

SAVE MAIN

c/o Citizens for Glen Ellyn Preservation

PO Box 444

Glen Ellyn, Illinois 60138-0454

May 2020



Glen Ellyn, your voice matters.

During these uncertain times, we are all enduring hardship ranging from inconvenience to significant loss. These circumstances, however, have given us the opportunity to appreciate our village. With more time to take walks throughout the village, including our downtown, we all are reminded of why we love Glen Ellyn. It truly has that small-town feel—a picturesque village with a downtown different from others in its historic character, scale, and independent shops and restaurants; a close-knit community of thoughtful residents and friendly neighbors.

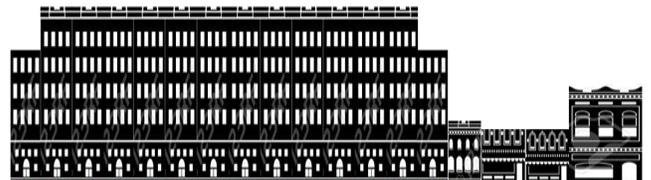
Our downtown is threatened by Apex, a development that is grossly inconsistent with the village scale and character. Apex, 5-story, 107-unit apartment building whose width is longer than a football field, would be located next to the 1-story Santa Fe building.

What are we trying to save?

Save Main remains committed to our mission of supporting responsible development in our village — development which carries us into the future while protecting the unique character, charm, and scale of our downtown. This is not only something that residents hold dear; it is also the primary driver of our economic success. While historic preservation is a part of this, it is not the sole focus of our mission. **Moving forward by walking away from the character of our town puts our future at risk.**

Why not Apex?

The current zoning code for Main Street was thoughtfully designed to help protect the character and scale of our town. While exceptions are needed from time to time, the Apex development was granted an abnormally large height variance, the result of which is like placing a city building on a village block.



Estimation of relative size of the development on our Main Street

A development of this scale in a town of our size will overwhelm our Main Street, forever changing its character—the very thing that brings residents and businesses to Glen Ellyn. Do we need continued progress and development? Yes. Do we need development of this scale? No.

These concerns were raised throughout the public meetings about this development, along with concerns about inaccurate characterization of traffic projections, parking supply, alternative projects, and financials. The Village was dismissive. A lawsuit challenging Apex and the Village was filed in April 2019.

What happens if Apex isn't built?

We will then have time to find an appropriate solution. Time is something this developer did not offer; he threatened to walk away if the Board did not approve Apex in the January 28, 2019 board meeting. Time is something the Village did not offer; they fast-tracked the project and only allowed 28 days between the Public Hearing [aka the beginning of the public input] and the approval in January 2019. **Not only was Apex rushed, the President essentially cast the deciding yes vote in January when half of the trustees were opposed to the 5-story Apex.**

For this key strategic site, getting the development right takes a well-articulated vision that excites and unites the residents. It takes respect for the zoning code, leadership that builds consensus, and innovative ideas.

Over ↓

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Moving ahead at any cost...

The village says we need this development, *but at what cost?* Desperate to get something done, the village gave away village land and TIF incentives of over \$3.21 million; excluded the cost of needed environmental clean up from the presentation; and did not hold the developer accountable to even a close proximity of our zoning code. Village land should be for the enjoyment of all residents. Instead, it will be enjoyed almost exclusively by the Apex renters (including a private pool on Main Street). TIF funds are real money even though they do not come out of the general fund. These funds should be used more selectively and strategically in support of existing businesses and Village amenities.



The world has changed...

It is clear that we are reaching a new norm, and we need to meet the future with innovative thinking and unity instead of a single minded focus on density at all costs. Apex was wrong before, and it is more wrong today.

With Apex, Avere, and the McChesney apartment buildings, the Village is set to add 241 units in a short time period, and it will give away significant TIF funds for these projects. Given what seems to be a prolonged economic downturn, the Village should instead consider how it can better directly support our existing business instead of continuing to give away TIF money to developers of new apartment buildings.

Lawsuit update:

The lawsuit continues in opposition to Apex. The judge has determined that the case can proceed because we have standing and viable counts.

We need your help

The village will be a better place because of the engagement of many and because of your feedback. Major decisions are being made by the Board that affect our town's future. Please:

- Review Village Board agendas
- Watch the Village Board meetings
- Write to the Trustees
- Donate to our legal fund at www.gofundme.com/SAVEMAIN/donate
- If you have corporate matching, please contact us at Info@SaveMainGE.org
- Join/renew your membership in Citizens for Glen Ellyn Preservation at <http://www.glenellynpreservation.org/>



To learn more:

- Join us on Facebook @SaveMainGlenEllyn
- Visit us at <https://SaveMainGE.org/> (to request a yard sign)
- Contact us at Info@SaveMainGE.org

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YES, I WANT TO HELP THE **SAVE MAIN CAUSE.**

- **ENCLOSED IS A CONTRIBUTION TO SUPPORT THE LEGAL COSTS.**

\$15 \$25 \$50 \$100 OTHER _____

Please make your check payable to Citizens For Glen Ellyn Preservation

***PO Box 444
Glen Ellyn, Illinois 60138-0444***

- **Donations can also be made at <https://www.gofundme.com/f/SAVEMAIN/donate>**
- **Sorry I cannot help at this time, but I want to be supportive. Keep me informed.
My email address is _____**
- **Your donation is 100% tax deductible. We are a 501c3 organization.**