Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, May 22, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

A. Call to Order

B. Approval of the Minutes

1) Approval of the March 13, 2024, Regular Meeting Minutes

C. Old Business

D. New Business

1) 453 Forest Avenue: Exterior appearance review of the proposed downtown event park with performance pavilion and support building located in the C5B Zoning District.

E. Chairman's Report

F. Trustee Liaison's Report

G. Staff Report

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, March 13, 2024 at 7:00 P.M.

Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Susan Jacobson and Commissioners Pam Albrecht, Heather Mees, Eric Rahn, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioner Yavor Goranov.

Also in attendance: Anne Gould, Trustee; Daniel Harper, Planning Manager; Anabel Pederson, Associate Planner; Emily Rodman, Assistant Village Manager/Director of Community Development; and Audrey Savikas, Recording Secretary.

B. Approval of Meeting Minutes

Commissioner Rahn made a motion to approve the draft minutes of the November 8, 2023 meeting. Commissioner Albrecht seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D1. Exterior Appearance Review: 453 Forest Avenue

Staff Presentation

Daniel Harper, Planning Manager, introduced the request: Exterior appearance review for a proposed pavilion to be located at the proposed Glen Ellyn Downtown Event Park currently known as the former U.S. Bank site located at 453 Forest Avenue and Prairie Path Park.

Mr. Harper presented information as detailed in the Staff Report included in the agenda packet. His presentation included: location description; site plan; color renderings; materials and context; aerial view; and proposed views. Mr. Harper noted that the focal point of the proposed Glen Ellyn Downtown Event Park would be the pavilion, the topic of consideration for the meeting. He shared that other elements of the proposed park remain in development, and the entirety of the project may come before the Commission at a future meeting. In describing the pavilion, Mr. Harper noted that it is primarily composed of cedar wood slats on a black steel structure, with seating/steps finished with limestone. Mr. Harper discussed the 2006 Appearance Review Guidelines relevant to the project, including "A sense of stability, permanence and character should be projected by the public and institutional buildings." He read the AAC Action.

Petitioner's Presentation

Nathan Troia, Director of Planning and Natural Resources for the Glen Ellyn Park District, presented on behalf of the Petitioner, introducing the project. He discussed the Park District's collaboration with the Village Board on the project. Mr. Troia introduced Clare Johnson, Project Manager for Site Design Group. Ms. Johnson's presentation included: site context map; description of existing site; and the proposed site plan. She noted that the site included the previous U.S. Bank building and parking lot, and that it is adjacent to the Prairie Path. Ms. Johnson described the site, including an event lawn at the center, with a pavilion structure as a focal point; she described a perimeter with secondary seating and program nook areas, a picnic grove, planting areas, and several site access points.

Architect Brian Foote of Woodhouse Tinucci Architects presented to Commissioners. He described the dual nature of the proposed pavilion, including performative use as well as 365-day-a-year non-performance active uses such as outdoor movies, yoga, and other gatherings. Mr. Foote presented elevations, including an overhead view of the proposed structure, describing its light-filtering open trellis roof. He presented color renderings from multiple perspectives, noting that the pavilion makes use of the site's topography, descending into the park via limestone steps/seating. Mr. Foote described the proposed materials, noting that they were inspired by Glen Ellyn's Downtown Streetscape Project, including brick pavers, black painted steel, wrought iron elements, as well as complementary brick materials with similar materiality to downtown Glen Ellyn.

Petitioners distributed sample materials to Commissioners.

Petitioners responded to questions from Commissioners. Regarding the trellis roof, Mr. Foote described a permanent canopy element that could be added to protect the main performance area from weather elements. Mr. Troia discussed potential project phasing, dependent on funding.

Public Participation

Chairperson Jacobson invited questions from the public.

Joel Sourek, from the Leonard Memorial Funeral Home at 565 Duane Street, expressed concerns about the proposal. Mr. Sourek shared fears about the viability of the funeral home's business due to the performance aspect of the proposed park. He referred to a prayer service scheduled for Friday evening at the funeral home, and concern that performance-related noise, lighting, and crowds would disrupt such services in the future.

Jacquelyn Casazza of 386 N. Main Street posed questions about lighting, emphasizing the need for Dark Sky-compliant lighting. Ms. Johnson responded, describing proposed lighting in more detail.

Commissioner Deliberation

Commissioners discussed additional aspects of the proposal with Petitioners, including plans for waste receptacles, and lighting. Mr. Foote described A/V plans to support the multipurpose space, including a panel to use for temporary performance-specific sound and lighting needs. He also discussed safety lighting.

Commission Recommendation

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Glen Ellyn Park District, for approval of an exterior appearance review for 453 Forest Avenue downtown event park pavilion in the C5B Downtown Service District and CR Conservation Recreation District, the Architectural Appearance Commission hereby recommends APPROVAL based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on March 13, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting and before the Village Board of Trustees.

Commissioner Albrecht seconded the motion. The motion passed on a roll call vote, with six Commissioners present voting "Yes": Chairperson Jacobson and Commissioners Albrecht, Mees, Rahn, Sallwasser, and Smith.

D2. Exterior Appearance Review: 240 Geneva Road

Staff Presentation

Anabel Pederson, Associate Planner, introduced the request: Exterior Appearance Review for a two-story Full Day Kindergarten addition to the north side of Churchill Elementary School.

Ms. Pederson presented information as detailed in the Staff Report included in the agenda packet. She described zoning as R2 Single-Family Residential, noting that the Petitioners intended to pursue zoning map amendment, zoning variances, and annexation and consolidation of the north most parcels. Ms. Pederson described existing site conditions and building materials, noting that the proposed addition would have similar elements to the existing architectural style, as well as congruent materials and colors. Ms. Pederson's presentation included: description of proposed materials and colors; accessory structures; lighting fixtures; and color renderings. Ms. Pederson discussed the 2006 Appearance Review Guidelines relevant to the project, including "A sense of stability, permanence and character should be projected by the public and institutional buildings." She read the AAC Action.

Ms. Pederson responded to questions from Commissioners, including noting that the proposed addition would abut existing homes.

Petitioner's Presentation

Eric DePorter, Assistant Superintendent of Finance, Facilities, & Operations for the Glen Ellyn School District 41 presented on behalf of the Petitioner. Mr. DePorter clarified that the homes to the north of the project site are owned by the District; he indicated that they will be demolished. He introduced representatives from design firm Wight & Co.

Craig Siepka, Design Principal for Wight & Co., presented on behalf of the Petitioner. He discussed the history of the project, economic and programmatic constraints, and site challenges. He described the project as an approximately 34,000 square foot, 2-story building, off of Bloomingdale Road. Mr. Siepka presented floor plans, which he described as a straight-forward, efficient layout including six classrooms on each level, as well as an outdoor reading garden, an atrium, and second-floor flex space. He described the materials palette, which includes the same brick as used on the existing building and a similar color scheme, while introducing new compatible materials and colors to soften the appearance for the young children who will use the building. Mr. Siepka presented color renderings, and described various areas, including the main entrance drop-off area; fenced-in playground area; reading garden; and a series of terraces. He noted that the proposed elongated windows align with the character of the existing building. Mr. Siepka described a storage and refuse enclosure that would use similar masonry materials.

Gage Berger, Landscape Architect for Wight & Co., presented the landscape plan. He shared the goal of ensuring that something will always be blooming when children are in attendance, to provide interest throughout the year. Mr. Berger presented proposed plant palettes for reading courtyards and for shaded foundation areas. He discussed proposed tree plantings, acknowledging the Staff recommendation to revise the tree plan to meet the size distribution per tree type as required by Village Code. Mr. Berger committed to working with Village Staff to ensure compliance.

Petitioners distributed sample materials to Commissioners.

Petitioners responded to questions from Commissioners. With regard to questions about the design's scale and the main entrance as it would be experienced by Kindergarten children, Mr. Siepka said that the design team is actively working with the District to define adornments such as leaf imprints in the concrete, and detailing embellishments, to ensure the space is inviting for the children. He described a proposed tree theme. He also responded to questions about the

canopy at the main entrance and weather-protection at drop-off, noting financial and emergency vehicle access limitations.

Public Participation

Chairperson Jacobson invited questions from the public.

Suzette Gonzales, of 841 Bloomingdale Road, expressed concerns about the proposal. She shared that her home is one of six houses that abut the project site. She discussed ongoing privacy concerns as a neighbor to the existing school, and fears that privacy will worsen with the proposed addition. She shared photographs of the view of the site from her backyard, including photos illustrating excessive lighting at night. Ms. Gonzales indicated that she also shared concerns about the scale of the proposed building, and that it could be overwhelming for kindergartners.

Ron Benshoof, of 23W321 St. Charles Road commented on the size of the parcel and asked questions about the landscape plan with respect to the northernmost area of the project site. Mr. DePorter indicated that the houses to the north would be demolished and that there was not a plan to develop the northernmost area of the site.

Emily Rodman, Assistant Village Manager/Director of Community Development, introduced herself and provided information about the process, reminding attendees that the Architectural Appearance Commission's role was to make a recommendation regarding the appearance of the proposed building. She described separate hearings that would take place to address other aspects of the proposal such as land use and traffic patterns.

Jacquelyn Casazza, of 386 N. Main St., posed questions about the proposed synthetic turf and the potential for unsafe materials to wash into the surrounding Churchill Park and to be picked up by children. Petitioners indicated that the proposed artificial turf would have sand infill, not rubber, addressing child safety and environmental concerns.

Commission Deliberation

Commissioners deliberated, expressing mixed support for the proposal. Areas of concern included: the scale of building; lack of sufficient weather protection at the entrance; need for kid-friendly design elements; and the lighting concerns shared by abutting neighbors. Areas of support included: appropriately scaled as a 2-story structure; well-designed. As Commissioners weighed their recommendation, Petitioners added information about cost-limitations and square footage requirements. They indicated that they welcomed the Commissioners' guidance to be more kid-friendly and welcoming, and assured that would be included in ongoing project discussions.

Commission Recommendation

Commissioner Albrecht made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Glen Ellyn School District 41, for approval of an exterior appearance review for 240 Geneva Road (Churchill Elementary School) in the R2 Single-Family Residential Zoning District, the Architectural Appearance Commission hereby recommends <u>APPROVAL</u> based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on March 13, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the landscape plan will be revised to meet the required size distribution per tree type as required by 10-5-13(L)1. (a.) (2) of the Village code. The conforming revised landscape plan shall be included in the submittal by the applicant for zoning map amendment, zoning variations, and annexation to be reviewed by the Village Plan Commission.

2. That the project is constructed in substantial conformance with the plans prepared by Wight & Co. as presented and the testimony presented at the March 13, 2024 Architectural Appearance Commission meeting.

3. A building permit shall be required prior to construction activity.

4. Careful consideration and attention to detail to create scale and welcoming entrance details.

Commissioner Rahn seconded the motion. The motion passed on a roll call vote, with six Commissioners present voting "Yes": Chairperson Jacobson and Commissioners Albrecht, Mees, Rahn, Sallwasser, and Smith.

E. Chairperson's Report

None.

F. Trustee Liaison's Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including developments regarding the Roosevelt & Taft Hotel Properties project.

G. Staff Report

Ms. Pederson discussed potential agenda items for upcoming meetings.

H. Other Business

None.

I. Adjournment

Commissioner Sallwasser made a motion to adjourn the meeting. The motion was seconded by Commissioner Smith, and the motion passed by voice vote.

The meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Audrey Savikas

Recording Secretary

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 5/22/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Commission Recommendation
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2024-322)

DOC ID: 2024-322

453 Forest Avenue: Exterior appearance review of the proposed downtown event park with performance pavilion and support building located in the C5B Zoning District.

Statement of the Issue:
The petitioner is requesting an Exterior Appearance Review for the proposed Glen Ellyn Downtown Event Park currently known as the former U.S. Bank site located at 453 Forest Avenue and Prairie Path Park.

Analysis:

PETITIONER: Glen Ellyn Park District

LOCATION/ ZONING: The subject property is located on the northeast corner of Forest Avenue and Duane Street in the C5B Central Business District (Service) Subdistrict. The surrounding zoning and land uses are as follows:

Surrounding Land Uses:	Surrounding Zoning:
North: Railroad	CR – Conservation Recreation
South: Funeral Home	C5B – Central Business District
East: Medical Office	C5B - Central Business District
West: Parking Lot	C5B - Central Business District

COMP PLAN: The 2023 Comprehensive Plan identifies this property as part of a future entertainment space. In partnership with the Glen Ellyn Park District, the intention is to create an open space and an event space at the US Bank site to drive visitors, by adding value, to Downtown in support of Downtown businesses. (pg. 22)

BACKGROUND: The Glen Ellyn Park District and the Village of Glen Ellyn are collaborating on the purchase, development and operation of a downtown park that features an event space with a pavilion structure.

The Park District appeared before the Architectural Appearance Commission at its March 13, 2024 meeting. The subject of the application was specifically focused on the performance pavilion. The AAC gave a unanimous recommendation of approval for the pavilion.

The pavilion was then reviewed as part of a joint review by the Historic Preservation Commission and the Environmental Commission on March 20, 2024. The pavilion received positive feedback from both commissions.
The Park District is now requesting that the Architectural Appearance Commission review the proposed Downtown Event Park in its entirety, including proposed accessory structures and landscaping.

PROJECT SUMMARY:

The Glen Ellyn Park District's proposal is to expand the existing Prairie Path Park into a multi-functional open space located in Glen Ellyn's Downtown. The Glen Ellyn Park District is requesting approval for the exterior appearance of the proposed Downtown Events Park including its two structures, the performance pavilion, the Restroom and Support building and landscape plans.

The Park

The proposed park expansion will encompass the existing Prairie Path Park as well as the former US Bank site and will encompass approximately 1.5 acres. The site will feature a performance pavilion, a variety of seating arrangements, bike racks and an accessory building to be used as restrooms, storage, and to serve concessions during special events.

The park features a spectator lawn in the center that is encompassed by concrete and brick pavers pathways. Limestone steps are utilized for grade changes between the performance pavilion and the spectator lawn. The park will also feature a naturalized "discovery zone" play area located near the northeast corner of the park.

The Performance Pavilion

The primary focal point of the park expansion will be a performance pavilion. The proposed pavilion is designed to provide a multipurpose activity area to compliment and shelter programmatic activities within the park. The structure is designed to provide support for live music performances, and to function as a gathering space for other activities like outdoor movies, public classes and events and other forms of un-programmed gathering.

The pavilion is located at the southeast corner of the site and is oriented towards the center of the park lawn to optimize for sight-lines during events. The pavilion is setback approximately 20 feet from the southern property line along Duane Street. The Pavilion will require a variance from the side yard setback requirements in the CR Conservation Recreation District.

The pavilion is primarily composed of cedar wood slats on a black steel structure. The roof is pitched open towards the lawn with the height of the ceiling reaching 14'-8". The roof will also include translucent polycarbonate panels that will act as weather protection for the stage area.

The restroom and storage building located under the pavilion will be finished with Roman brick. The seating/steps leading towards the pavilion will be finished with limestone as a homage to the stonework features of the Lake Ellyn Boat House.

The 2006 Appearance Review Guidelines state that “public and institutional buildings are major contributors to the character of Glen Ellyn. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellyn’s character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by public and institutional buildings.”

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The Restroom and Support Building

The support building is located in the northeast corner of the site and is designed to be utilized as a public restroom and storage building for the park as well as function as a concession building for special events. The restroom and support building is setback approximately 20 feet from the northern property line along the Prairie Path Trail and will likely require a variance from the side yard setback requirements in the CR Conservation Recreation District.

The 576 square foot restroom and support building takes architectural design cues from the performance pavilion to create a coherent architectural language for the park. The building will stand ten (10’) feet tall and will be clad with the same Roman brick as the storage area located under the performance pavilion. The support building will also feature a similar canopy structure constructed of black steel and cedar fins as the performance pavilion. Finishings like the concession transaction window and bench on the northwestern wall will be finished aluminum.

The 2006 Appearance Review Guidelines state that “Public and institutional buildings are major contributors to the character of Glen Ellyn. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellyn’s character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by public and institutional buildings.”

Landscaping

The proposed landscape plan shows eighty-three (83) new trees being planted as part of the new design. The tree planting plan calls for a variety of shade trees mixing different species of maple, oak, and elms. Ornamental trees like the serviceberry and hornbeam are also included in the design. Twenty-four (24) evergreen trees including a variety of spruce and juniper are incorporated into the design to round out the variety to conform with the Village Landscape standards. Three (3) existing trees will be preserved and integrated into the new park design. The trees will be planted to provide a consistent canopy over the planned seating areas of the park. An evergreen buffer will be planted on the eastern property line to provide screening for the office building located east of the property.

The center of the park will be a large lawn to accommodate performances. Ground cover underneath the proposed tree canopies will be a variety of ornamental planting, native garden, and ground cover. The proposed landscape plan is in conformance with Glen Ellyn's landscaping requirements.

