downtown Commercial. Within the Planning Influences subsection, it cites the C5B district height maximum of 55 feet, with a height bonus of up to 65 feet for certain circumstances. Regarding the height of new construction, the "height of buildings on specific parcels should continue to be governed by zoning" and also consider the following factors: "a) the height of nearby existing buildings, b) the pedestrian scale and orientation of Downtown, c) the proximity of new buildings to residential neighborhoods, d) topography, e) the economics of Downtown development, and f) sightlines in relation to prominent visual landmarks and historic features". It should be noted that in 2001, the subject property was not identified as an "improvement & development site" because it was still occupied by an operating business, the McChesney & Miller grocery store. Finally, per the Residential Policies section, the plan notes that the "somewhat higher densities should be considered" and "residential units are also appropriate on the upper floors of Downtown commercial buildings."

Downtown Strategic Plan, 2009 (Attachment 53)

First, the Downtown Plan identifies the future land use of the subject property as Multiple-Family Residential (Executive Summary, Figure 2), and also as an Opportunity Site, for "potential residential redevelopment with structured parking" (Page 7.6 of 12). The Downtown Plan also recommends that the Village construct a minimum of 450 new dwelling units in the downtown (pages 8.2-8.3 of 8).

Additionally, from a block-area planning perspective, Initiative 18 includes the subject property in Phase III, “facilitat[ing] a private residential and mixed-use neighborhood development in the Crescent Blvd. and Glenwood Ave. area”. This is described 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. When applying the above to this proposed redevelopment, the site is approximately 0.80 acres or 46 percent of the total block referenced in Phase III (the total block measures 1.71 acres).

2020 Comprehensive Plan - DRAFT (Attachment 54)

As part of the Comprehensive Plan, the Village is reviewing parking requirements and building height regulations in the downtown, among other topics. For parking, the draft Comprehensive Plan recommends the larger of 1.27 spaces per unit or 0.86 units per bedroom for the entire Downtown Subarea. If applied to this project, the draft Comp Plan would require 110 parking stalls. This site was previously identified as a Catalyst Site in the draft Comprehensive Plan reviewed by the Plan Commission on May 30, 2019. Since this application has been formally filed, this property is no longer identified as a Catalyst Site.

The draft Comprehensive Plan makes several recommendations concerning development height. These recommendations include a suggested range of 15 to 18 feet for commercial ground floor uses. Floors above the ground floor for parking should be 10 to 12 feet in height to accommodate vertical parking circulation. Also, floors above the ground floor for multi-family units should be 10 to 12 feet in height. The draft Plan recommended that a parapet wall height of 3 to 5 feet is desirable to hide rooftop mechanical equipment and provide attractive architectural elements. Applying these dimensions to a 5-story building, heights of 58 to 71 feet would be appropriate. When discussing height for this specific property, the Plan Commission was generally in support of allowing additional building height due to the topography on the site, as the block's higher points along the north and west sides slope downward with the lowest point being at the southeast corner.

In summary, the Village's long-range planning documents support mixed-use development on the subject property, with commercial/retail on the ground floor, enclosed parking garage, and additional multi-family dwelling units.

**STATE
HISTORIC
REVIEW:**

Due to the structure being more than 50 years old and the potential local significance of this business that formerly occupied 460 Crescent Boulevard, staff advised the petitioner to file a Notice of Undertaking with the State Historic Preservation Office and initiate the cultural and historic resource review per the Illinois State Agency Historic Resources Preservation Act. On September 10, 2020, the State Historic Preservation Office notified the petitioner that “no historic, architectural, or archaeological sites exist within the project area.”

The subject property is not located within either of the National Register Districts in downtown Glen Ellyn nor is it listed on the National Register of Historic Places. It also is not a Local Landmark as designated by the Glen Ellyn Historic Preservation Commission (HPC) and Glen Ellyn Village Board. No formal review is required by the HPC or the Village Board for compliance with best practices of historic preservation.

**EXTERIOR
APPEARANCE
REVIEW
SUMMARY:**

Exterior Appearance (Attachments 11, 24, 26, 27, 28, 29, 44, 45,

The Architectural Appearance Group (AAG) provided their feedback on the proposed architectural design, which was shared with the petitioner. The petitioner has since incorporated the majority of the comments. Below is a summary of some of the design changes the petitioner has made and staff's analysis of the project's compliance with the Appearance Review Guidelines (ARG).

