



Minutes
Village of Glen Ellyn
Roosevelt Road/Taft Avenue Hotel Site
Charrette
Wednesday, June 22, 2022
7:00 PM
Spartan Hall, Glen Crest Middle School
725 Sheehan Ave., Glen Ellyn, IL 60137

A. Call to Order

President Senak called the meeting to order at 7:05 pm.

The following Village Board Trustees, Ad Hoc Work Group members and Commissioners were present.

President Senak
Trustee Payne
Trustee Kalinich
Trustee Christiansen
Trustee Fasules
Trustee Thompson

Ad Hoc Work Group Member Donna Kemp
Ad Hoc Work Group Member Kevin McGrane
Ad Hoc Work Group Member Marty Durkin
Ad Hoc Work Group Member Norris Eber
Ad Hoc Work Group Member Vik Mehta
Ad Hoc Work Group Member Nick Nelson
Ad Hoc Work Group Member Clara Hughes
Ad Hoc Work Group Member Renie Atchison
Ad Hoc Work Group Member Rachna Thakkar
Ad Hoc Work Group Member Dr. Emily Tammaru

Plan Commission Chairperson Tim Loftus
Capital Improvement Commission Chairperson Steve Szymanski
Environmental Commission Chairperson Christy Truitt

Village Staff in attendance, Village Manager Mark Franz, Assistant Village Manager Emily Rodman, Economic Development Coordinator Meredith Hannah, Police Chief Philip Norton, Village Attorney Greg Mathews, Finance Director Larry Noller, Public Works Director Dave Buckley, Planner Atrin Khodadadi Fard, and Associate Planner Taylor Gendel.

B. Introductions & Welcome

President Senak welcomed the participants and public to the meeting.

C. Review of Process and Timeline

Kon Savoy reviewed the process and timeline for redeveloping the site.

D. Summary of Market Study Key Findings

Valerie Kretchmer reviewed the findings of the market study and viable uses for the site.

E. Review of Site Constraints

Kon Savoy reviewed the site location, size, utilities, easements, and current zoning.

F. Overview of Engagement Exercise

Kon Savoy reviewed the materials for the charrette exercise and resources at the tables disposal as they worked.

G. Small Group Work

See attached reports for the table concepts and notes.

[Glen Ellyn Hotel Site Design Charrette Report](#)

H. Audience Participation

Brian Milnamow shared concerns from neighbors about increasing not reducing tax burden, any development opportunity we want it to create revenue; concerns about added impact to the schools; concern about losing an opportunity to add a value-added space, concerns about being disenfranchised to the greater Glen Ellyn community. In support of mixed-use micro-unit development as presented at the last meeting. The process of this group has gone a long way in reducing the perception of inequitably. Still a lot to do but has been impressed by the progress and so many people invested in the process.

Patrick VanTiem a resident. It's a tax issue, taxes have gone up and school district taxes are a lot them. Looking for something that will maximize the tax revenue that will help D89 and residents. A lot of issues have been raised, but not addressing taxes. We need to push to help with the tax burden.

Ryan Dodd a resident. Very interested in the charrette process, heard from a lot of folks that the decisions have already been made. Was pleasantly surprised with the

process. Concerns about housing adding to the tax burden. Was pleased to see other commercial uses proposed for the site.

David Firchau was very happy with the charrette process.

Julie Evans a parent of person with disability. Advocate for individuals with disability. Complimented the leaders on listening to residents and for learning more about their advocacy. Will continue to advocate and work together to keep people here in Glen Ellyn.

Carlos Civardi not opposed to affordable housing but not the best use for this site. It is a commercial property. The discussion should be about smart growth for the whole region. There is a need for affordable housing but let's look for the best site in Glen Ellyn. Thank the Trustees for being open minded and for their efforts.

Derek Anderson, thanks everyone for the work. Would like to see a standalone sports book, could make a lot of money. Not everyone goes there at the same time. It's a wild idea but something he had in mind.

Jan a resident for 51 years, came to learn and listen.

Jeff Jordan just came to see everyone was doing their job.

Redevelopment needs to be coordinated with other sites on Roosevelt Road. Safety at Park and Roosevelt is so busy, so expressed concerns about safety. How would residents here get over to the food pantry or Trader Joe's across Roosevelt Road.

I. Closing Remarks

President Senak thanked the group for their work and the audience for their remarks. The discussion of affordable housing will continue beyond this site. Manger Franz added that the Village Board hired a consultant to conduct a housing study.

One more meeting will be scheduled for the Ad Hoc Work Group to share their individual thoughts on the project and process.

J. Adjourn

Trustee Thompson motioned to adjourn; Kelly Kalinich seconded. Meeting adjourned at 9:10 pm.