Lighting Plan
The lighting for the park will consist of two types of resources. Pedestrian pole lights along the perimeter of the park and pedestrian bollard lights within the interior of the park along the walking path and seating areas. Both lighting sources will have a temperature of 2700k and are IDA certified and Dark Sky Compliant. The photometric plan shows that the lighting would meet the Village's exterior illumination standards.

Next Steps for Proposal
The Glen Ellyn Park District is requesting approval for the exterior appearance of the proposed Downtown Events Park including its two structures, the performance pavilion, the Restroom and Support building and landscape plan.

The Glen Ellyn Park District will then proceed with a project application for the entirety of the site which would include a consolidation of the existing five (5) lots, a rezoning of the property to CR Conservation Recreation district, Special Use Permits for the structures and approval of any variances required based upon staff review. The complete event park application will proceed to the Plan Commission and Village Board of Trustees for approval.

Budget Impact:
N/A

Contribution to Strategic Plan

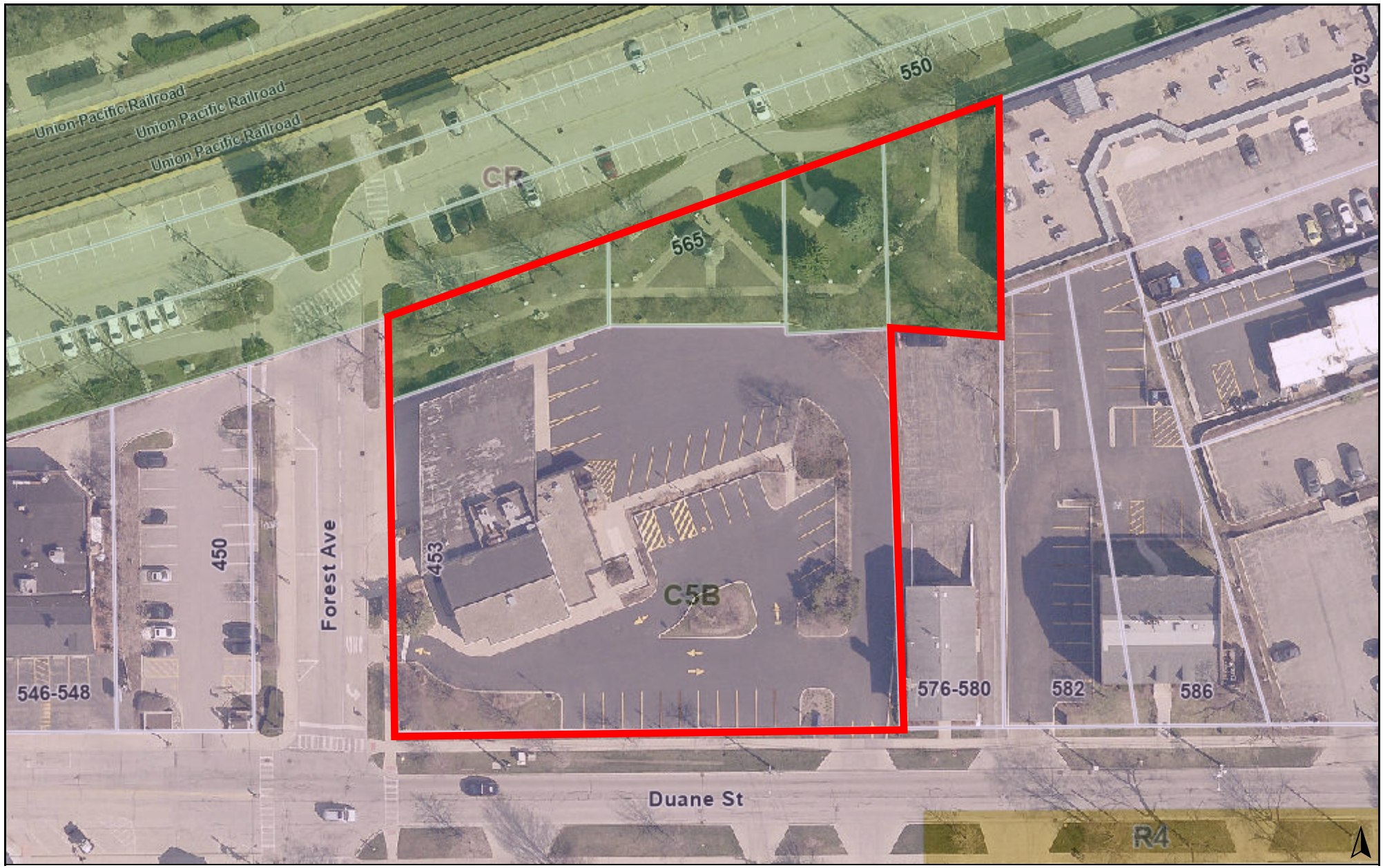
Action Requested:
The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms with the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. The project is constructed in substantial conformance with the plan prepared by Site Design Group, ltd. as presented and the testimony presented at the May 22, 2024, Architectural Appearance Commission meeting.
2. A building permit shall be required prior to construction activity.

Attachments:
1. Location and Zoning Exhibit
2. Exterior Appearance Review Application
3. Applicant's Memo dated 3-22-2024
4. Site Survey
5. Proposed Downtown Event Park Plans

GISConsortium | Downtown Events Park, 453 Forest Ave



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Print Date: 3/5/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

EXTERIOR APPEARANCE REVIEW APPLICATION

Amended 5-10-24.
9586_20240522_AAC
Presentation 3, sent 5/10/24

Please complete and return this form to the Planning and Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

CLEAR PAGE

I. APPLICATION INFORMATION:

A. Date Filed: **02/21/24** B: Application No. _____

C. **Project Name:** **Downtown Events Park**

D. Project Description:

The Village of Glen Ellyn and the Glen Ellyn Park District are collaborating on the purchase, development, and operation of the downtown park. The property, formally the U.S. Bank site, located at 453

E. Address of Property: **US Bank site 453 Forest Avenue, & Prairie Path Park**

F. Permanent Index No.: **0511322025, +Prairie Path Park** G. Zoning: **C5B & CR**

H. **Name of Applicant:** **Glen Ellyn Park District**

I. Address of Applicant: **185 Spring Avenue**

J. Phone No. (Business): **630-858-2462** (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: **ntroia@gepark.org**

N. **Name of Property Owner:** **Village of Glen Ellyn**

O. Address of Property Owner: **535 Duane Street**

P. Phone No. (Business): **630-469-5000** (Home) _____

Q. E-Mail Address of Property Owner: **erodman@glenellyn.org**

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

See attached Memorandum dated March 22, 2024 from Site Design Group.

CLEAR PAGE

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

See attached Memorandum dated March 22, 2024 from Site Design Group.

T. Please explain how the project complies with the Appearance Review Guidelines:

See attached Memorandum dated March 22, 2024 from Site Design Group.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

See attached Memorandum dated March 22, 2024 from Site Design Group.

Signature: _____ Date: _____

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AFFIDAVIT OF AUTHORIZATION

I, **Board President** _____ owner of the property described as

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.

_____
OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____

Notary Public

landscape
architecture
urban design

Memorandum

March 22, 2024

Project name: Glen Ellyn Downtown Event Park
Project address: 453 Forest Avenue, Glen Ellyn, Illinois 60137
Project number: 9586
Written by: site design group, ltd. + Woodhouse Tinucci Architects

Subject: AAC Application Responses

D. Project Description:

The Village of Glen Ellyn and the Glen Ellyn Park District are collaborating on the purchase, development, and operation of the downtown park. The property, formally the U.S. Bank site, located at 453 Forest Avenue in downtown Glen Ellyn, was purchased recently by the Village.

The Park District's plan is to transform this site and expand the existing Prairie Path Park into a dynamic open space within the heart of Glen Ellyn's Downtown. The site will create a "front yard" for commuters, Prairie Path users, Downtown residents, and the entire Glen Ellyn community. The project will fulfill an initiative driven by the Village's Downtown Plan and Comprehensive Plans, which call for the addition of green space within the Downtown area. Development of the site will also serve as a catalyst for improvements to adjacent properties and bring new events to the area.

R. Why was the architectural style chosen:

The pavilion design provides a multi-purpose covered activity area to complement and support the expected programmatic activities within the park. The task was to provide a singular space that could not only support live music performances, but also function as an informal shaded café space, allow for outdoor movies, provide opportunities for yoga/dance/speech uses, and support various forms of unprogrammed gathering. As such, the design of the park pavilion does not have an applied style, but rather responds to the specific site and programmatic criteria that were established.

-Orient toward the lawn for performances.

The pavilion is located on the high southeast corner of the site, at a maximal distance from train noise and the fast-moving circulation of the Illinois Prairie Path. It is oriented to align toward the center of the lawn for optimized sightlines. The roof is pitched to open toward the lawn – presenting a higher edge toward the park and a lower, pedestrian-scaled edge along the Duane Street sidewalk.

-Remain open and approachable for non-programmed informal use. Encourage 365-day-a-year use.

The west side of the pavilion adjoins a primary park entry pathway, connecting Duane Street to the inner park. The pavilion is open along this edge, its row of structural columns doubling as a colonnaded arcade that helps to define this pathway while providing open access to the pavilion and under the canopy to

site design group, ltd.
888 south michigan avenue #1000
chicago, illinois 60605
tel 312.427.7240 fax 312.427.7241
www.site-design.com

encourage daily use by the public for café seating, picnicking, and informal use. The intent is that this will integrate the pavilion into the park as an element of daily use and not simply as an object to observe, 'off limits' to the public.

-Support site pathway and access systems.

The pavilion negotiates the site topography by connecting the high side of the site (Duane Street, east side) with the main parkland, which is several feet lower. The flanking entry pathway is articulated by the pavilion structure on the west and integrates an accessible access ramp (which serves both the pavilion stage and the main park) on the east. The south façade of the pavilion provides an identifiable entry presence to the park in the northeast corner of the site and can support signage. The leading edge of the pavilion platform utilizes curved seat steps that serve both to define the edge of the stage during performance events and to provide access and informal seating at all other times.

-Screen activities from the neighbors

By orienting the stage to the south, noise and light from performances is directed away from neighboring properties and into the park center. A screen wall along the east and a solid wall along the back of the stage additionally serve to screen noise and visual clutter. The trellis nature of the roof system conceals structure, drainage, and enclosure – providing locations to shield lighting and theatrical equipment from view while also allowing sunlight to filter through, creating a roof that is integrated into the design solution.

-Provide a welcoming presence from all vantage points (no rear or service side of the pavilion)

A park pavilion must function differently from a normal building -- it cannot have a rear, or service side, as it exists "in the round". The pavilion has been designed to allow access from all sides while screening utilitarian or non-public functions in a way that is not distracting to the overall design.

(R. Abbreviated Response)

The pavilion and restroom architectural style and design aims to be versatile and responsive to the site's needs. It serves multiple purposes, including hosting live music, providing a café space, accommodating outdoor movies, and supporting various activities like yoga and informal gatherings. Key design features include:

1. Orientation: Positioned on the southeast corner of the site, away from noise and traffic, the pavilion faces the lawn for optimal sightlines during performances.

2. Accessibility: The pavilion integrates with park pathways, providing open access along its west side and incorporating a ramp for accessibility.

3. Integration: The design encourages year-round use by the public, blending the pavilion seamlessly into daily park activities.

4. Screening: Noise and light from performances are directed away from neighboring properties through strategic orientation and the use of screen walls along the stage.

5. Welcoming Design: Accessible from all sides, the pavilion maintains a welcoming presence without a distinct rear or service side, integrating utilitarian functions discreetly into the overall design.

S. Provide information about the architectural style and exterior materials of the building in the surrounding area:

The materials chosen for the pavilion were selected for their compatibility with neighboring context and other existing public spaces within the area – many of which additionally align with the goals expressed within the Glen Ellyn Appearance Review Guidelines and the Glen Ellyn Streetscape Plan. The materials are natural and honest to their function, without false decoration or applied color and style.

-Stone Paving. Integrates the pavilion surface with the surrounding park and pathway system.

-Brick Masonry walls. A thin Roman brick shape (2x12) was chosen to add a contextually-appropriate texture to the wall surfaces, harmonizing with existing masonry properties along Duane Street and in the historic Downtown, while borrowing from the long tradition of Prairie-style architecture throughout the region, emphasizing horizontality to visually compress the scale of the building within the landscape.

-Natural wood slats/trellis. Provides a sunlight-filtering canopy that appears thin and lightweight, rather than solid and heavy.

-Black Painted Metal. Echoes the streetlights and other site furnishings within the park and in Glen Ellyn. The steel structure allows for a minimum number of lightweight columns that can span the large clear opening of the stage canopy, permitting clear sightlines to and from the pavilion. The structure is proposed to be located above the wood slats to further conceal it from view.

(refer to provided material reference imagery)

T. Explain how the project complies with the Appearance Review Guidelines:

The pavilion is appropriately scaled for its use and for the site and is intended to be fully integrated, not just compatible, with the new park and streetscape improvements.

As a pavilion, it is not a building, and as such is purposefully set back from the existing street edge along Duane Street, so that it is more clearly recognizable as part of the parkland usage.

The chosen materials are commonly found within the notable public buildings and spaces of Glen Ellyn. The design utilizes materials recommended within the Appearance Guidelines and the Streetscape Plan.

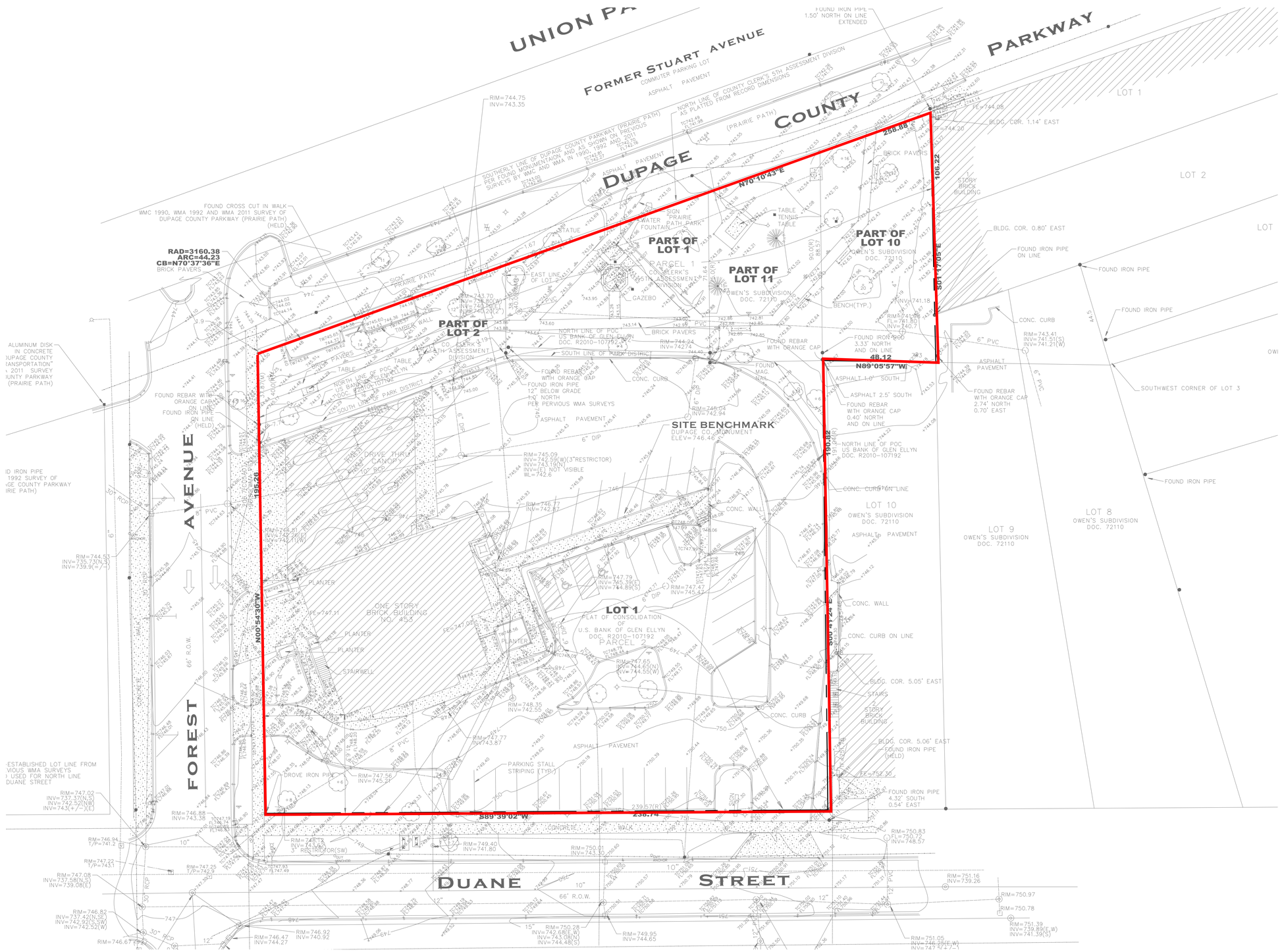
As noted above, the pavilion is designed to respond to its performance and design criteria specifically. It does not have an applied style, ornament, or coloring. It utilizes natural and long-lasting materials that transcend any given style or trend, and will stand the test of time.