- *Building materials.* Additional shades of brick have been added to the color palette and cast stone is used more frequently throughout the building structure and design details. This meets ARG #1.2 and 1.8.1, which cite that brick and stone with natural and earth tone colors are preferred wall materials. Armstrong 'plasterform' material is also used for the decorative cornice rather than EIFS. All four (4) sides of the building are entirely brick and cast stone to meet ARG #7.1, which suggests that masonry be used at the ground floor on all four sides and as the primary material of upper floors.
- *Roofline.* The decorative cornice serves to meet ARG #1.5.1 and 1.5.2, which recommend that roofs be of a material, color, and texture appropriate for the building and use and that the roof edge and wall be differentiated. ARG #1.5.5 also suggests that parapet walls have a defined top. The majority of the taller parapet walls also have a defined top with a thin cast stone band running parallel to the tops of the lower parapet walls.
- *Reduction in appearance of bulk.* Floors 2-5 have been shifted ten (10) feet to the north to create a "step back" from the corner side lot line along Crescent. This also creates rooftop patios for the club room at the southeast corner and the second-floor apartments. The parapet wall heights vary from building section in coordination with the façade projections and recessions. The brick colors also alternate in this pattern. The balconies on the north façade are now recessed one (1) foot into the building and the columns are of cast stone rather than brick. All of these elements serve to meet ARG #1.9, which suggests that the apparent mass and bulk be reduced by structural articulation and other functional elements.
- *Cohesive building elements.* The balconies on the north façade are now

recessed one (1) foot into the building and the columns are of cast stone rather than brick. This meets the intent of ARG #7.2, which suggests that multi-family structures more than two (2) stories in height wrap any balconies. The lighting fixture enclosures, balcony railing, garage doors, window treatments, and site fencing all are black, which blend with the colors of the primary materials and meet ARG #1.8.2.

- *Pedestrian-oriented design.* Additional brick colors and architectural details, such as the appearance of openings, have been added along the ground floor facing Crescent to enhance the building at the pedestrian level. The primary pedestrian entrance at the southeast corner is also covered with an awning and gas lanterns are proposed to further accent this area. These all combine to meet the intent of ARG #1.6, which suggests that entrances be readily identifiable and highlighted with design elements such as lighting and canopies. Three planters are spaced along the Crescent façade to add some greenery to the site. A cornice has been added along the first floor roofline and is pronounced. The two garage doors are now recessed six (6) feet into the building. A foundation/knee wall of cast stone has also been added below the wall planes which are primarily brick on the first floor facing Crescent Boulevard.
- *Design details.* The black-framed six-light double-hung windows with transoms, cast stone medallions between the fifth-floor windows and cornice, black metal balcony railings, and gas lanterns at the building entrance all are design elements inspired by other downtown buildings. The garage doors are also more residential in style and have panels, which meets ARG #7.5.3.
- *Landscaping & Other Screening.* Per ARG #2.1.4, the petitioner is proposing a variety of deciduous and coniferous shrubs along the north property line. The commercial refuse area is also tucked into an inset of the north façade perpendicular to Glenwood Avenue and will be screened with a metal gate and matching brick wall to meet ARG #2.3.1. The emergency generator and electrical equipment also along the north property line are approximately eight (8) feet below the properties to the north and are screened from Glenwood Avenue by a 6-foot tall, black, closed PVC fence to meet this guideline. The majority of the rooftop mechanical units are also screened by the parapet walls and should not be visible from public right-of-way. The elevator overrun, however, exceeds the height of the parapet walls by approximately four (4) feet five (5) inches.

After reviewing the submitted applications and plans for the proposed exterior appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Staff therefore suggests that the Plan Commission make a recommendation to approve the Exterior Appearance for the development.

