

NARRATIVE STATEMENT
CRESCENT STATION
460 CRESCENT
BOULEVARD

Narrative Statement evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The proposed mixed use development fulfills the vision for this catalyst site as described in the draft Comprehensive Plan for the Downtown. The proposed development replaces a vacant grocery store and parking lot. The existing building is functionally obsolete for its former grocery store use. Vehicle access to the interior parking garage is planned in two locations from Crescent Boulevard and a third access point for loading vehicles is provided off Glenwood. These access locations are consistent with the approximate locations of the existing access points serving the site. The proposed mixed use development includes 86 residential units and 1,556 SF of commercial/retail space fronting on Glenwood St. The commercial/retail space may serve one large tenant or may be divided to serve two smaller tenants. There is space for café style outdoor seating areas adjacent to each retail space.

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed plan is harmonious with the comprehensive plan and zoning ordinance. Specifically, it provides mixed use development including ground floor commercial space with residential dwelling units on upper floors within the Glen Ellyn Downtown in keeping with the Glen Ellyn Downtown Strategic Plan (hereinafter referred to as “The Plan”)

The Plan, adopted in 2009, includes several references encouraging the type of development proposed on the subject property. The Plan notes that *“there is a lack of residential units in the Downtown for smaller-sized to provide Glen Ellyn residents the opportunity to live near their workplaces.”* Thus, in the list of Objectives included in The Plan, number 2 states:

“Increase the Village’s population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in an around the Downtown.”
 (Page 8.2) Furthermore, the property on which the apartment building is proposed is included in the downtown plan, designated for future use as *“Multiple Family Residential”*

The Plan notes that *“Elements such as surface parking lots and one-story buildings don’t provide the intensity that is needed to create a successful Downtown and TOD district.”* The Plan goes on to state *“Adding housing Downtown is especially important given the*

surrounding area is substantially built-out and population growth is likely to be limited. The creation of multi-family housing will serve the needs of empty nesters and younger-aged, smaller-size households.” The vacant grocery building and surface parking lot is specifically noted on the list of sites identified for potential to be “redeveloped, repurposed, and/or reinvigorated.”

The Plan also includes a section titled “Strategies and Measures.” The Plan sets forth a specific measure to “*Construct a minimum of 450 new dwelling units in the Downtown.*” (Village of Glen Ellyn Downtown Strategic Plan – Page 8.3 of 8)

The Plan recognizes that “*The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government- imposed obstacles in the Downtown business and development review process.*” (Village of Glen Ellyn Downtown Strategic Plan – Page 8.4)

The Plan reads “*Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don’t need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home.*” (Village of Glen Ellyn Downtown Strategic Plan – Page 8.6)

Crescent Station is specifically designed to fulfill the vision of a mixed use development on this Catalyst site as described in The Plan.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The proposed design of the building is in keeping with the vision of the Plan. The proposed building is proximate to larger scale buildings located within the downtown and is located in close proximity to existing multi-family buildings to the north as well as providing extremely convenient access to the train station as is characteristic of downtown TOD development. The subject property is located at the low end of the block as the terrain rises to the north and to the west. The intended character of the area as set forth in the Glen Ellyn Strategic Plan is for mixed use development with ground floor commercial space and residential dwelling units on upper floors. **The** existing zoning of the 460 Crescent Boulevard site is C5B.

The proposed use of the property is mixed use with ground floor commercial with residential use on upper floors which is consistent with the Plan for the downtown.

The Traffic Study prepared by KLOA in connection with the proposed development determined that the relatively low traffic generated by the use will not overburden adjacent streets and that the primary access points to the building on Crescent Boulevard is appropriate. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The public facilities and services are sufficient to serve the proposed use. The character of the building and the targeted market will not place an undue demand on municipal services. The existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The building will be served by two elevators and equipped with automatic fire sprinklers and emergency generator for added safety. The anticipated future residents are most likely to be adults with few if any school aged children. The apartment building will be owned by a single entity and will be professionally managed by an on-site manager. The owner of the building will contract for private refuse and recycling, building and grounds maintenance including landscaping and snow removal.

4. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

We anticipate the residents of the proposed building to be “renters by choice” that are seeking an alternative to a traditional single-family home. In keeping with the objectives set forth in The Plan, increasing downtown population is critical to attracting and supporting local retailers and restaurants. The target market for Crescent Station is a combination of empty nesters, single professionals and couples that may be moving to the area and seeking the convenience of a transit oriented development. Experience with similarly situated buildings indicates low demand on public services and few if any school aged students. The commercial tenants on the ground floor of the building will add to the vibrancy of the downtown area, provide needed services to the residents and surrounding neighbors and will serve to activate the street level by offering outdoor seating and streetscape enhancements.

As set forth in the Glen Ellyn Downtown Strategic Plan, “Due to the complexity and diversity of issues typically involved in redevelopment projects, (environmental, transportation, infrastructure, land acquisition and assembly, building demolition and/or rehabilitation, and business recruitment), a municipality needs a number of resources to help address the varying aspects of a redevelopment project. Municipalities across the country have demonstrated that locally-controlled economic development tools are critical components to the redevelopment process. Local funding sources such as Tax Increment Financing (TIF), Special Service Areas (SSAs), property tax abatements, and land acquisitions and/or write-downs, empower municipalities to guide redevelopment and provide timely assistance, which is critical to making today’s development projects a reality.” (Page 10.32). The 460 Crescent Boulevard site is within the existing downtown TIF district and the economic viability of the project is dependent upon receiving TIF funding in substantial conformance with the proforma analysis provided by the Developer in May 2020.

As evidenced by the TIF projections and verified by the Village's consultant, the Crescent Station development will generate significant increment a substantial portion of which will inure to the benefit of the Village.

In summary, the proposed development of Crescent Station will add to the economic vibrancy of the community and will not incur significant demands on public resources or facilities and will result in a positive fiscal impact to the community and its taxing districts.

5. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The proposed residential use will not involve uses, activities, processes, material or equipment that would be detrimental to any persons or property or the general welfare and will not produce excessive traffic, noise, smoke, fumes, glare of odors. The commercial use of the ground floor will be consistent with the current C5B zoning uses and requirements in place for this site.

6. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The vehicular traffic will be directed to Crescent Boulevard which will minimize traffic on nearby Pennsylvania Ave. Limited access to the designated off street loading area for tenant move in will be accessed from Glenwood Street eliminating disruption to through traffic. The findings of the Traffic Study prepared by KLOA include the development will have minimal impact on current traffic patterns.

Adequate on -site parking for residents of the building is provided for the proposed TOD development. Detailed findings are contained in the traffic study prepared by KLOA.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property: **The property is** located north of an existing surface commuter parking lot, east of an auto service garage, south of a restaurant with surface parking lot and west of downtown multi-tenant retail building at the north west quadrant of the downtown Glen Ellyn commercial district.
2. Identification of the zoning classification of property within the general area of the affected property:
The site is currently zoned C5B.
3. Determination as to the suitability of the property in question to the uses permitted under

the existing classification or district and under the proposed classification or district:

As noted above, the property is currently zoned C5B which allows multi- family housing as a Special Use. The request is to change the zoning of 360 Crescent Blvd. to a commercial PUD in the C5B district. The development is proposed to include ground floor Commercial with uses allowed in the C5B District and residential dwelling units on upper floors which is consistent with the Plan for the downtown and the draft comprehensive plan for this catalytic site.

4. The trend of development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

Unknown

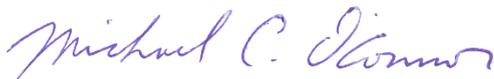
I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief .

I (We) consent to entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application .

Signed on the 29th day of May, 2020

Holladay Properties



By: Michael C. O'Connor