U. Explain why deviations from the Appearance Review Guidelines are proposed:

As noted in the previous response, the proposed structure is a pavilion, it is not a building. As such, it is purposefully set back from the existing street edge along Duane Street. This deviation is proposed so that it is more clearly recognizable as part of the parkland usage.

Thank you,

Clare Johnson
site // www.site-design.com
888 s michigan ave #1000 chicago, il 60605
d: 312.374.52(XX) o: 312 427 7240



1 SITE SURVEY (FOR REFERENCE ONLY)
1"=20'-0"

0 10 20 30 40'

Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137

site landscape architecture urban design

site design group, ltd. — Landscape Architect
888 South Michigan Avenue #1000, Chicago, IL 60605
p. 312.427.7240 w. www.site-design.com

Woodhouse Tinucci — Architect
230 W Superior, 6th Floor, Chicago, IL 60654
p. 312.943.3120 w. www.woodhousearch.com/

V3 Companies — Civil Engineer
7325 Janes Ave, Woodridge, IL 60517
p. 630.724.9200 w. www.v3co.com/

Advance Consulting Group International — MEP
300 W Adams St, #420, Chicago, IL 60606
p. 312.357.1840 w. www.acgintl.com/wordpress2/

Shen Milsom & Wilke — Acoustical Consulting
125 S Wacker Dr., Suite1510, Chicago, IL 60606
p. 312.555.4585 w. www.smwllc.com/

C.E. Anderson & Associates Structural Engineers — Structural Engineer
175 N Franklin St, Suite 410, Chicago, IL 60606
p. 312.750.1701 w. www.cea-se.com/

NOT FOR CONSTRUCTION

ISSUANCES

Rev. #	Description	Date Issued
	50DD	02/22/2024

Project No : 9586

Drawn :	ML, ND	File :	9586_exst.dwg
Checked :	JD, AM	Scale :	AS NOTED
Approved :	XX		

Sheet Title:
SITE SURVEY (FOR REFERENCE ONLY)

Drawing Number:
G-007

site design group, ltd.
888 south michigan avenue
unit ph 1 chicago, illinois 60605
tel 312.427.7240 | www.site-design.com

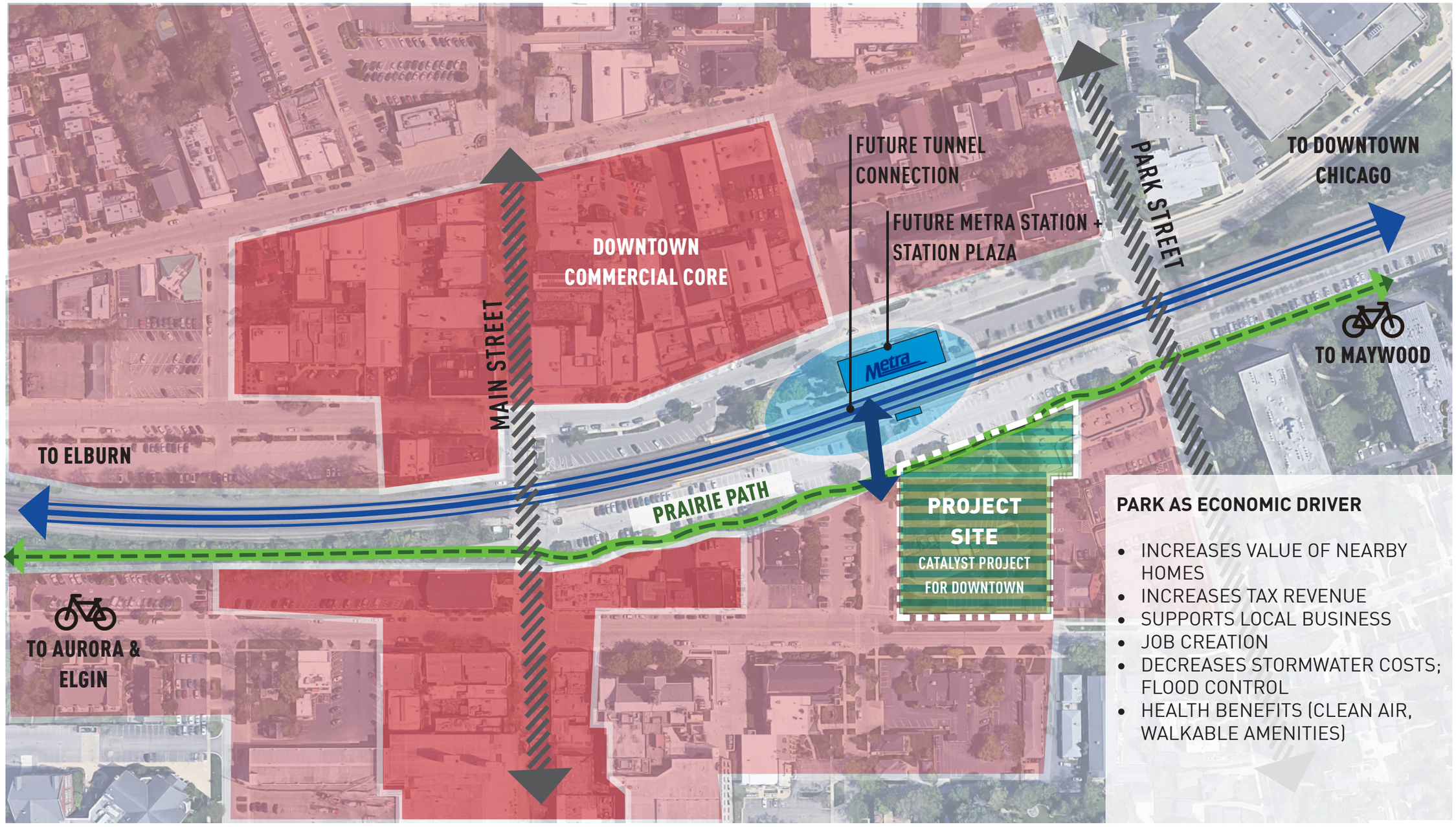
GLEN ELLYN DOWNTOWN EVENT PARK

Glen Ellyn, IL

May 22nd, 2024 | Architectural Appearance Commission

9586

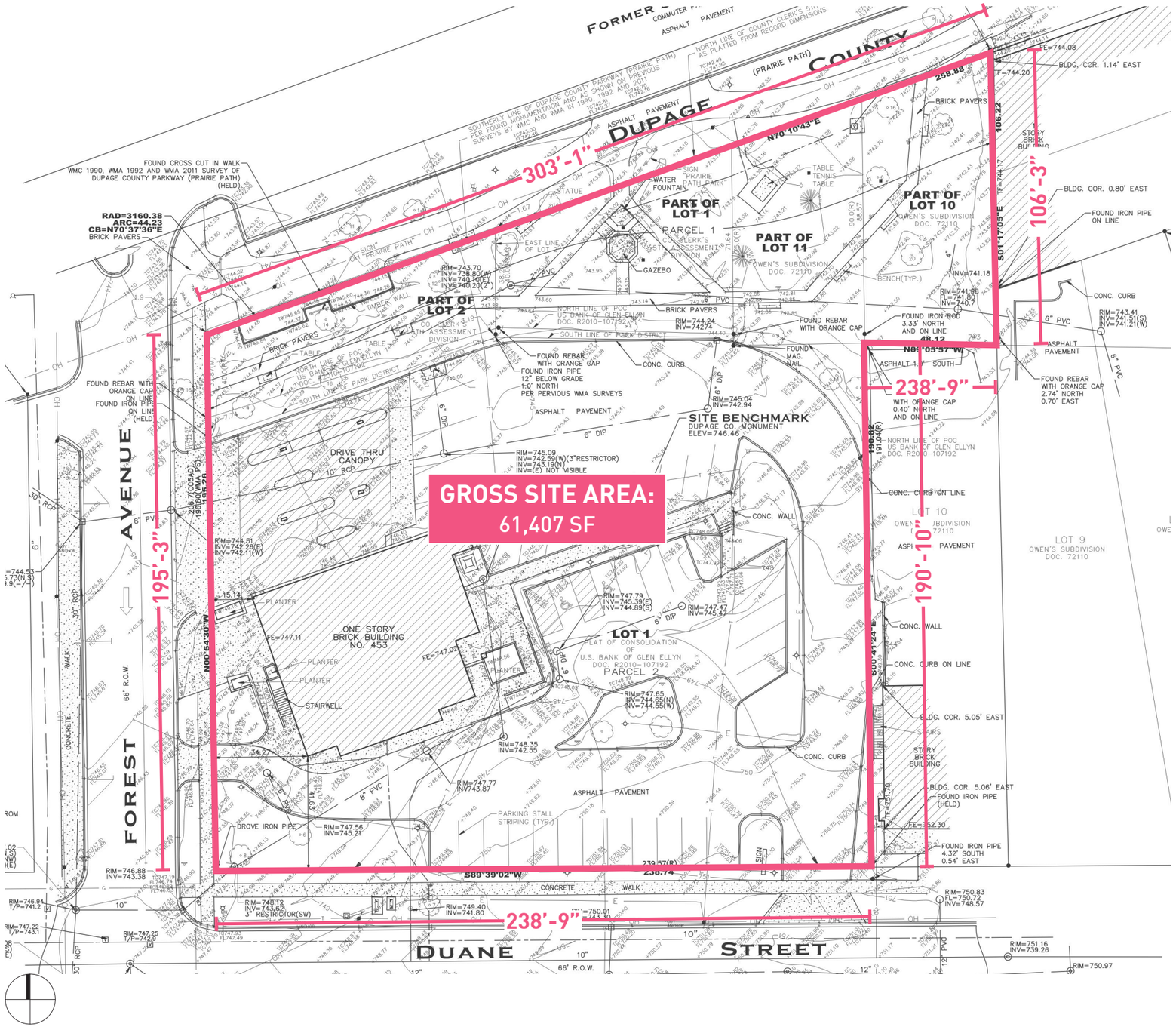
CONTEXT | EXISTING SITE



PARK AS ECONOMIC DRIVER

- INCREASES VALUE OF NEARBY HOMES
- INCREASES TAX REVENUE
- SUPPORTS LOCAL BUSINESS
- JOB CREATION
- DECREASES STORMWATER COSTS; FLOOD CONTROL
- HEALTH BENEFITS (CLEAN AIR, WALKABLE AMENITIES)

SURVEY | EXISTING SITE

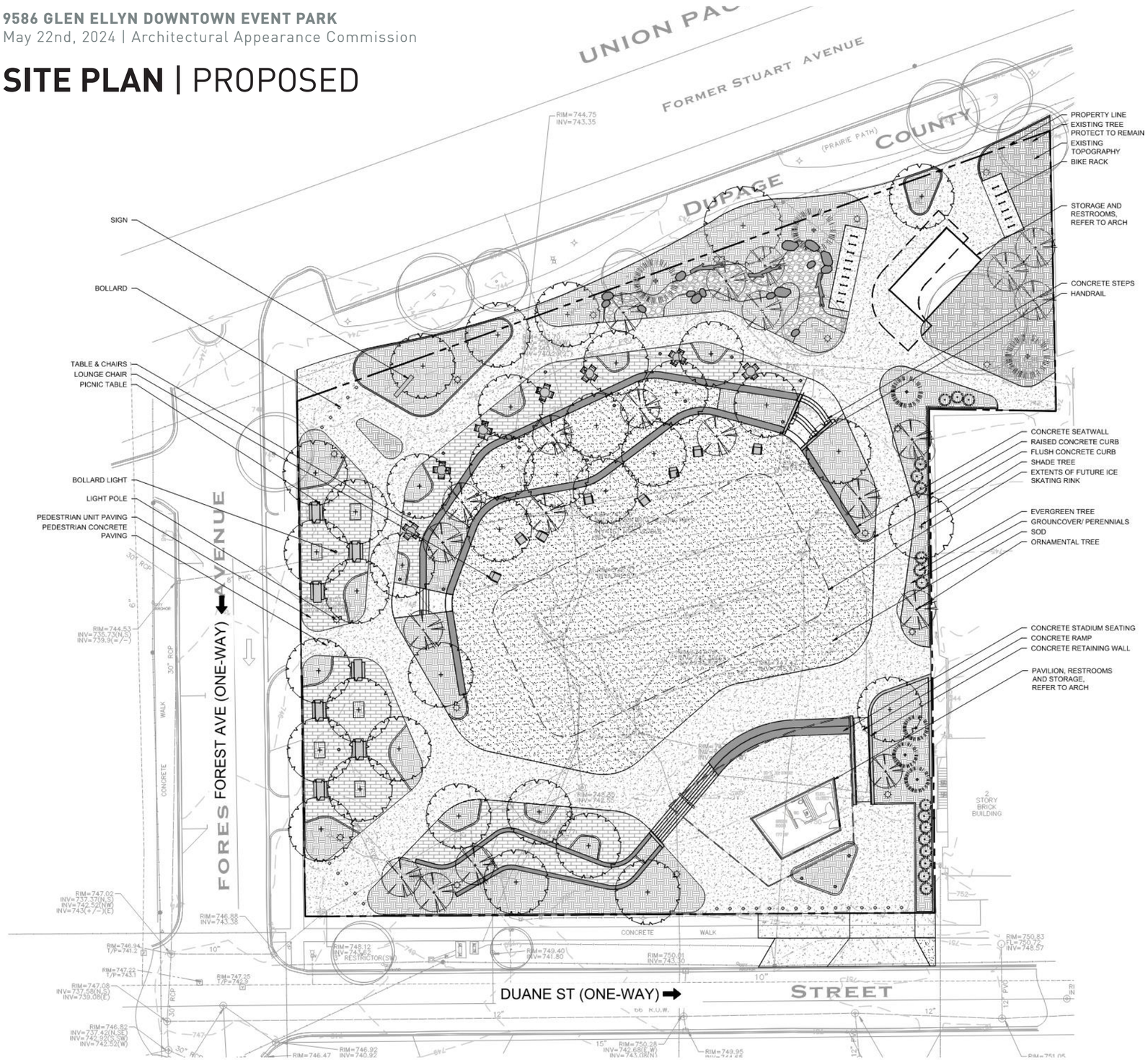


EXISTING SITE

Glen Ellyn, Illinois

- ~1.5 acre former US Bank site
- Gross site area: 61,407 SF
- Village purchased the property for $1.65 million
- The Glen Ellyn Park District and Village of Glen Ellyn have been working in partnership to develop as an event and green space
- Adjacent to the parking garage, Metra rail, and Prairie Path

