



Minutes
**Village of Glen Ellyn Architectural Appearance Commission, Environmental
Commission, Historic Preservation Commission, & Plan Commission/
Glen Ellyn Park District Special Meeting**
September 21, 2023
5 PM
185 Spring Avenue

Call to Order:

The meeting was called to order at 5:05 PM for the four commissions of the Village of Glen Ellyn as well as the focus groups that had met previously with the Park District and Design Team.

Roll Call:

For the Village of Glen Ellyn, the following commissioners were present:

- Architectural Appearance Commission: Yavor Goranov, Pam Albrecht and Lisa Sallwasser (no quorum)
- Environmental Commission: Chair Christy Truitt, Barbara Kwiatkowsky, and Joe Gadomski (no quorum)
- Historic Preservation Commission: John Day, David Schlembach, Donna Leak, Barb Lemme, and Rob Margetts (quorum)
- Plan Commission: Chair Tim Loftus, Peter Cooper, Adam Kreuzer, Sumita Mukherjee, and Connie Arango (quorum)

From the Glen Ellyn Park District the following staff were present: Director of Planning and Natural Resources Nathan Troia and Executive Director Dave Thommes

From the Site Design Group, Ltd, consultants: Project Manager Clare Johnson, Studio Director Rob Reuland

The following staff of the Village of Glen Ellyn were present: Village Manager Mark Franz, Assistant Village Manager Emily Rodman, Public Works Director Dave Buckley and Assistant Public Works Director John Hubsby; and Police Commander Andrew Downey

From the Glen Ellyn Chamber of Commerce, Executive Director Rob Dybcio was present.
Glen Ellyn Library Executive Director Dawn Bussey

Presentation on US Bank Site

Project name: Glen Ellyn Downtown Event Area and Park
Project address: 453 Forest Avenue, Glen Ellyn, Illinois 60137

Overall Site Plan Feedback

- Comment that the park should have a mix of permanent and moveable seating options.

- Question on if local proof of concept, or example of similar successful project. Site responded with several examples.
- Comments on modern vs. historic character and there are more design cues than just the architecture, such as light poles for example.
- Question about the overall capacity of the site to facilitate programs and events of 800+ community members.
- Request that the park be designed to facilitate a seasonal installation of a large ice rink (60x120) for a meaningful skating experience.
- Concerns about shade in the event park.
 - Request for a potential removable canopy during summer events.
- Interest in signage and passive educational opportunities within the park.
 - Education for youth programs.

Site opportunities

- Interest in permanent art installations within the park.
- Interest in a digital display in the performance space for additional programming.
- Comment on the intent of D41 using the space for their summer theater.
- Suggestion for walking tour starting in the park.
- Suggestion for a community compost drop off location.

Site challenges

- Comment on train noise every 10-15 minutes
- Concerns about unintended use by skateboards by example. Site responded with techniques and layout of space that would prevent.

Pavilion / Event Space

- Comments on skepticism of acoustics of performances.
- Suggestion on adding removable panel or sliding panel to help with backdrop for acoustics.
- Comments on coordinating the architectural design with the history of the Tudor style of Glen Ellyn. Not necessarily an exact copy, but some component.
- Comment on making architectural design, unique among other communities, but still feel Glen Ellyn.
- Suggestion to have the roof as green roof, possibly with solar panels.
- Suggestion to coordinate architecture design with new train station design which will be 1920s style train station.

Sustainability

- Comment regarding the recycling of the concrete of the existing building during demolition.
- Comment that sustainable materials should be used throughout the park for stormwater management and park longevity. Site suggested the opportunity for permeable pavers, drought tolerant plant materials and several other examples.
- Interest in natural grass vs. artificial turf. Strong concerns regarding the heat given off by artificial turf.
- Comment that lighting fixtures be dark sky compliant.
- Request for water bottle filling station.
- Request to use gray water for plant irrigation.
- Recycling bins on site.
- Comment that benches and other fixtures be made from recycled plastics or metals.

Project Timeline

- President Senak suggested a timeline of next few weeks for Commissions to assemble and submit comments.
- Next step is for the Village Board and Park District Board to review and consider approving the concept design and an amendment to the Purchase and Sale Agreement.