Historic Design Elements

Although no formal review is required by the HPC or the Village Board related to historic preservation for this project, Village Trustees asked the petitioner to request feedback from the historic preservation community to further enhance the design of the building and ensure its compatibility with the character of the downtown. Following this direction from the Board, the petitioner first met with Executive Director Karen Hall of the Glen Ellyn Historical Society (GEHS) at the History Center to gain additional design inspiration and ways to connect the proposed building with Glen Ellyn's historic fabric in the downtown. Some ideas have been inspired by the tour, including the petitioner incorporating some artwork into the building lobby that pays tribute to the former McChesney & Miller grocery store. Staff shared elevations and renderings with both the HPC and the GEHS and requested comments from each group. The petitioner attended a conference call with HPC Chairperson Tim Loftus and Director Hall where some excellent suggestions were provided. A summary of those comments is provided below.

Building Height

- Increase the height differential of the parapet walls, for example by increasing the height of the taller parapet walls
- Fully screen the RTUs/elevator overrun or hide them with architectural details (the requested height deviation accommodates this)
- The cornice should be more elaborate and varied from one section to the next to break it up, particularly along the first-floor roofline
- The building corners should be further enhanced

Building Details

- Consider enlarging the clock and placing it more prominently at a higher location
- Consider more historical period exterior lighting
- Vertical filigree ironwork could be added to connect the clock to the ground/entry area below the clock
- Add further enhancement to the façade at the pedestrian level through materials and design details
- Add public art to invite engagement and to “be a part of the community” (such as “kinetic rebar piece” among plantings, “inspirational graphic comment” painted on or sculpted into the wall for selfies, a “giant sculpture address number”)

As noted in the Exterior Appearance review, the petitioner has made significant improvements to the design of the proposed development. In the Plan Commission Action section of this staff report, staff recommends that a few of the suggestions provided by the historic preservation community be incorporated into the plans. Condition 9 specifically addresses the rooftop screening guideline and comment. Staff has prepared a before and after exhibit

(Attachment 29) showing how significantly the building elevations have changed since the initial submittal.

**ZONING
 REVIEW
 SUMMARY:**

Proposed Uses

The petitioner is proposing one 5-story mixed-use building with 86 apartment units; 1,490 square-feet of commercial space; and 104 parking stalls on property commonly known as 460 Crescent Boulevard. More information on the proposed project is below.

Residential

The residential use consists of four (4) junior one-bedroom, one-bath units; 47 one-bedroom, one-bath units; 31 two-bedroom, one-bath units; and four (4) two-bedroom plus den, one-bath units for a total of 86. The petitioner is proposing unit sizes ranging from 555 square feet to 1,286 square feet. The market study estimates rent ranges from \$1,440 to \$2,850 per month and an average market rent of \$2.32 per square foot, or \$2,114 per month. Each apartment has a dedicated private balcony. Per the market study (Attachment 47), the subject property's market potential for rental apartment development is "favorable" and the site is an "excellent location" in proximity to employment, shopping, services, and available recreation. The market study also estimates the building will be 95 percent occupied within 12 months of opening. See the chart below for a full listing of the unit types and expected rents for each unit.

Number of Units	Unit Type	Unit Square Footage	Mix %	Estimated Rent/Month
4	Jr. 1-Bed	555	4.6%	\$1,440
47	1-Bed	768-823	54.6%	\$1,845-1,935
31	2-Bed	901-1,237	32.5%	\$2,140-2,700
4	2-Bed + Den	1,117-1,286	8.1%	\$2,470-2,850

Commercial

The commercial use consists of 1,490 square feet of leasable space on the ground floor facing Glenwood Avenue. The petitioner originally proposed only 1,203 square feet of commercial space at the May 14, 2020, Plan Commission Pre-Application meeting. Some members of the Plan Commission said they would like to see the commercial footprint expanded if possible. The petitioner is now proposing approximately 24 percent more commercial space. The tenant is not known at this time, although the petitioner indicates the space may be appropriate for a wine bar, or other similar use that would create additional foot traffic.

Site Design

Required Bulk Setbacks

The proposed building includes 1,490 square feet of leasable commercial

space. Therefore, the following setback requirements for ground-floor commercial with residential above apply to the development [Section 10-4-17-2(D)(2)].