SITE PLAN | PROPOSED



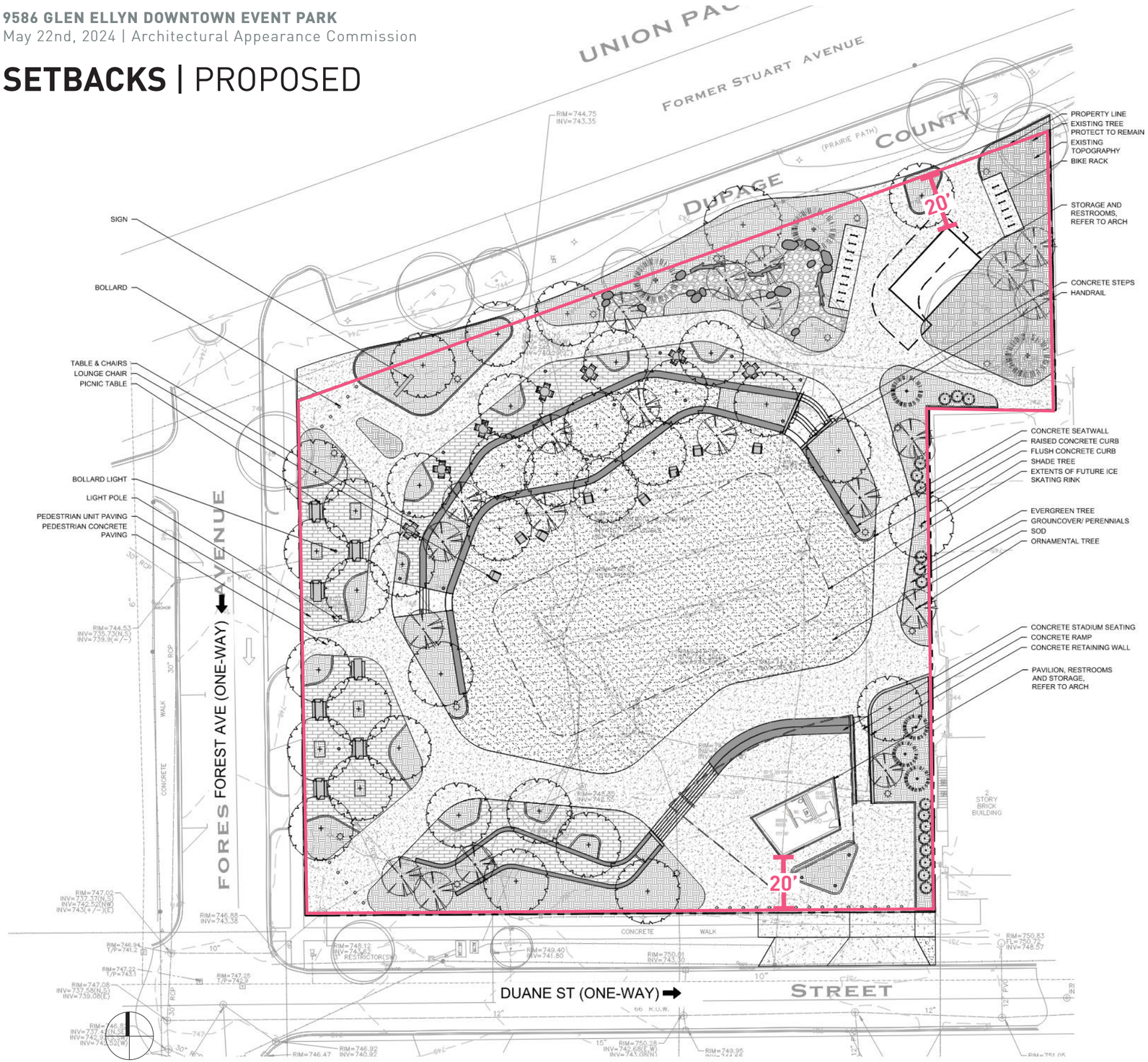
LEGEND

- PROPERTY LINE
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING - ADD ALT
- PEDESTRIAN AGGREGATE PAVING
- CONCRETE RETAINING WALL
- CONCRETE SEATWALL
- CONCRETE STADIUM SEATING
- RAISED CONCRETE CURB
- FLUSH CONCRETE CURB
- EJ — EXPANSION JOINT
- CONTROL JOINT
- CONCRETE STEPS
- HANDRAIL
- PICNIC TABLE
- TABLE & CHAIRS
- LOUNGE CHAIR
- TRASH & RECYCLING RECEPTACLE
- BIKE RACK
- LIGHT POLE
- BOLLARD LIGHT
- BOLLARD
- SIGN
- EXISTING TREE PROTECT TO REMAIN
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUNDCOVER/PERENNIALS
- SOD
- LEDGEROCK

1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

SETBACKS | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

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- SOD
- LEDGEROCK

BUILDING SETBACKS

- PAVILION 20'-0"
- RESTROOM 20'-0"

SITE PLAN | PROPOSED

1 LANDSCAPE SITE PLAN
1" = 40'-0"

LEGEND:

- PAVILION & RESTROOM STRUCTURES
- EVENT LAWN
- SECONDARY SEATING/PROGRAM NOOKS
- PICNIC GROVE AT FOREST AVENUE
- PLANTING AREAS
- SITE ACCESS
- EVENT CLOSURE AT FOREST AVE.

PAVILION PLAN | PROPOSED

1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

site

LEGEND

- PROPERTY LINE
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING - ADD ALT
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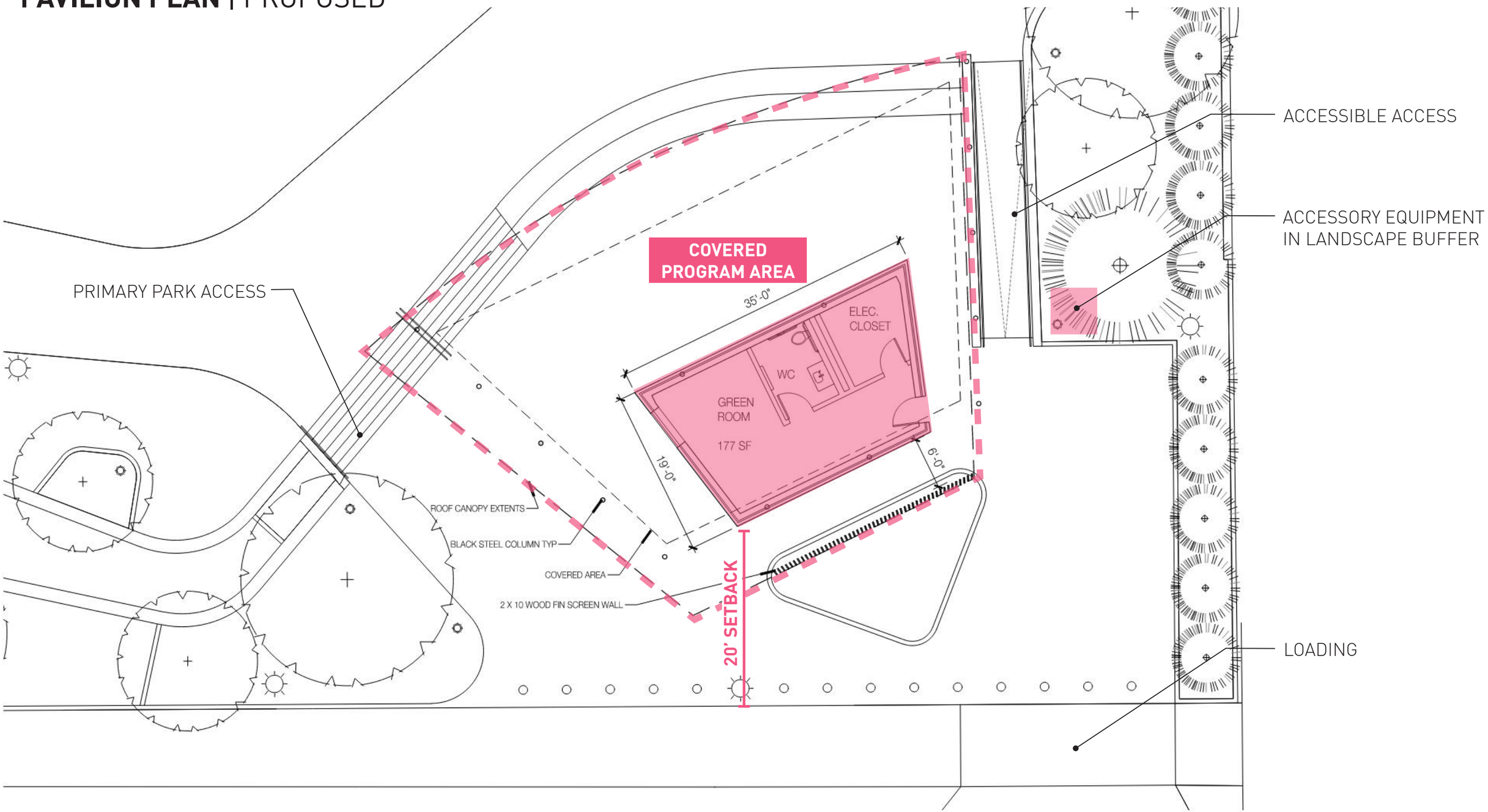
PAVILION PLAN | PROPOSED

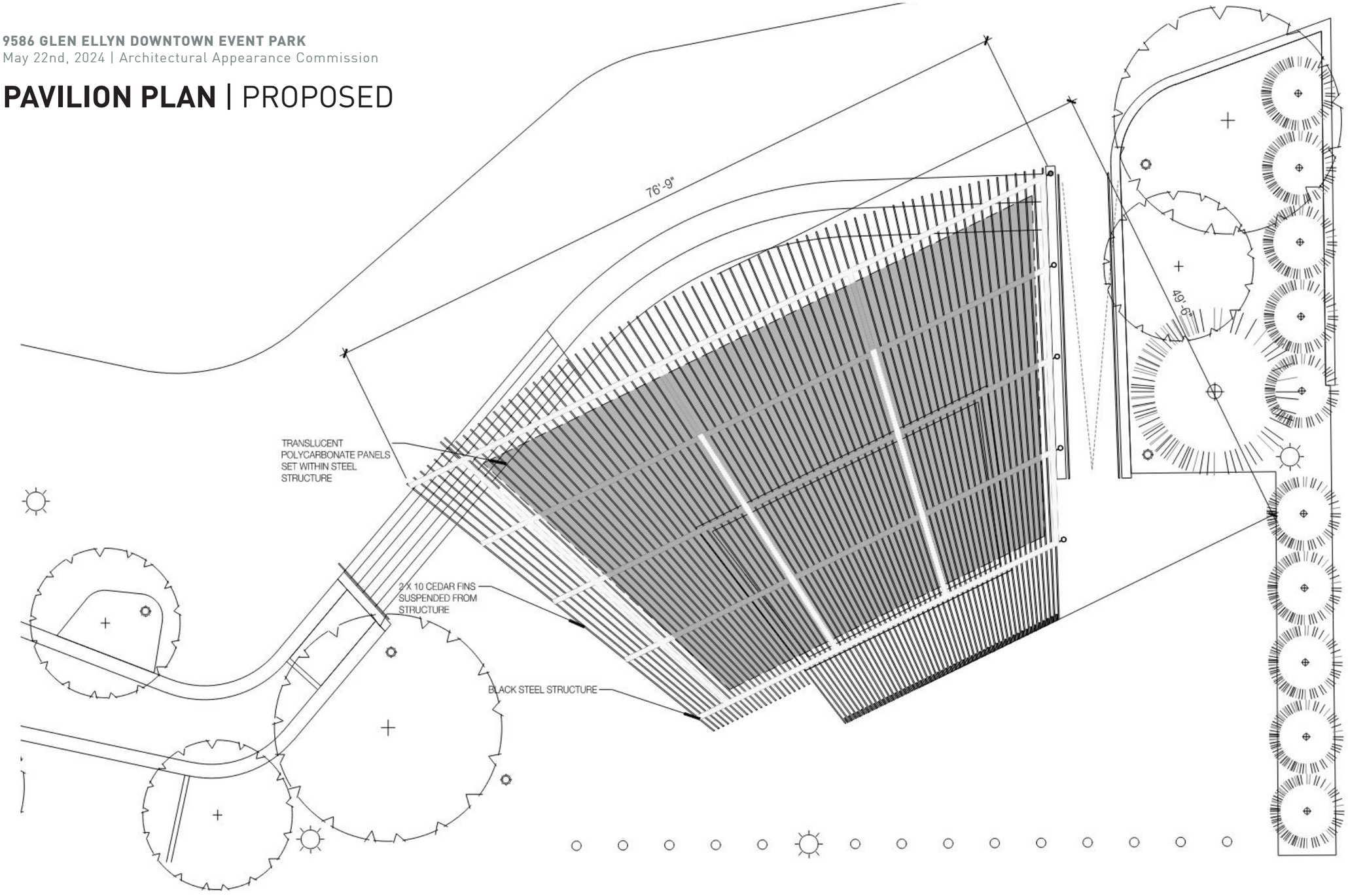


1 PAVILION - FLOOR PLAN
3/32" = 1'-0"

0 5 10 15 20'

PAVILION PLAN | PROPOSED

site



1 PAVILION - ROOF PLAN
3/32" = 1'-0"

0 5 10 15 20'

PARK | SITE PLAN

PAVILION | PERSPECTIVES

PAVILION | PERSPECTIVES

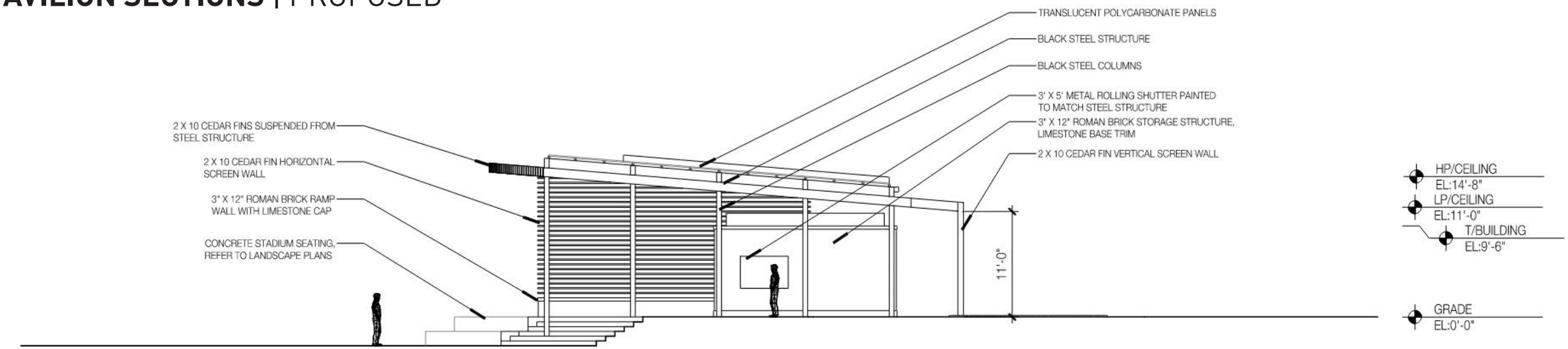
PAVILION | PERSPECTIVES

PAVILION | PERSPECTIVES

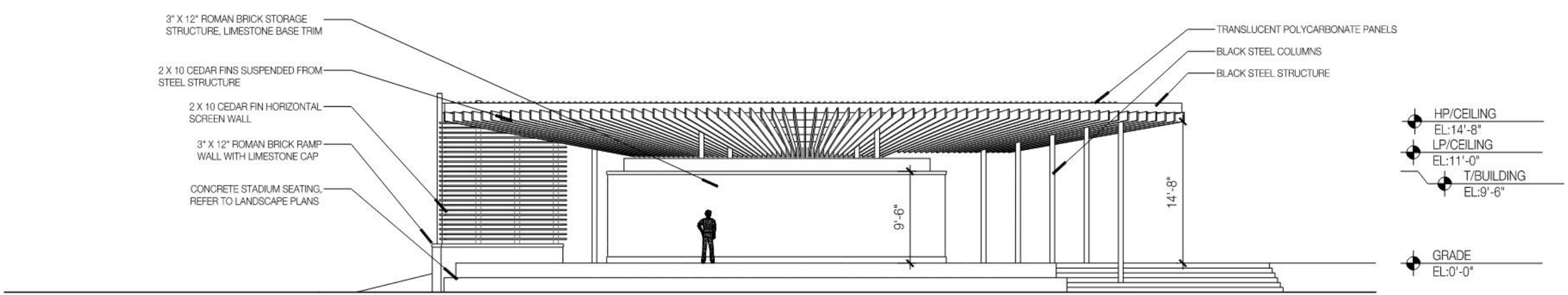
PAVILION | PERSPECTIVES

PARK | PERSPECTIVES

PAVILION SECTIONS | PROPOSED



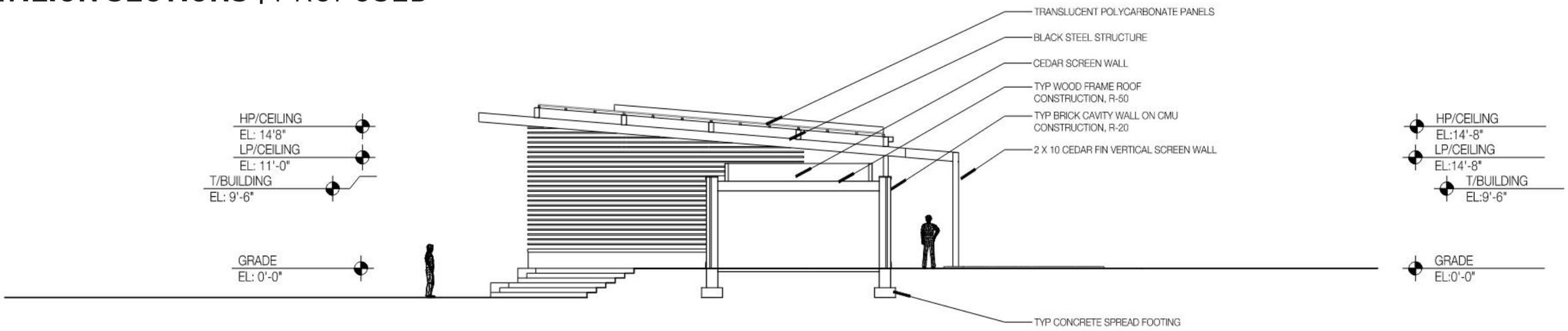
2 PAVILION - ELEVATION WEST
3/32" = 1'-0"



