



Image from gspdevelopment.com

Updated aerial view with one top-floor apartment removed at each corner of Main was not available.

Approving this massive building is a huge and permanent mistake

It's not too late! We need your help to Save Main



Do you care about parking, the law, school children's safety, and the character of our town?

Read on for more information.



Donate at www.GoFundMe.com/SaveMain

Stay up to date at www.SaveMainGE.org or join us on Facebook [@SaveMainGlenEllyn](https://www.facebook.com/SaveMainGlenEllyn)

Citizens for Glen Ellyn Preservation



Save Main with *Responsible* Development

What's important to our town...

Parking

Apex results in a **net loss** of 14 public parking spaces in town. ***This is a critical concern of our businesses.*** While Apex provides 137 public parking spaces, it eliminates 151 existing public parking spaces; 122 in the current Main and Glenwood lots and 29 from on-street parking and the Giesche lot. The village did not require Apex to make up for these lost spots. Additionally, customers will no longer have Main Street access to the 99 spaces in the St. Petronille lot.

Character

Apex 400 is out of place at 64 feet high, as measured from the sidewalk, and 323 feet wide. It is wider than the length of a football field and taller than 4 ½ Fire + Wine buildings stacked atop one another. No other building of this mass sits at the sidewalk of Glen Ellyn with its widest side facing the street, and this is proposed for one of the most prominent and highest points on our historic Main Street.

Village Give Away

74% of the land that Apex uses is village-owned land. While the village valued the land at \$1.854MM, the land is worth \$4.6MM (based on the June 2018 Giesche comp). What do residents get in return? A loss of 14 parking spaces, 6,400 SF less retail space than Giesche, and a building that towers over the rest of the Main Street shops. The development offers no public amenity or service to the community.

Economics

Houseal Lavinge Associates' October 2018 evaluation of a community wide survey notes Glen Ellyn's "distinct character is highly valued by residents and acts as a magnet for visitors and those considering moving to the area." We agree; character is one of the major drivers of what brings residents, visitors and businesses to our town. We're *risking* future growth at the expense of this development.

Safety of School Children

Traffic studies for this development were done on atypical days when some schools had not yet begun. With additional 139 cars (renters) using Hillside to enter/exit and cars entering/exiting on to Glenwood from the parking garage, traffic will increase substantially – an added danger in a school zone.

The Law

Despite a recent public survey that stated that 87% of residents were against a rental development like this in the Main Street area, the village violated its own zoning code by some 29% in granting the height variance and by 54% by granting a lot coverage variance for Apex 400.

Your voice matters. Join us for a rally - Saturday, April 6th
10 a.m. - Noon: Presentation at 10:30 a.m.
498 Hillside Avenue

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