East front lot line, along Glenwood Avenue across from commercial, C5A

- Required: 0 feet
- Proposed: 5 feet

South corner side lot line, along Crescent Boulevard across from commercial, C5B

- Required: 39 feet 6 inches feet to match that of Lord's, as retail use is not proposed on this side
- Proposed: 2 to 6 inches; deviation requested of 0 inches
- Floors 2-5 proposed to be 'stepped back' 10 feet from the south corner side lot line

West rear lot line, adjacent to commercial (Lord's Auto Clinic), C5B

- Required: 0 feet
- Proposed: approximately 6 feet 7 inches

North interior side lot line, adjacent to commercial (Barone's, Glen Oak Café), C5B

- Required: 0 feet
- Proposed: 14 feet 6 inches
- Floors 2-5 proposed to be 'stepped back' 9 feet from the south corner side lot line

To maximize the walkable area on Glenwood Avenue, the petitioner has proposed a front yard setback of five (5) feet.

Accessory Structure Setbacks

For this project, certain accessory structures are proposed and required to comply with Section 10-5-5(B)(4), Permitted Obstructions in Required Yards. These include a fence, an emergency generator, electrical equipment, and a retaining wall. A 5-foot tall open, black aluminum fence is proposed along the entire length of the north and west lot lines. The fence wraps the southwest corner and connects to the proposed building. This segment also includes a gate. No deviations are required for the proposed fence.

In between the north façade of the proposed building and the north interior side lot line, the emergency generator and electrical equipment are proposed. Emergency generators are required to be five (5) six (6) inches from the corner side, interior side, and rear lot lines. Mechanical equipment is permitted in the rear yard provided it is no closer than ten (10) percent of the lot width from the lot line. The electrical equipment, considered mechanical equipment, is proposed in the interior side yard and setback approximately three (3) feet

from the north lot line. Two deviations are required for the emergency generator and electrical equipment setbacks.

An existing retaining wall runs from the northeast corner of the property west along the north lot line for a total length of approximately 154 feet. Retaining walls three (3) feet or taller must be ten (10) percent of the lot width from any lot line. The existing retaining wall is not being altered in any way and is considered legal nonconforming. The petitioner is proposing to extend the existing retaining wall by approximately 31 feet six (6) inches along the north lot line. If retaining walls are deemed necessary by the Village Engineer, the aforementioned setbacks can be reduced. The Village Engineer has reviewed the proposed extension of the retaining wall with a maximum height of approximately 11 feet and has approved its proposed location. No deviations are required for the new retaining wall.

Impervious surface setbacks are determined by the lot width of the property. The lot width of the subject property is 110 feet, requiring a setback of five (5) percent, or five (5) feet six (6) inches. The proposed impervious surface setbacks are zero (0) feet from the north interior side, east front, and south corner side lot lines. The setback from the west rear lot line is approximately six (6) feet nine (9) inches. Three deviations are required for three of the four impervious surface setbacks.

Building Height (Attachment 25)

The maximum permitted height in the C5B district is 55 feet. Because all of the proposed parking for the project is enclosed, a bonus of five (5) feet for a total of 60 feet is permitted. The C5B district requires that any portion of the building above 45 feet be stepped back not less than 15 feet from the front building façade.

The proposed height, shown as measured from the average grade to the top of the elevator overrun, is 66 feet eight (8) inches. As measured from the average grade to the top of the parapet wall, the height is 62 feet three (3) inches. Along Glenwood Avenue, the front façade above 45 feet is not stepped back 15 feet. To allow the building at its proposed height and to not require the 15-foot "step back", two deviations are required for the building height.

Lot Coverage

The maximum lot coverage of roofed structures for commercial PUDs is 65 percent [Section 10-7-9(D)]. The proposed total lot coverage of roofed structures for the subject PUD is approximately 84 percent. One deviation is required to allow a lot coverage of 84 percent. This is not out of character for downtown development, where a consistent street wall is desired and many buildings cover the majority of their lots.

Parking & Circulation (Attachments 20, 21, and 41)

The petitioner is proposing one (1) below-grade parking level and one (1) at-grade ground parking level for a total of 104 parking stalls. Both access drives

are from Crescent Boulevard and are full-access. The two (2) parking levels are separate and do not connect. Only apartment residents may use the parking garage. Below is a summary of each level.