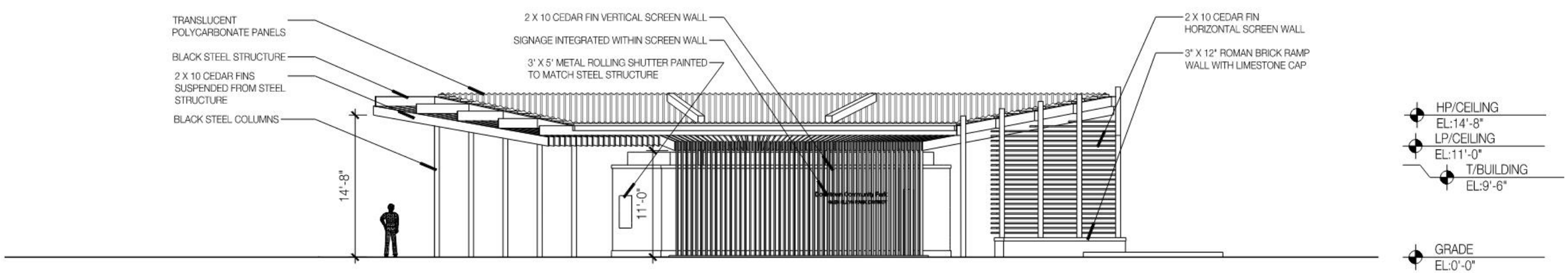
1 PAVILION ELEVATION - NORTH
3/32" = 1'-0"

0 5 10 15 20'

PAVILION SECTIONS | PROPOSED



4 PAVILION SECTION - NORTH-SOUTH
3/32" = 1'-0"

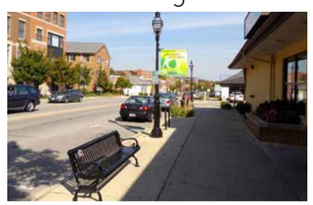


3 PAVILION ELEVATION - SOUTH
3/32" = 1'-0"

0 5 10 15 20'

PAVILION | MATERIALS AND CONTEXT

PAVILION / RESTROOM
Brick building facade



Street light with banner and parking sign

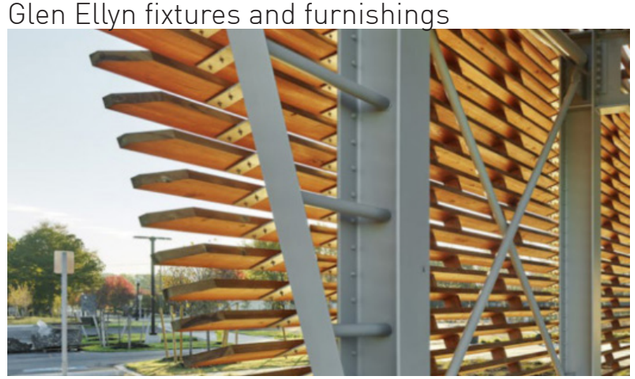
Dark sky application adjacent to residential areas

PAVILION SUPER STRUCTURE
Black steel to compliment downtown Glen Ellyn fixtures and furnishings

TRANSLUCENT ROOF MATERIAL
Polycarbonate panels

TRANSACTION WINDOW
Roll up, aluminum window painted black to match steel structure

PAVILION FROM EVENT LAWN

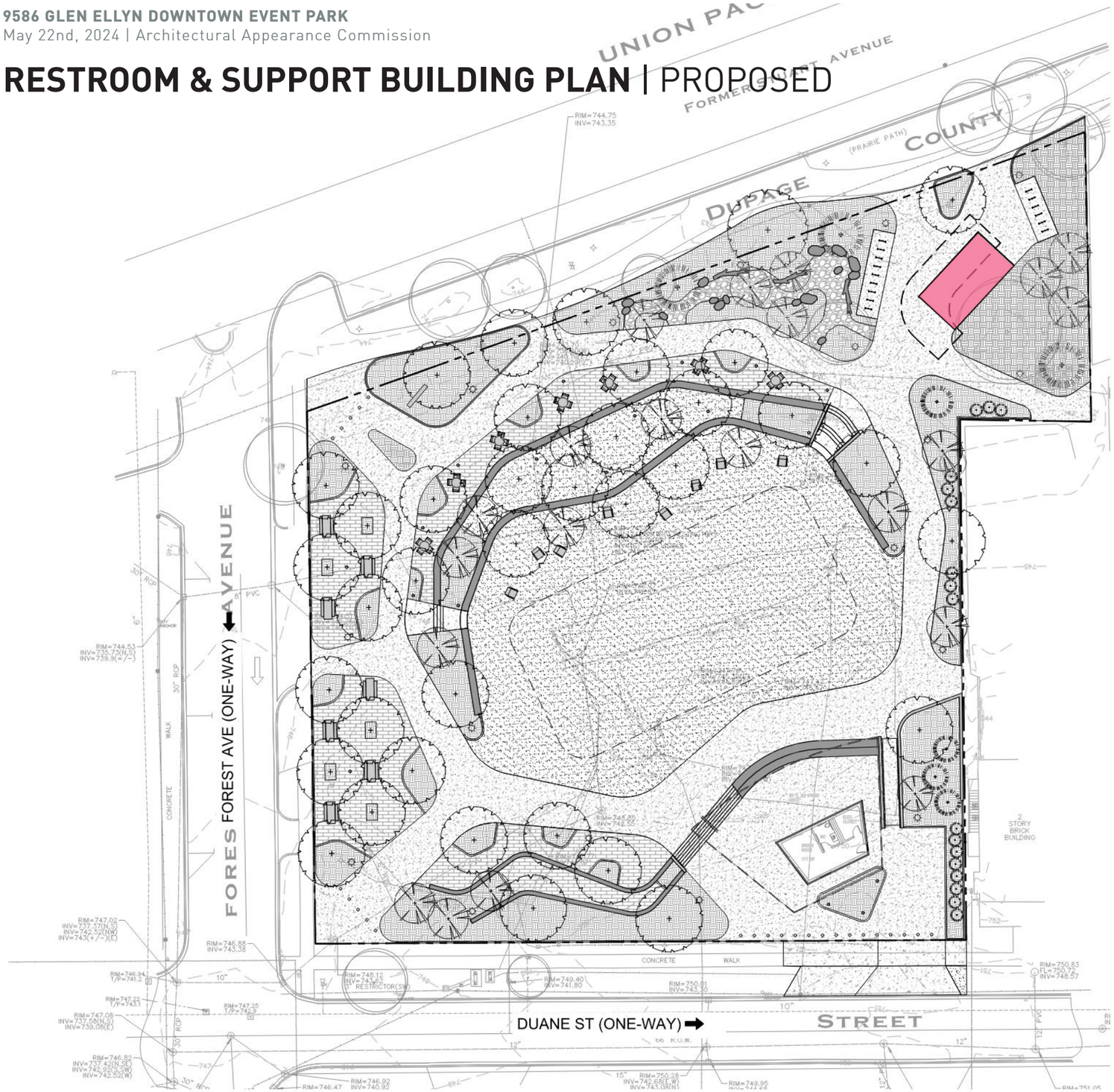


VISUAL & AUDIO SCREEN WALL
Hardwood slats

OVERHEAD CANOPY
Black steel structure with hardwood slats

PAVILION FROM DUANE STREET

RESTROOM & SUPPORT BUILDING PLAN | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

LEGEND

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- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING - ADD ALT
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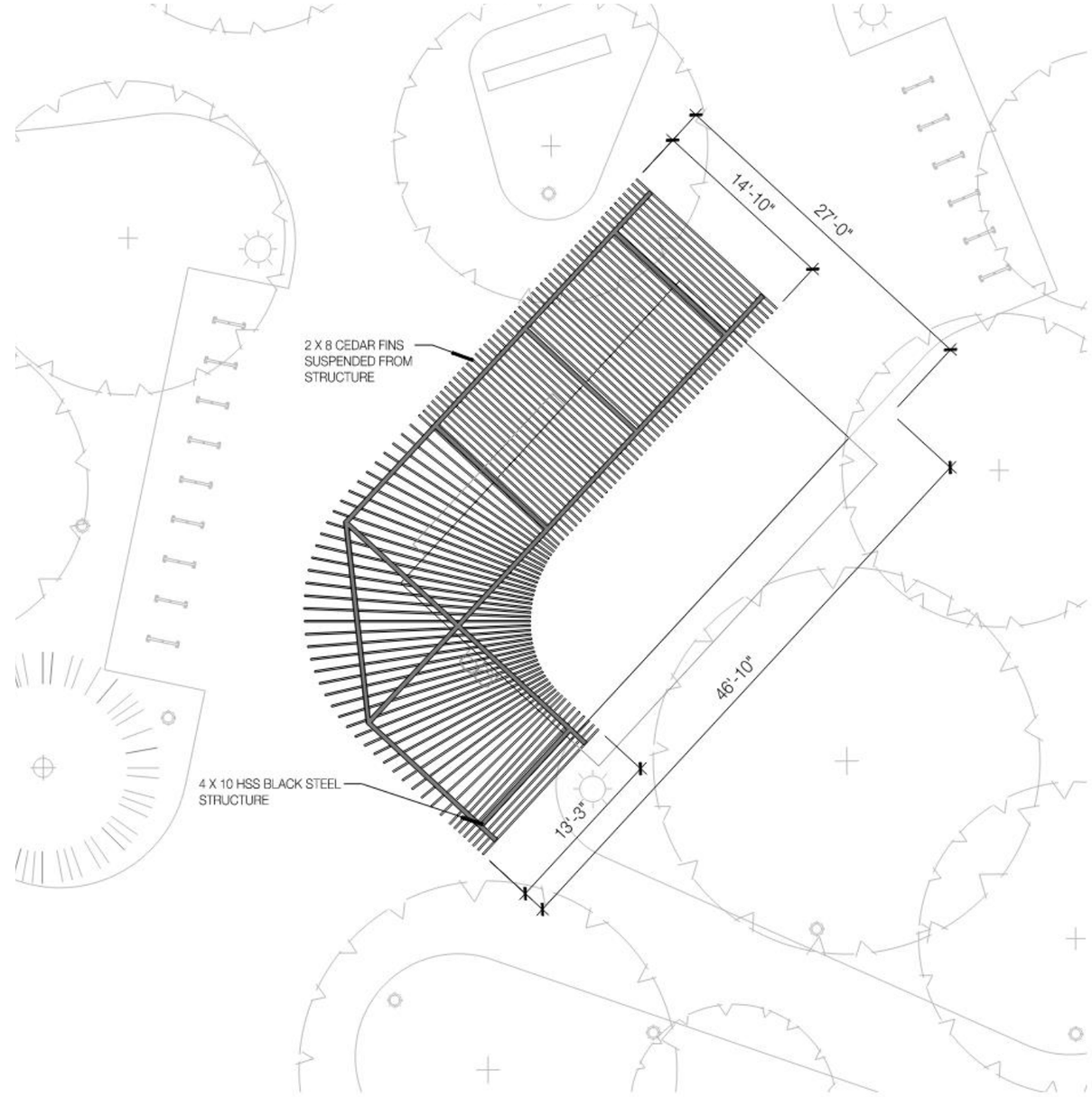
RESTROOM & SUPPORT BUILDING PLAN | PROPOSED

1 SUPPORT BUILDING - FLOOR PLAN
3/32" = 1'-0"



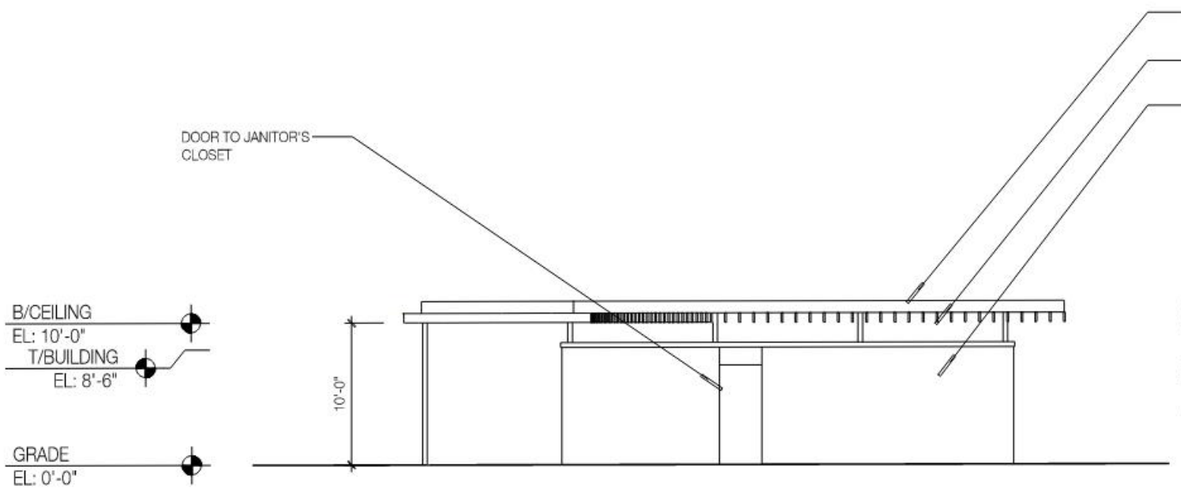
2 SUPPORT BUILDING - ROOF PLAN
3/32" = 1'-0"

0 5 10 15 20'

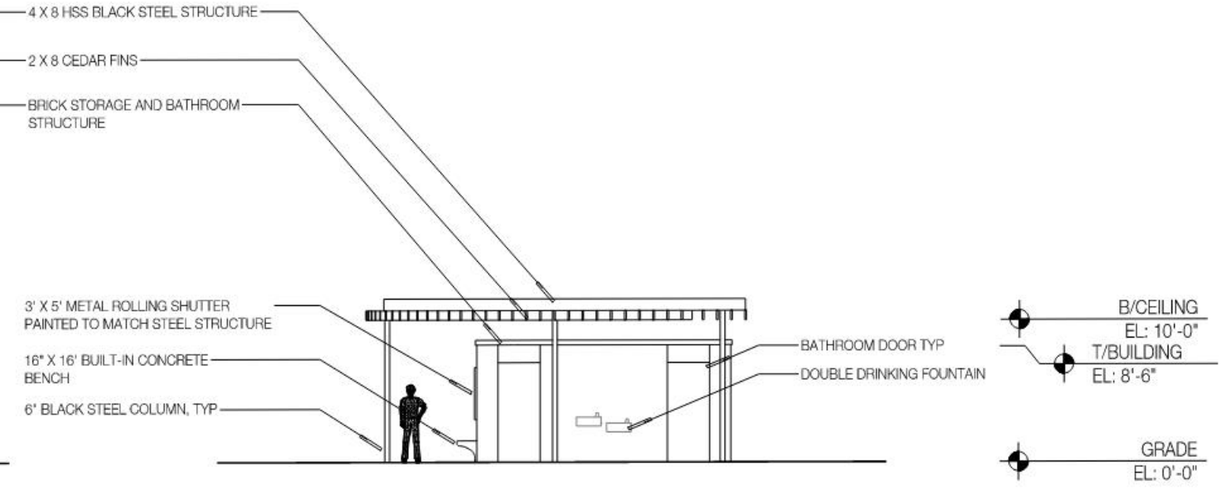
RESTROOM & SUPPORT BUILDING | PERSPECTIVES

RESTROOM & SUPPORT BUILDING | PERSPECTIVES

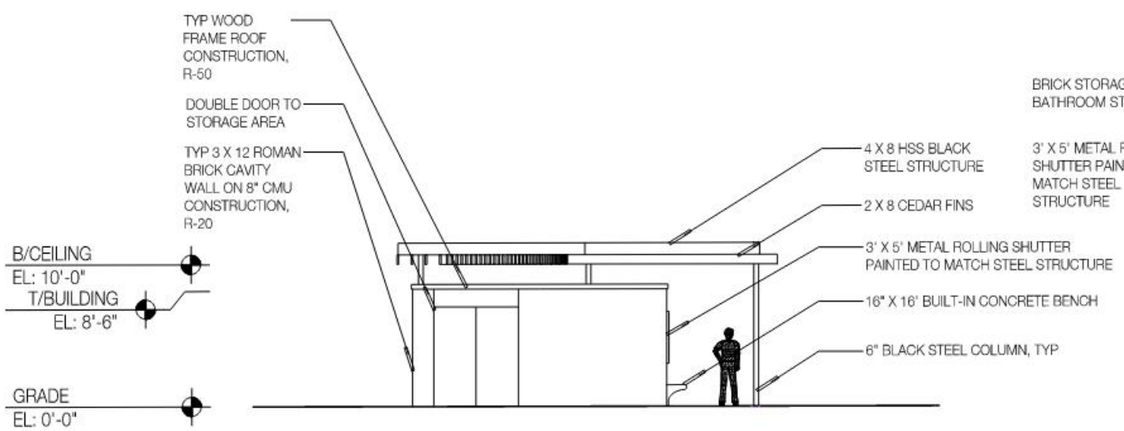
RESTROOM & SUPPORT BUILDING SECTION | PROPOSED



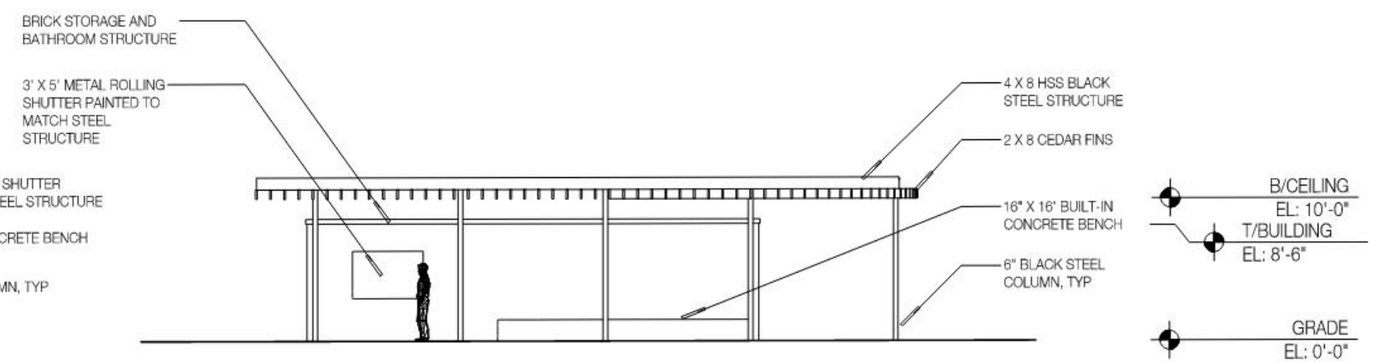
3 SUPPORT BUILDING ELEVATION - EAST
3/32" = 1'-0"