	<u>Below Grade</u>	<u>At-Grade</u>	<u>Total</u>
<i>Number of Stalls</i>	56	48	104
<i>45-Degree Stalls</i>	47	43	90
<i>90-Degree Stalls</i>	11	3	14
<i>Entry</i>	Eastern	Western	
<i>Circulation</i>	Counter-clockwise	Clockwise	

Per Section 10-5-5(I), the required perpendicular length of 45-degree parking stalls is 19 feet 9.5 inches, with an aisle width of ten (10) feet. The required length for 45-degree stalls is 19 feet. All but two of the 90 proposed 45-degree stalls meet this requirement. In the below-grade level, the petitioner is proposing one (1) compact vehicle parking stall with a length of 16 feet 10 inches where 19 feet is required, on the east end of the center row of parking.

Of the twelve (12) proposed 90-degree stalls, all meet the minimum width and length required of nine (9) feet by 19 feet. One parking stall on each level does not provide the minimum drive aisle width required of 25 feet. A drive aisle of 14 feet is proposed. Please note, the Village’s traffic consultant has reviewed the design and is not concerned with these requests. Two deviations are requested for the parking layout.

As proposed, the petitioner is seeking two deviations related to the required parking: a deviation from Section 10-4-17-2(G)(8) to allow 102 parking stalls (1.18 stalls per dwelling unit) where 145 stalls (1.7 stalls per dwelling unit) are required for the current mix of dwelling units, and an additional deviation from Section 10-4-17-2(G)(1) to allow zero (0) parking stalls where six (6) are required for the 1,490 square feet of commercial space. Two deviations are requested for the proposed number of parking stalls per use.

The traffic study indicates that because of its proximity to public transportation, residents in transit-oriented developments are two times more likely to not own a car (Attachment 48). The petitioner also plans to charge an additional monthly fee per parking stall for residents, which further incentivizes them to not own a vehicle. To anticipate the increasing use of electric vehicles, the petitioner is proposing four (4) electric vehicle charging stations on the lower level and three (3) on the ground floor level, for a total of seven (7) in the development.

On January 21, 2020, Village Board conducted a workshop (Attachment 49) (before the proposed development application was submitted) and discussed possible design considerations for this site, including acceptable parking ratios for a multi-family development. The Board indicated that a ratio of 1.5 parking stalls per dwelling unit was acceptable for the redevelopment of this site specifically. Some of the Trustees also indicated they would be comfortable

with a lower parking stall per dwelling unit ratio. As required by the Zoning Code, the petitioner submitted a traffic study prepared by KLOA (Attachment 48), which indicated that the proposed parking ratio exceeds ITE recommendations and is consistent with parking ratios for other transit-oriented developments in the area.

Traffic Analysis

The traffic study prepared by KLOA, Inc., used previous traffic and pedestrian counts conducted on Tuesday, December 1, 2015, and Tuesday, August 28, 2018, between 7:00 and 9:00 am and 4:00 and 7:00 pm to determine current traffic conditions. The results of these traffic counts concluded that the hour of weekday morning peak traffic occurs from 7:15 am to 8:15 am and the hour of weekday evening peak traffic occurs from 5:00 pm to 6:00 pm. The study also used background traffic conditions based upon average daily traffic (ADT) projections for 2025 provided by the Chicago Metropolitan Agency for Planning (CMAP) and the estimated traffic volumes for the Avere on Duane (427 Duane St.) and Apex 400 (400 N Main St.) developments, which are currently under construction.

Based on the above parameters, the proposed residential use is estimated to generate a total of 360 daily two-way trips. This total is a result of the 23 percent reduction projected given the subject property is within one-quarter of a mile of the Glen Ellyn Metra station. For the proposed commercial use, a total of 60 daily two-way trips are estimated. Overall, the total of 420 daily trips estimated, is low in comparison with the existing traffic volumes on area roads. Additionally, vehicular delays at intersections are projected not to change levels of service or to be detectable due to this development. The Village traffic consultant reviewed the traffic impact study and concurred with the methodology used and the findings of KLOA, Inc.

Pedestrian Access

The proposed building provides three (3) pedestrian access points from the public right-of-way. The primary entrance for apartment residents and visitors is located at an angle on the southeast corner at the building. This entrance leads to the lobby for the apartments. The second access point leads to the commercial space and is on Glenwood Avenue, approximately 56 feet north of the southeast corner. The last access point is a door to connect the garage to Crescent, located at the southwest corner of the building.

The north building facade has two additional access points. The western door connects to the loading space for residential moves. The eastern door connects the commercial space to the loading space.

Loading Spaces

Per Section 10-5-9, a loading space is not required for this project as the commercial space is less than 5,000 square feet. However, a loading space is provided on the north side of the building and meets the minimum size requirements. The petitioner is also proposing a drop-off/pick-up area at the

northwest corner of the Crescent-Glenwood intersection, with a recessed curb. The traffic study states that this will allow vehicles to drop off or pick up residents without blocking traffic, but notes that a 15-minute time limit sign should be installed in conjunction with this improvement.

Stormwater Management & Environmental Review

The property is not within a regulatory floodplain. Only an additional 146 square feet of impervious surface is proposed. Therefore, no stormwater management facilities are required (Attachment 42).

The petitioner provided the required natural resource review (Attachment 15), which concluded that no threatened or endangered species or other natural resources are located on the subject property. Additionally, the petitioner provided two (2) Phase II environmental reports, dated 2015 and 2017 (Attachments 17, 18). Both of these reports concluded that no remediation is needed on the subject property.

Overhead Utilities

Overhead utilities run along the west (rear) lot line adjacent to Lord's Auto Clinic as well as the north (interior side) lot line adjacent to Barone's and Glen Oak Café. Along the west lot line, they are within the limits of the subject property. Along the north lot line, however, they are on Barone's and Glen Oak Café's properties. Per Zoning Code requirements, only those utility lines within the limits of the subject property are required to be underground. The petitioner is proposing to underground the utilities along the west property line as required.

Lighting (Attachments 43, 45)

The petitioner is requesting a deviation from Section 10-5-13(M) to allow certain light fixtures to not be shielded on the tops and sides. Three light fixtures are proposed on the building elevations that do not meet the shielding requirements. They are the Brownlee wall sconce in black the BEGA wall luminaire in black, and the San Marco gas lantern. No deviations are required for illumination levels. One deviation is required to not have all of the aforementioned light fixtures be shielded.

Landscaping (Attachment 30)

Per Section 10-7-4(A), planned unit developments proposed in the C5A and C5B districts are not required to provide open space. However, because 0.06 acres (2,518 ft²) of open space is proposed, a landscape plan is required. The petitioner is planning to use approximately 438 square feet of the open space as a dog run for residents' pets. The surface for the dog run will be impervious "astroturf" grass. The remainder of the open space will be landscaped with a low maintenance ground cover and a combination of coniferous and deciduous shrubs along the north lot line. Because the properties to the north and west are also zoned C5B Central Service Subdistrict, screening along the north and west lot lines is not required. No deviations are required for the proposed landscaping.

For public way landscaping, the petitioner is proposing three planter boxes along the Crescent façade, two of which are 12 feet long and the other is 8 feet long. All are one foot two inches in depth and a variety of grasses are proposed to add interest to public realm. A clear path of at least five feet is maintained along Crescent. The apartment entrance at the southwest corner of the building and the commercial space entrance at the center of the Glenwood façade also have round planters on each side. Finally, the Public Works Streets & Forestry Division has reviewed and approved the proposed public parkway trees.

Site & Building Amenities

Apartments

The petitioner is proposing multiple amenities for the building, both interior, and exterior. Inside the building, the petitioner is proposing a pet spa, craft room, bicycle studio, meeting room, business center, package and mailrooms, a fitness studio, and club room. Off the club room and fitness studio are rooftop terraces. These terraces look out over Glenwood and Crescent. To the north of the building, the petitioner is proposing a dog run.

For garbage removal, each floor of apartments has a trash room with a garbage chute. The garbage chute connects to the garbage room located on the at-grade/ground floor inside the parking garage. The garbage hauler will be responsible for taking the garbage out to Crescent on pick up days.