2 SUPPORT BUILDING ELEVATION - SOUTH
3/32" = 1'-0"



4 SUPPORT BUILDING ELEVATION - NORTH
3/32" = 1'-0"

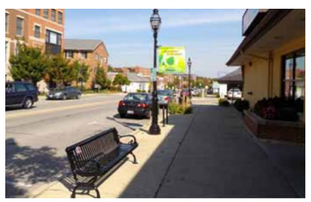


1 SUPPORT BUILDING ELEVATION - WEST
3/32" = 1'-0"

0 5 10 15 20'

RESTROOM & SUPPORT BUILDING | MATERIALS AND CONTEXT

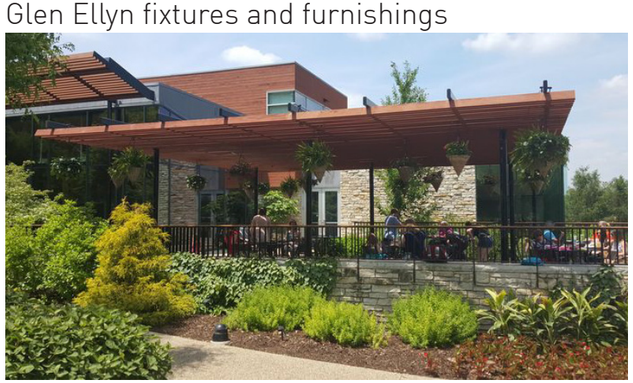
PAVILION / RESTROOM
Brick building facade



Street light with banner and parking sign

Dark sky application adjacent to residential areas

RESTROOM SUPER STRUCTURE
Black steel to compliment downtown
Glen Ellyn fixtures and furnishings



OVERHEAD CANOPY
Black steel structure with hardwood slats

CONCRETE BUILT-IN BENCH
Compliment brick and limestone materials

TRANSACTION WINDOW
Roll up, aluminum window painted
black to match steel structure

DOUBLE METAL DOORS (BLACK)
Commercial grade for support building access

RESTROOM BUILDING FROM PRAIRIE PATH

RESTROOM BUILDING FROM PARK

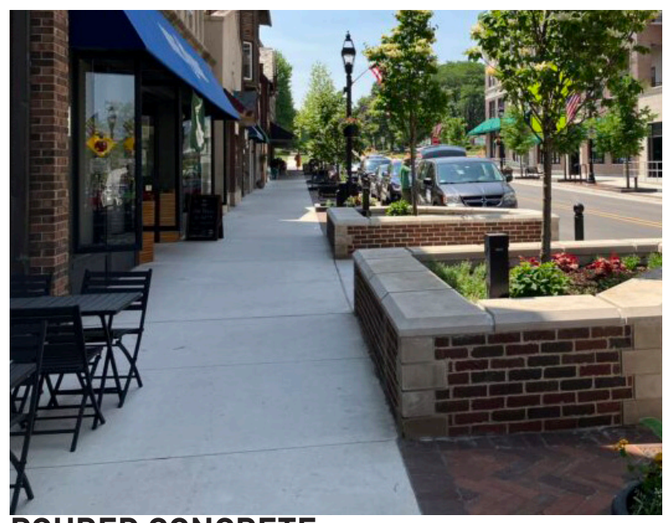
SITE PLAN | MATERIALS AND CONTEXT

LIMESTONE
Outcropping and retaining wall material as seen at Lake Ellyn

CLAY PAVERS
Neutral pavers in secondary gathering spaces to compliment brick on pavilion and restroom as well as clay pavers in downtown Glen Ellyn

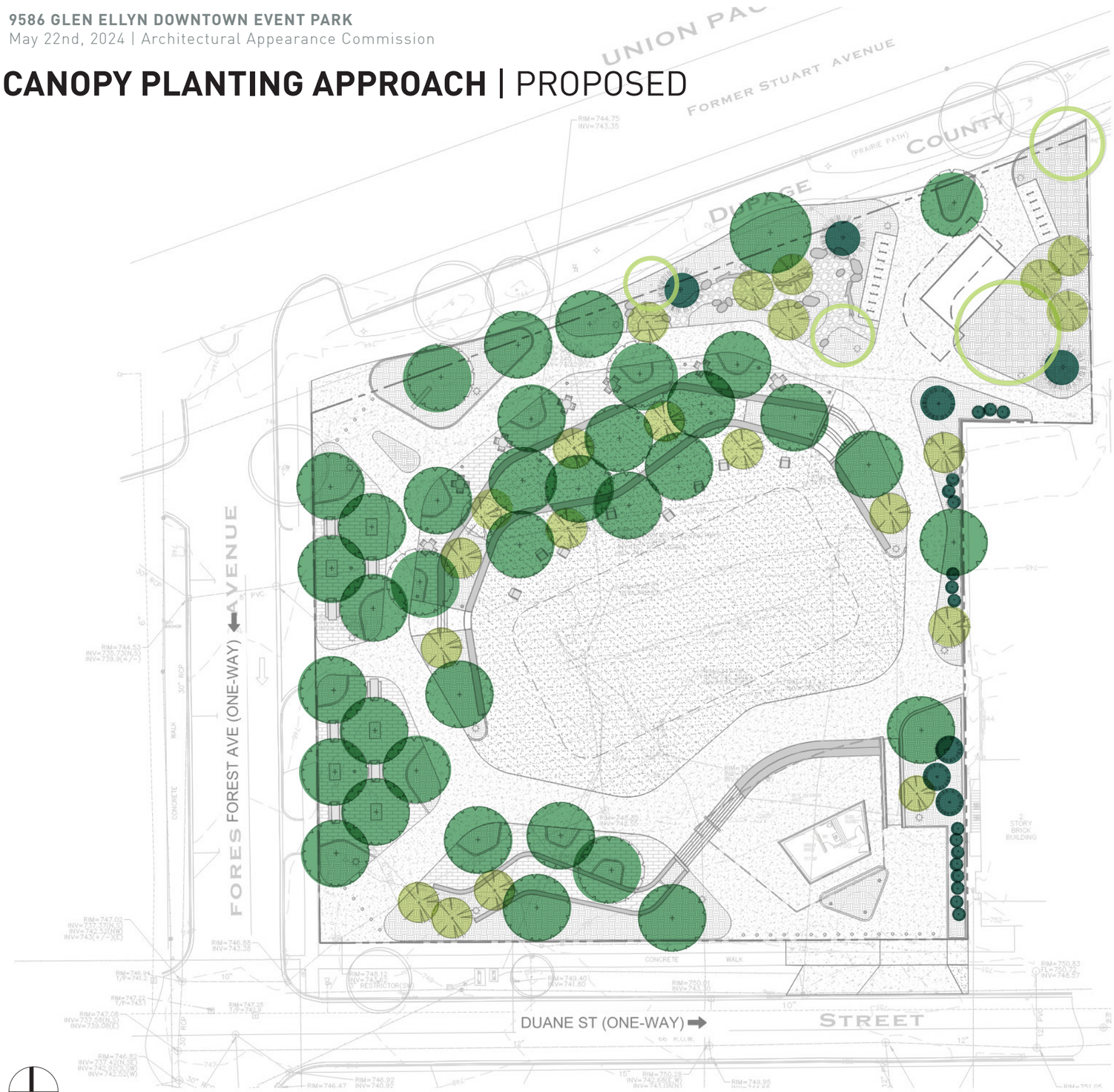
PLAN VIEW PERSPECTIVE OF DOWNTOWN EVENT PARK

DISCOVERY ZONE / PRAIRIE PATH BUFFER
Naturalized play with crushed aggregate materials; stormwater threshold



POURED CONCRETE
Primary walkways as poured concrete for accessibility and ease of maintenance

CANOPY PLANTING APPROACH | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

LEGEND:

- SHADE TREE (38 PROPOSED)
- ORNAMENTAL TREE (21 PROPOSED)
- EVERGREEN TREE (24 PROPOSED)
- EXISTING TREE

PLANT SCHEDULE - GLEN ELLYN DOWNTOWN EVENT AREA & PARK					
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
SHADE TREES					
AC.RP	2	*Acer rubrum* 'Frank Jr.' REDPOINTE	Redpointe Maple	B&B	12' ht
AC.SS	2	*Acer miyabei* 'Morton'	State Street Maple	B&B	3" cal
CA.SP	2	*Catalpa speciosa*	Northern Catalpa	B&B	3" cal
CE.OC	1	*Celtis occidentalis*	Common Hackberry	B&B	3" cal
GL.SM	6	*Gleditsia triacanthos* 'Shademaster'	Shademaster Honeylocust	B&B	4.5" cal
GY.ES	11	*Gymnocladus diocus* 'Espresso'	Espresso Kentucky Coffeetree	B&B	4.5" cal
QU.BI	5	*Quercus bicolor*	Swamp White Oak	B&B	3" cal
QU.IM	3	*Quercus imbricaria*	Shingle oak	B&B	3" cal
QU.MU	2	*Quercus muehlenbergii*	Chinkapin Oak	B&B	3" cal
QU.RU	3	*Quercus rubra*	Northern Red Oak	B&B	3" cal
UL.NH	1	*Ulmus x* 'New Horizon'	New Horizon Elm	B&B	3" cal
ORNAMENTAL TREES					
AM.AB	5	*Amelanchier x grandiflora* 'Autumn Brilliance'	Autumn Brilliance Servicebery	B&B	10' ht
CA.CA	8	*Carpinus caroliniana*	American Hornbeam	B&B	2.5" cal
CE.CA	6	*Cercis canadensis*	Eastern Redbud	B&B	12'ht
SY.IS	2	*Syringa reticulata* 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	8' ht
EVERGREEN TREES					
PI.ST	1	*Picea abies*	Norway Spruce	B&B	12' ht
PI.GL	1	*Picea glauca* 'Densata'	Black Hills Spruce	B&B	10' ht
TH.GG	1	*Thuja* 'Green Giant'	Green Giant Arborvitae	B&B	12' ht
TH.NI	3	*Thuja* occidentalis 'Nigra'	Nigra Arborvitae	B&B	8' ht
TH.SM	17	*Juniperus chinensis* 'Fairview'	Fairview Chinese Juniper	B&B	6' ht
TS.CA	1	*Tsuga canadensis*	Canadian Hemlock	B&B	10' ht

TREE DISTRIBUTION CODE:			
TYPE	SIZE	MULTPLIER	QUANTITY PROVIDED
DECIDUOUS SHADE	2" - 2.5" caliper	6 x (1.5) = 9	N/A (required quantity included in 3"-4" range).
	3" - 4" caliper	5 x (1.5) = 7.5 (8)	21
	4.5" caliper	3 x (1.5) = 4.5 (5)	17
ORNAMENTAL	6' - 8' tall	3 x (1.5) = 4.5 (5)	2 (rest of required quantity included in 8.5' tall range).
	8.5' tall and larger	2 x (1.5) = 3	19
EVERGREEN	6' - 8' tall	2 x (1.5) = 3	17
	8.5' tall and larger	2 x (1.5) = 3	5
	10.5' tall and larger	1 x (1.5) = 1.5 (2)	2

Required # of trees is based on acres of green space. See below:
TOTAL SITE: 63,300 SF = 1.5 acres (rounded)

10-5-13. - Performance standards and other requirements for industrial uses, commercial uses, planned unit developments, special uses, and non-residential uses in residential zoning districts. Section (L) Landscaping.

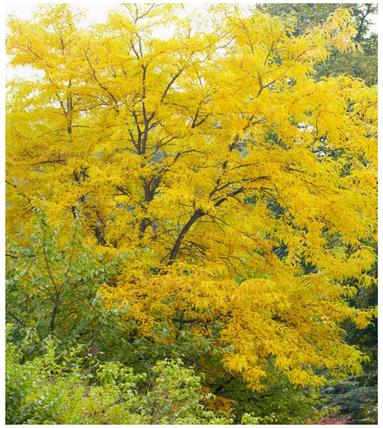
CANOPY PLANTING SPECIES | PROPOSED SHADE TREES

Redpointe Maple

State Street Maple

Northern Catalpa

Common Hackberry


Shademaster Honeylocust

Espresso Kentucky Coffeetree

Swamp White Oak

Shingle Oak

Chinkapin Oak

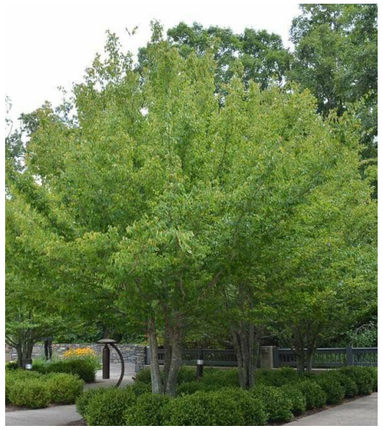
Northern Red Oak

New Horizon Elm

CANOPY PLANTING SPECIES | PROPOSED ORNAMENTAL AND EVERGREEN

ORNAMENTAL TREES

Autumn Brilliance Serviceberry



American Hornbeam

Eastern Redbud

Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

Norway Spruce

Black Hills Spruce

Green Giant Arborvitae

Nigra Arborvitae

Fairview Chinese Juniper

Canadian Hemlock

UNDERSTORY PLANTING APPROACH | PROPOSED

1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

LEGEND:

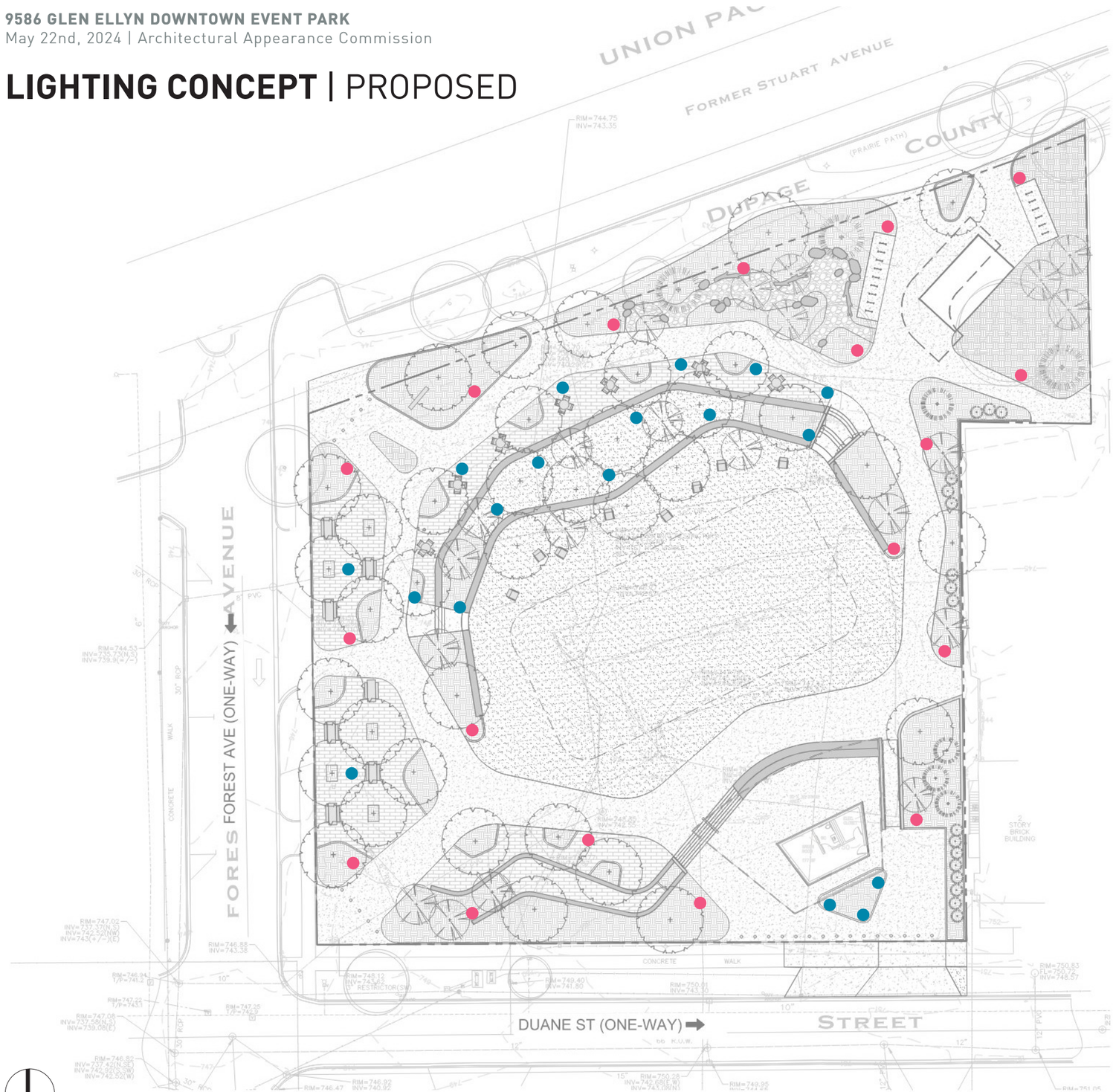
- NATURAL LAWN
- ORNAMENTAL SHRUBS, PERENNIALS, GRASSES, & GROUNDCOVER
- NATIVE GARDEN EDGE
- EVERGREEN BUFFER