Commercial Space

An outdoor seating area is proposed along the east side of the building facing Glenwood. Although a tenant is not yet planned for this space, the petitioner intends to have some type of retail or quick-serve restaurant in the space.

For garbage removal for the commercial space, the north façade is inset to fit a 4-yard dumpster immediately east of the secondary door. It is enclosed by the building itself. The petitioner is proposing perforated metal paneling for the gate.

Developer Donations

The developer donations that will be contributed to the taxing districts by the developer are as follows:

1. Glen Ellyn Park District – \$50,000.00
2. School District 41 – \$25,789.00
3. School District 87 - \$8,776.60
4. Fire Company - \$43,000.00
5. Glen Ellyn Library - \$43,640.04

Staff has included a condition of approval for the requested zoning relief that requires the petitioner to pay these developer donations before building permit issuance.

**REVIEW
PROCESS:**

Per Section 10-10-15(A), developers must attend a Pre-Application meeting with the Plan Commission before filing a formal application for Planned Unit Development (PUD) approval. On May 14, 2020, the petitioner completed this requirement and confirmed with the Plan Commission they could proceed with a simultaneous review of the Preliminary PUD and the Final PUD plans or a 'one-step' PUD. Therefore, the petitioner is requesting a recommendation of approval from the Plan Commission for the following:

1. A Preliminary and Final Planned Unit Development Plan with noted Zoning Deviations;
2. A Special Use Permit to allow multi-family dwellings; and
3. An Application for Exterior Appearance approval.

The Plan Commission should make a recommendation on the above requests. The Village Board will make a final determination to approve, approve with conditions, or deny the requests. The petitioner has also filed a TIF Incentive Request for consideration by the Village Board. The Village Board will consider the draft redevelopment agreement along with the requested zoning entitlements. The Plan Commission does not have purview over TIF Incentive Requests.

**CONSTRUCTION
SCHEDULE:**

The petitioners have provided a construction schedule as part of their PUD submittal. They anticipate preparation for the demolition of the building on the site to begin in August 2021, with the construction of the building beginning at the end of September 2021. They anticipate substantial completion of the project by March of 2023.

**PUBLIC
ENGAGEMENT:**

Previous Public Discussions (Attachment 49)

As referenced above, the petitioner presented the subject project to the Plan Commission at a Pre-Application meeting on May 14, 2020, to receive informal feedback on the zoning relief and exterior appearance. The Village Board also discussed design alternatives for the potential redevelopment of the subject property at their regularly scheduled January 21, 2020 workshop and this proposed development specifically at their regularly scheduled June 22, 2020 workshop. To publicize the Pre-Application meeting with the Plan Commission, the following methods of public outreach were completed:

1. April 30, 2020 – The Village published a development web page on the Village website to include information and concept plans on the project, which has been updated continuously to reflect current plans. This page includes a “Public Comment” button to allow the public to submit comments on the subject project. This page also includes a “Notify Me” button to allow interested parties to request email updates for any changes to the project webpage. Eighty-five (85) people are currently subscribed.
2. May 1, 2020 – The *Daily Herald* published an article about the project and

the Pre-Application meeting.

3. May 6, 2020 – Mailed notice to property owners within 350 feet of the subject property, which included participant link to the Zoom meeting and the link to the aforementioned web page.
4. May 7, 2020 – Project information and a notice of the Pre-Application meeting was included in the Village e-News email blast.
5. May 12, 2020 – The Glen Ellyn Chamber of Commerce and the Downtown Alliance each included project information in their newsletters.

Public Hearing

Given the continued high profile and public interest of this particular property, and the unique circumstances caused by the COVID-19 pandemic, the following additional public outreach methods were completed to publicize the Plan Commission public hearing on November 12, 2020:

1. October 27, 2020 – The Daily Herald published a news article about the project, which included the public hearing information.
2. October 30, 2020 – The dedicated development web page on the Village website was updated with current plans and the date of the public hearing before the Plan Commission. This page also includes a “Notify Me” option to allow for interested parties to request email updates for any changes to the Village webpage, and a “Public Comment” option to allow interested parties to submit their comments related to this development.
3. November 4, 2020 – The Village’s Facebook and Twitter accounts and the Village’s Economic Development Facebook account all shared a social media post. The Village e-newsletter and the Economic Development newsletter also included public hearing information.
4. November 5, 2020 – The Village’s electronic message board located at the Main and Crescent intersection began showing the public hearing information. The Glen Ellyn Chamber of Commerce also shared the Village’s 11/4/2020 Facebook post with their followers.

PROJECT BENEFITS:

The proposed project aligns with many of the recommendations in the Village's long term plans and could have several potential benefits, including:

1. The project adds a total of 86 new apartment units to the downtown, the new residents of which would support existing downtown businesses and bring new life and vitality to the area. The Downtown Plan recommends that the Village add a minimum of 450 new residential units to the downtown.
2. The project would include the redevelopment of one 0.81 acre site with 1,490 square feet of new, modern commercial space, where 13,500 square feet of commercial space has been vacant for six (6) years.
3. The proposed project would provide high-quality, luxury housing options that are not currently available in the Village that may allow existing residents to age in place and young professionals to either work from home in the COVID-19 era or commute via public transit to downtown Chicago

in less than 60 minutes.

4. The project would meet the current Village building code requirements.
5. The project is considered a transit-oriented development, which is shown to be in high demand and a successful trend in other suburban downtowns with Metra stations.

**PLAN
COMMISSION
ACTION:**

The Plan Commission should consider the petitioner's requests for approval of the following for the property located at 460 Crescent Boulevard:

1. A Preliminary and Final Planned Unit Development Plan with noted Zoning Deviations;
2. A Special Use Permit to allow multi-family dwellings; and
3. An Application for Exterior Appearance approval.

Staff Recommendations

Staff suggests that the Plan Commission consider that following conditions if they elect to recommend approval of the project:

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 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;
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 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;
 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 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.

Upon considering each of these requests, the Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial.

ATTACHMENTS:

1. Aerial Photo
2. Zoning and Location Map
3. Location Map for Public Hearing Notice
4. List of Addresses for Public Hearing Notice
5. Public Hearing Notice
6. Certificate of Publication
7. Petitioner's Cover Letter
8. Petitioner's Application for Preliminary PUD Approval
9. Petitioner's Application for Final PUD Approval
10. Petitioner's Application for Special Use Permit for Multi-Family Dwelling Units
11. Petitioner's Application for Exterior Appearance Approval
12. Supporting Application Materials
13. List of Requested Deviations
14. Representative Project References
15. EcoCAT Report
16. Land Use Opinion
17. 2015 Phase II Subsurface Investigation Report
18. 2017 Phase II Subsurface Investigation Report
19. A-100 Cover Sheet
20. A-101 Lower Level Parking

21. A-102 Main Street-Parking Level PUD Plan
22. A-103 Floor Plans – Levels 2-5
23. A-104 Typical Unit Floor Plans 1 and 2 Bedroom
24. A-200 Elevations
25. A-300 Building Sections
26. A-400 Elevations – Color
27. A-401 Renderings – Day
28. A-402 Renderings – Night
29. Before & After Exhibit, Building Design
30. L-100 Landscape Plan
31. Engineer’s Statement
32. C1.0 Cover Sheet
33. C2.0 Existing Conditions
34. C2.1 Preliminary Site Demolition Plan
35. C3.0 Preliminary Site Dimensional & Paving Plan
36. C4.0 Preliminary Utility Plan
37. C5.0 Preliminary Grading Plan
38. C5.1 Average Existing Grade Exhibit
39. C5.2 Detailed Grading
40. C5.3 Sidewalk Grading – Glenwood
41. TR1.0 Vehicle Circulation Exhibit
42. EXH1.0 Pervious-Impervious Exhibit
43. Photometric Plan
44. Primary and Secondary Material Details
45. Light Fixture Specs
46. Construction Schedule
47. Residential Market Analysis
48. Traffic Study
49. Minutes of Public Meetings, RE: 460 Crescent & Downtown
50. Public Comments received as of 11-6-2020
51. Memo to Petitioner RE: HPC & GEHS Comments dated 10/21/2020
52. Excerpts from 2001 Comprehensive Plan
53. Excerpts from 2009 Downtown Strategic Plan
54. Excerpts from draft 2020 Comprehensive Plan