DECIDUOUS SHRUBS						
AE.PA	-	*Aesculus parviflora*	Bottlebrush Buckeye	B&B	48" w	6' oc
AR.AM	-	*Aronia melanocarpa* 'Autumn Magic'	Autumn Magic Black Chokeberry	cont	24" ht	42" oc
AR.IR	-	*Aronia melanocarpa* 'Morton' IROQUOIS BEAUTY	Iroquois Beauty Black Chokeberry	cont	18" ht	30" oc
CO.BY	-	*Cornus sericea* 'Budd's Yellow'	Budd's Yellow Dogwood	cont	24" ht	48" oc
DI.KO	-	*Diervilla lonicera* 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	cont	24" w	36" oc
HY.IN	-	*Hydrangea arborescens* 'Abetwo'	Incrediball Smooth Hydrangea	cont	30" ht	48" oc
IL.RP	-	*Ilex verticillata* 'Nana' RED SPRITE	Red Sprite Winterberry	cont	24" ht	36" oc
IL.JD	-	*Ilex verticillata* 'Jim Dandy'	Jim Dandy Winterberry	cont	24" ht	36" oc
IT.MO	-	*Itea virginica* 'Morton'	Scarlet Beauty Virginia Sweetspire	cont	24" ht	42" oc
RH.GL	-	*Rhus aromatica* 'Gro-low'	Grow Low Sumac	cont	24" w	30" oc
RH.PF	-	*Rhus copallinum var. latifolia* 'Morton'	Prairie Flame Sumac	B&B/cont	30" ht	48" oc
RH.TY	-	*Rhus typhina*	Staghorn Sumac	B&B/cont	48" ht	48" oc
RH.TE	-	*Rhus typhina* 'Bailtiger'	Tiger Eyes Sumac	B&B/cont	30" ht	48" oc
RO.FD	-	*Rosa* 'Frau Dagmar Hastrup'	Frau Dagmar Rugosa Rose	cont	24" w	36" oc
VI.CL	-	*Viburnum dentatum* 'Synnestvedt'	Chicago Lustre Arrowwood Viburnum	B&B	60" ht	8' oc
VI.PR	-	*Viburnum prunifolium*	Blackhaw Viburnum	B&B	60" ht	8' oc
VI.WI	-	*Viburnum prunifolium* 'Wilson'	Wilson Blackhaw Viburnum	B&B	48" ht	6' oc
EVERGREEN SHRUBS						
JU.BC	-	*Juniperus horizontalis* 'Blue Chip'	Blue Chip Juniper	cont	18" w	24" oc
JU.KC	-	*Juniperus × pfitzeriana* 'Kallay's Compact'	Kallay Compact Juniper	cont	24" w	36" oc
PERENNIALS & GROUNDCOVERS						
AL.SB	-	*Allium* 'Summer Beauty'	Summer Beauty Allium	cont	1 Gal	18" oc
AM.SC	-	*Amsonia tabernaemontana* 'Storm Cloud'	Storm Cloud Blue Star	cont	1 Gal	18" oc
AS.TU	-	*Asclepias tuberosa*	Butterflyweed	cont	1 Gal	18" oc
BA.PS	-	*Baptisia australis* 'Purple Smoke'	Purple Smoke False Indigo	cont	3 Gal	24" oc
CH.LA	-	*Chasmanthium latifolium*	Northern Sea Oats	cont	1 Gal	18" oc
EC.MA	-	*Echinacea purpurea* 'Magnus'	Magnus Purple Coneflower	cont	1 Gal	18" oc
HE.BS	-	*Hemerocallis* 'Bright Sunset'	Bright Sunset Daylily	cont	1 Gal	18" oc
HE.CW	-	*Hemerocallis* 'Catherine Woodbury'	Catherine Woodbury Daylily	cont	1 Gal	18" oc
HE.HY	-	*Hemerocallis* 'Hyperion'	Hyperion Daylily	cont	1 Gal	18" oc
HO.SS	-	*Hosta* 'Sum and Substance'	Sum and Substance Hosta	cont	2 Gal	24" oc
PY.MU	-	*Pycnanthemum muticum*	Clustered Mountain Mint	cont	1 Gal	18" oc
SO.FW	-	*Solidago rugosa* 'Fireworks'	Fireworks Goldenrod	cont	1 Gal	21" oc
SP.HE	-	*Sporobolus heterolepis*	Prairie Dropseed	cont	1 Gal	21" oc
SOD						
-			Bluegrass HD2000, Central Sod Farms	rolls		

UNDERSTORY PLANTING APPROACH | CASE STUDY

Pioneer Court at Tribune Tower, Chicago, IL
site

LIGHTING CONCEPT | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

LEGEND:

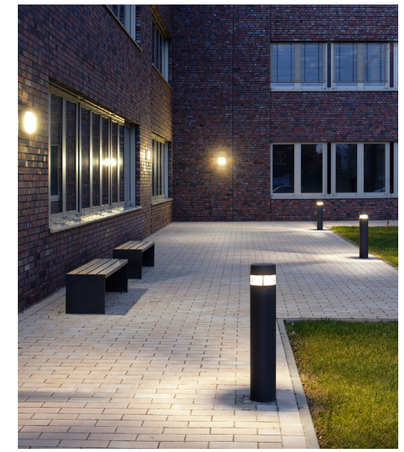
- PEDESTRIAN POLE LIGHT - 16'H
- PEDESTRIAN BOLLARD LIGHT - 30"H

TEMPERATURE: 2700 K

OUTPUT: 1868 LM

HEIGHT: 16' H

IDA CERTIFIED/ DARK SKY COMPLIANT



TEMPERATURE: 2700 K

OUTPUT: 1286 LM

HEIGHT: 30" H

IDA CERTIFIED/ DARK SKY COMPLIANT

POLE LIGHT CUTSHEETS | PROPOSED

Pole-top luminaire · Symmetric · Single

BEGA

Application
Pole-top luminaire with symmetric light distribution ideal for illuminating squares or plazas.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 8.6 lbs.

EPA (Effective projection area): 0.3 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	16.0 W
System wattage	19.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1868 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

TEMPERATURE: 2700 K

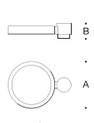
OUTPUT: 1868 LM

HEIGHT: 16' H

IDA CERTIFIED/ DARK SKY COMPLIANT

Available options

☐ CUS	Custom finish
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish



Pole-top luminaire · Symmetric · Single

	LED	A	B	C
B99401	16.0 W	$11\frac{7}{8}$	$3\frac{7}{8}$	16

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 05/10/23

BOLLARD LIGHT CUTSHEETS | PROPOSED

System bollard head · Shielded · 360°

BEGA

Application
BEGA system bollard head with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 8.4 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	16.5 W
System wattage	19.8 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1286 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

TEMPERATURE: 2700 K

OUTPUT: 1286 LM

HEIGHT: 30” H

IDA CERTIFIED/ DARK SKY COMPLIANT

Available options

☐ CUS	Custom finish
☐ DALI 99862	Digitally addressable lighting interface (99622 tube only)
☐ MGU	Marine grade undercoat
☐ RAL	RAL finish

System bollard head · Shielded · 360°

	LED	A	B
B99862	16.5 W	7 1/2	5 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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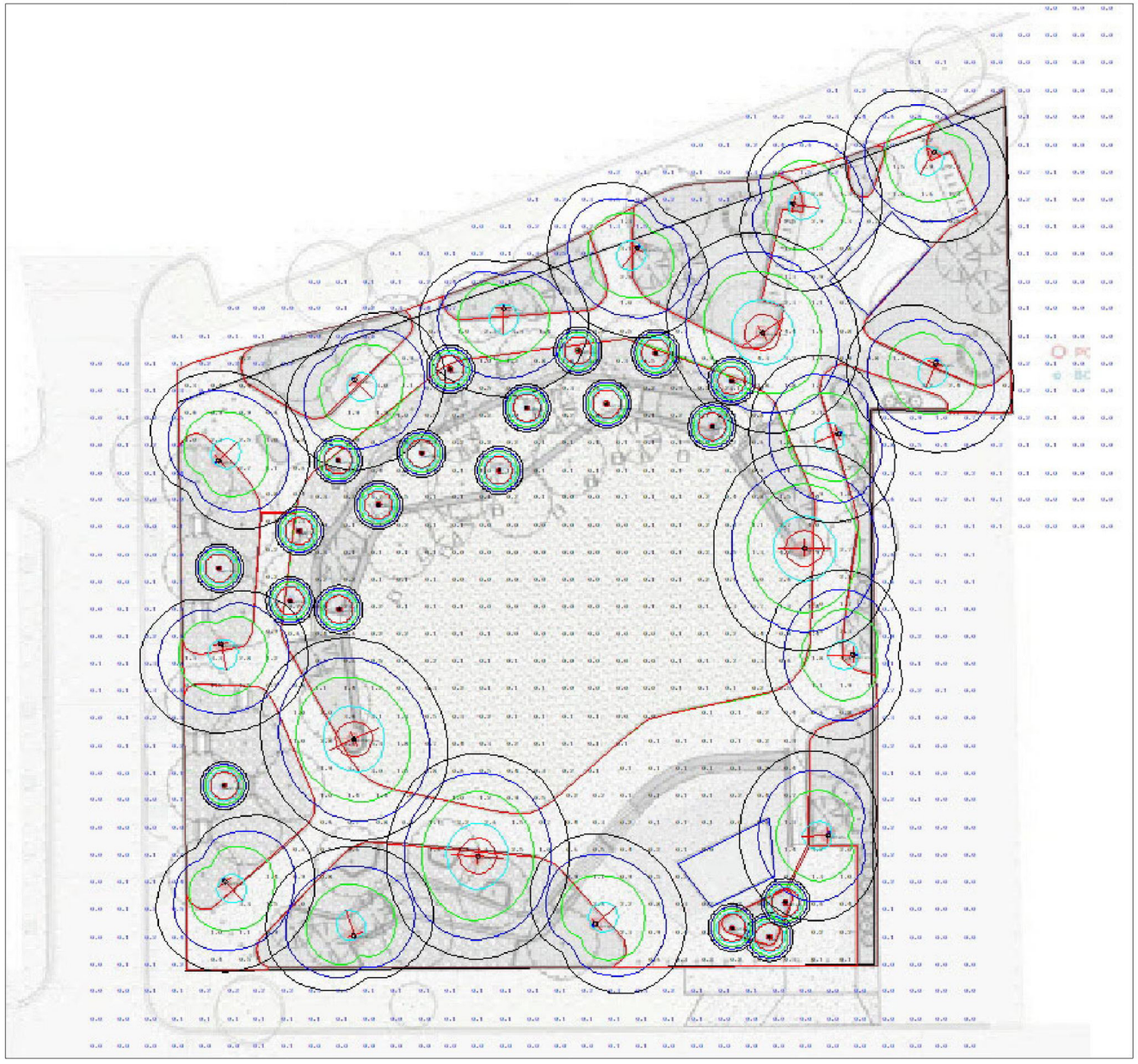
Updated 01/16/24

LIGHTING CONCEPT | PHOTOMETRICS



BEGA

Illuminance Calculations Disclaimer:
Illuminance calculations are for lighting design aid purposes only. While all reasonable efforts have been taken to ensure the accuracy of the calculations, it should be noted that all results directly rely on the point by point calculation software used. Therefore, results computed may vary by as much as 30 percent depending on the light loss and ballast factors and the calculation program used. Field results may differ from computer light level analyses due to uncontrollable factors such as; line voltage variations, lamp and ballast performance, and actual field conditions such as surface finishes, surface shape, and environmental factors. BEGA US shall not bear the responsibility for the accuracy of the calculations performed and the results of the final light levels.

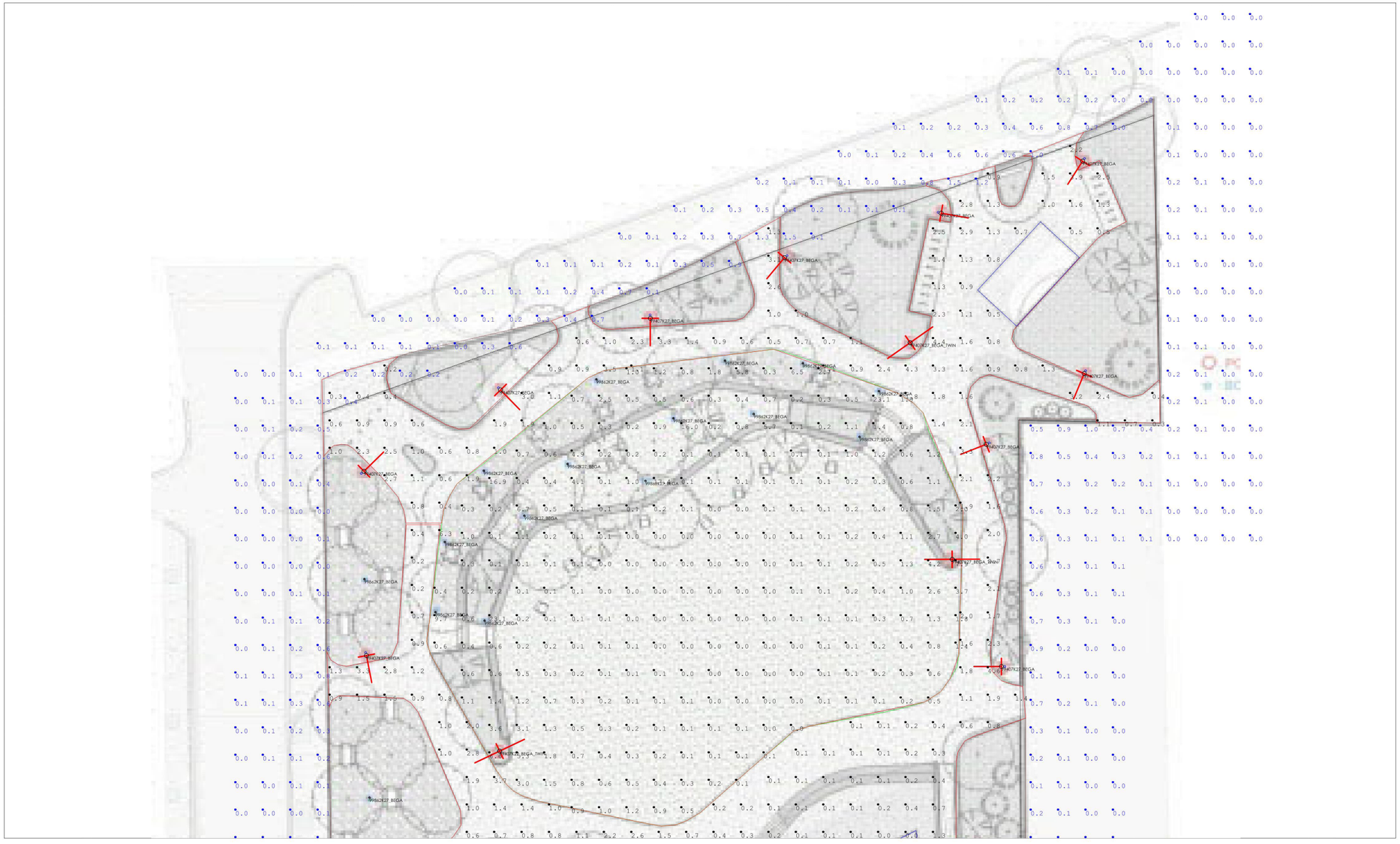
Revisions		
#	Date	Comments

: Allisia Sunbury
2024

dated Site Plan)

t to Scale

LIGHTING CONCEPT | PHOTOMETRICS



Luminaire Schedule

Symbol	Qty	Label	Description	BUG Rating	Mounting Height
⊙	4	99408K27_BEGA	Circular Asymmetric Pole Top (Twin Head)	B1-U0-G1	16
⊙	14	99407K27_BEGA	Circular Asymmetric Pole Top	B1-U0-G1	16
⊕	19	99862K27_BEGA	Shielded Bollard Head + 99622 Tube	B1-U0-G0	0

BEGA

Illuminance Calculations Disclaimer:
Photometric calculations are provided for design and purposes only. While all necessary steps have been taken to ensure the accuracy of the calculations, it should be noted that all results are approximate and subject to manufacturer tolerances. Therefore, results computed may vary by as much as 30 percent from the results shown on the photometric plan. The lighting calculation program used. Field results may differ from computer calculations due to factors such as manufacturer tolerances, voltage variations, lamp and ballast performance, and actual field conditions such as surface finishes, surface shape, and obstructions. Neither Site Design Associates nor its consultants are responsible for the accuracy of the calculations performed and the results of the field light levels.

#	Date	Comments

Revisions

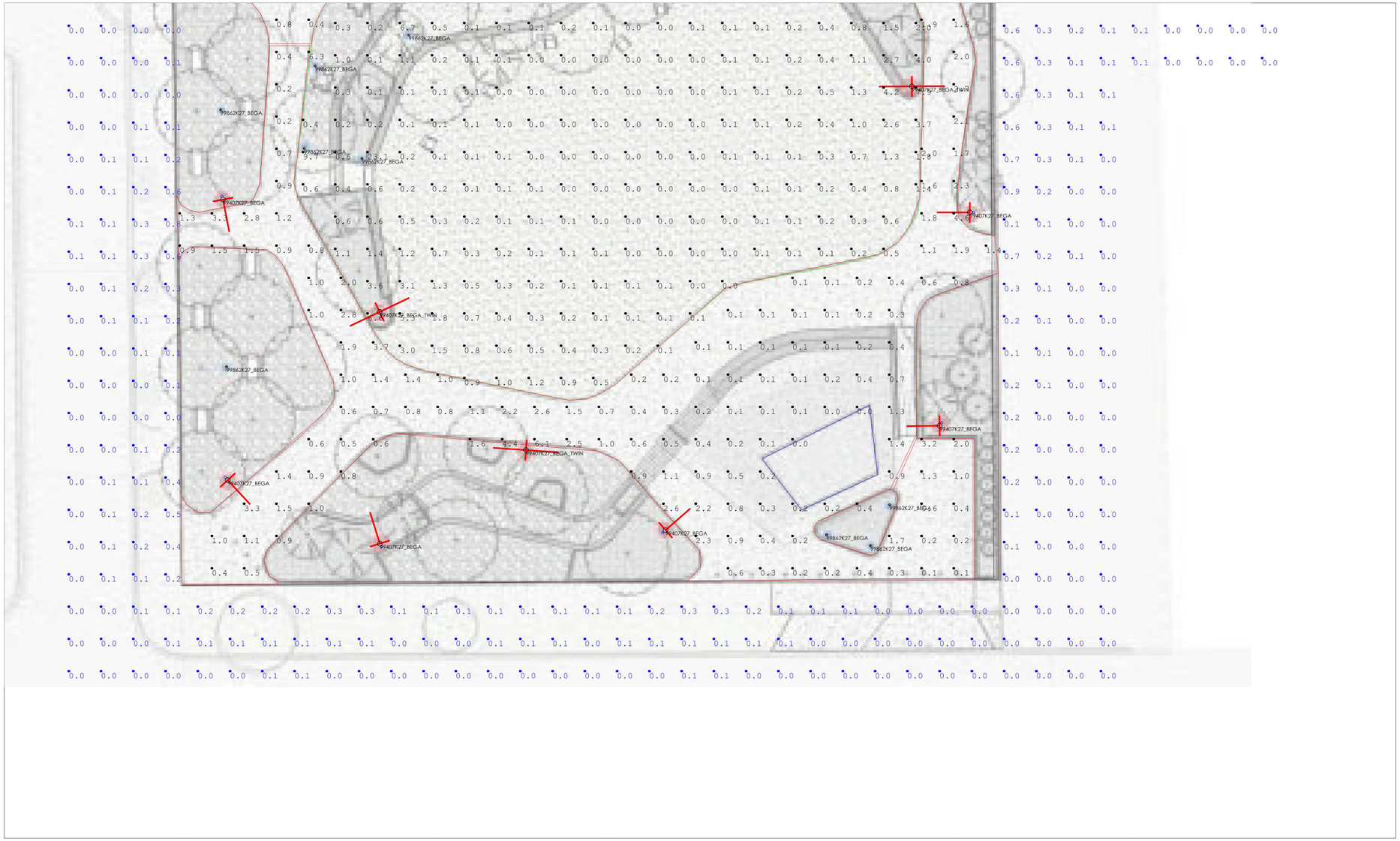
Drawn By: Allisia Sunbury
Date:5/9/2024
For: KSA
REV1 (Updated Site Plan)
Scale: Not to Scale

GLEN ELLYN DOWNTOWN EVENT PARK

Option 4 (99407, 99408, 99862)

Page 1 of 3

LIGHTING CONCEPT | PHOTOMETRICS



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Event Lawn_Planar	Illuminance	Fc	1.07	23.1	0.0
Outside of Property Lines	Illuminance	Fc	0.14	1.5	0.0
Walkway_Planar	Illuminance	Fc	1.22	6.3	0.0

BEGA

Illuminance Calculations Disclaimer:
Photometric calculations are provided for design and purposes only. While all necessary steps have been taken to ensure the accuracy of the calculations, it should be noted that all results are theoretical and may differ from actual field results. Therefore, results computed may vary by as much as 30 percent depending on factors such as the accuracy of the photometric calculation program used. Field results may differ from computer calculations due to factors such as manufacturing tolerances, voltage variations, lamp and ballast performance, and actual field conditions such as surface finishes, surface shape, and obstructions. Consequently, BEGA assumes no responsibility for the accuracy of the calculations performed and the results of the field light levels.

#	Date	Comments

Revisions

Drawn By: Allisia Sunbury
Date:5/9/2024
For: KSA
REV1 (Updated Site Plan)
Scale: Not to Scale

GLEN ELLYN DOWNTOWN EVENT PARK

Option 4 (99407, 99408, 99862)

Page 2 of 3

LIGHTING CONCEPT | PAVILION LIGHTING

EVERYDAY USE
Down-lights on pavilion facade; intended for everyday illumination

SMALL EVENT
House lights; intended for small concerts and performances

EVENT
Theatrical lighting/special event lighting

site
THANK YOU

APPENDIX

PLAN | PROPOSED

LEGEND:

- ITEMS IN GOOD HEALTH; POTENTIAL TO REMAIN
- ITEMS TO RELOCATE
- ITEMS TO REMOVE

STORMWATER MANAGEMENT APPROACH | PROPOSED

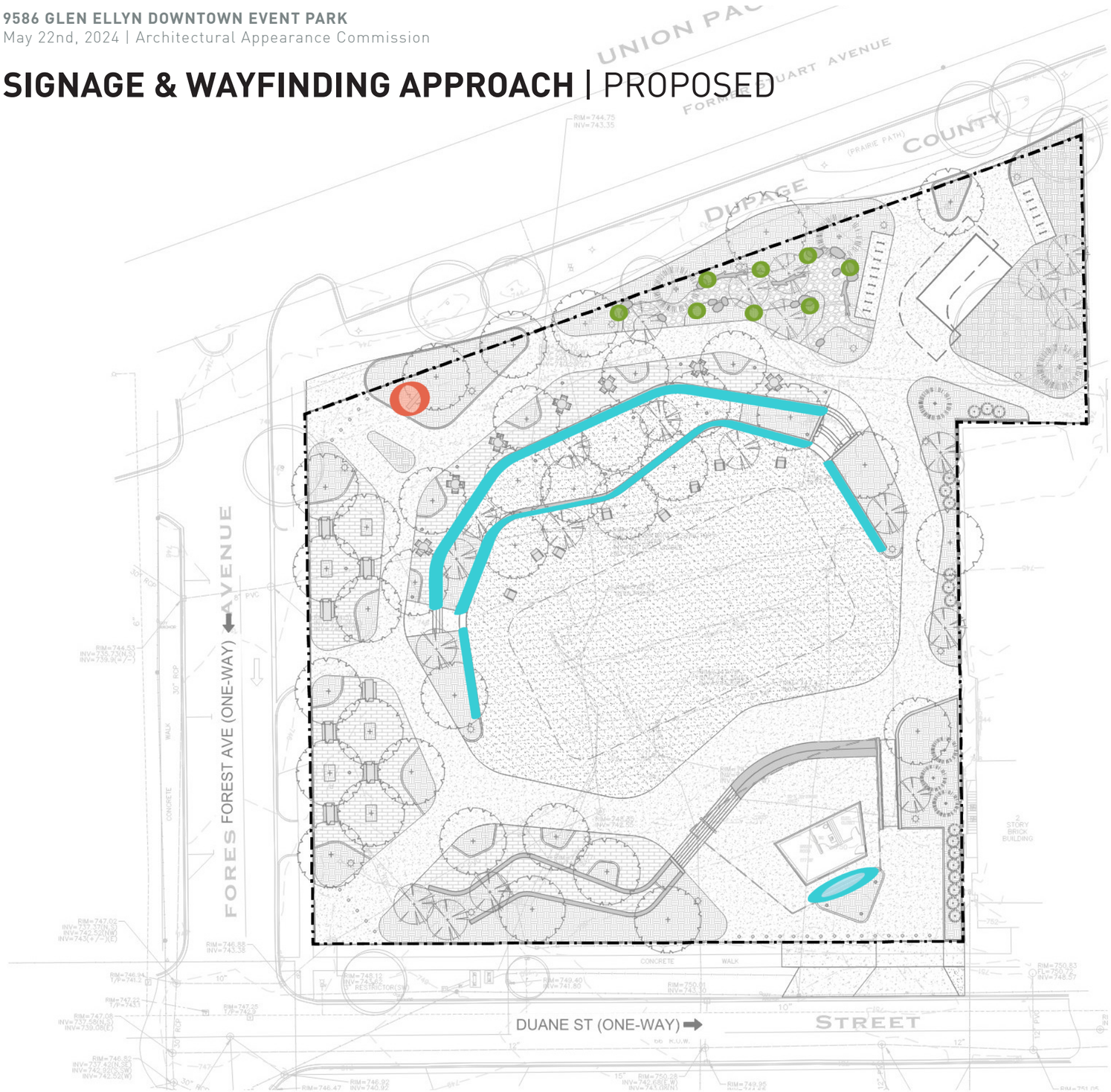
LEGEND:

- DEDICATED STORMWATER DETENTION AREA
- PLANTED PERMEABLE AREA
- POTENTIAL PERMEABLE AREA

EXISTING SITE: **+/- 63%** Impervious Surfaces

PROPOSED SITE: **+/- 33% to 42%** Impervious Surfaces

SIGNAGE & WAYFINDING APPROACH | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

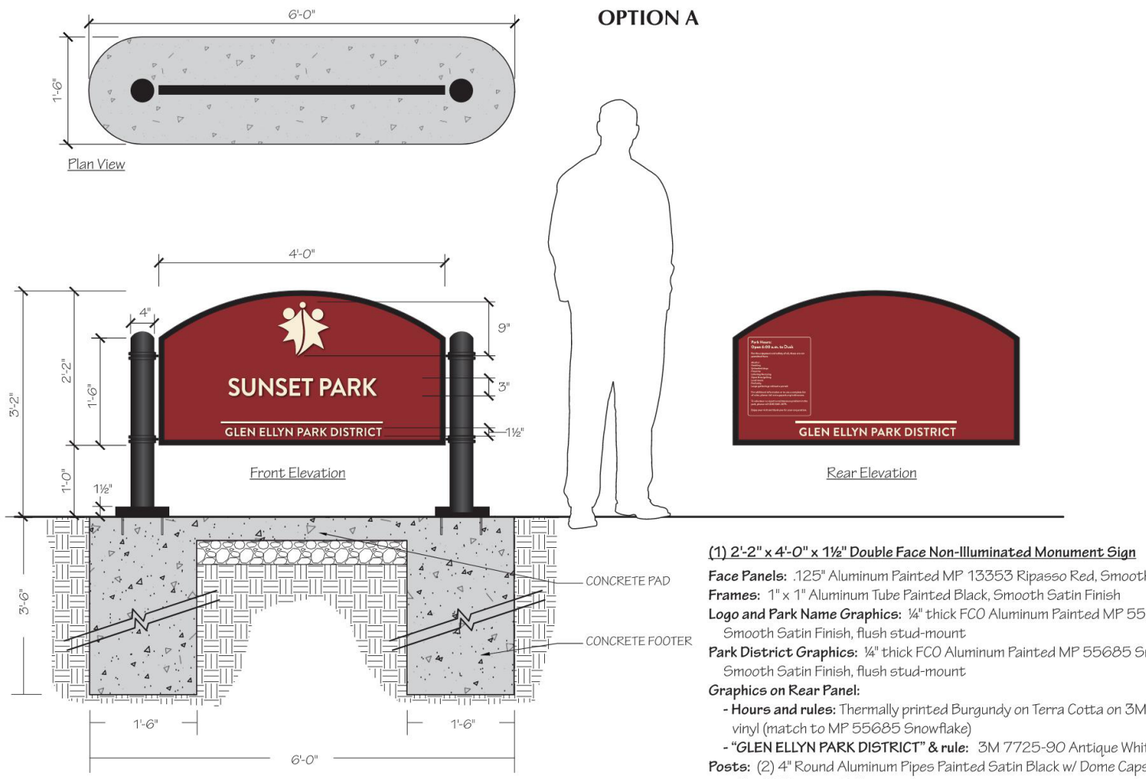
0 20 40 60 80'

LEGEND:

- PARK SIGNAGE
- PARK SIGNAGE AT PAVILION/ SPONSORSHIP OPPORTUNITY
- POTENTIAL EDUCATIONAL WAYFINDING/ RELOCATED PARK PLAQUES

PARK SIGNAGE - SETBACK ENLARGEMENT

SIGNAGE & WAYFINDING APPROACH | PROPOSED



(1) 2'-2" x 4'-0" x 1½" Double Face Non-Illuminated Monument Sign

Face Panels: .125" Aluminum Painted MP 13353 Ripasso Red, Smooth Satin Finish
Frames: 1" x 1" Aluminum Tube Painted Black, Smooth Satin Finish
Logo and Park Name Graphics: ¼" thick FCO Aluminum Painted MP 55685 Snowflake, Smooth Satin Finish, flush stud-mount
Park District Graphics: ¼" thick FCO Aluminum Painted MP 55685 Snowflake, Smooth Satin Finish, flush stud-mount
Graphics on Rear Panel:
- **Hours and rules:** Thermally printed Burgundy on Terra Cotta on 3M 7725-90 Antique White vinyl (match to MP 55685 Snowflake)
- **"GLEN ELLYN PARK DISTRICT" & rule:** 3M 7725-90 Antique White vinyl

Posts: (2) 4" Round Aluminum Pipes Painted Satin Black w/ Dome Caps
- 1" x 1" Aluminum Collars
- 9" x 9" x ½" Square Aluminum Mounting Plates
- Attach with 1/2" x 5" Hilti Anchors

Mounting Plate Covers: 9" x 9" x 1½" Square Fabricated Aluminum "Clam Shells" Painted Satin Black
Mounting: (2) 1'-6" x 1'-6" x 3'-6" deep concrete footers
- 1'-6" W x 6'-0" L x 4" Deep concrete Pad

Customer is responsible for bringing sufficient power to the location(s) of illuminated signage.

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PARK SIGNAGE - GLEN ELLYN STANDARD

Parvin-Clauss
SIGN COMPANY
Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630•510•2020 • Fax/630•510•2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:
GLEN ELLYN PARK DISTRICT
483 Fairview Avenue
Glen Ellyn, IL 60137

CUSTOMER APPROVAL:
DATE
AUTHORIZED SIGNATURE
REPRESENTATIVE: Lisa Staszak / MM
DRAWN BY: Bill Marlow
DATE: 2.02.24
SCALE: 3/4" = 1'
SHEET NO.: 1 of 2
ESTIMATE / JOB NUMBER: 10463
FILE NAME: GPD10463

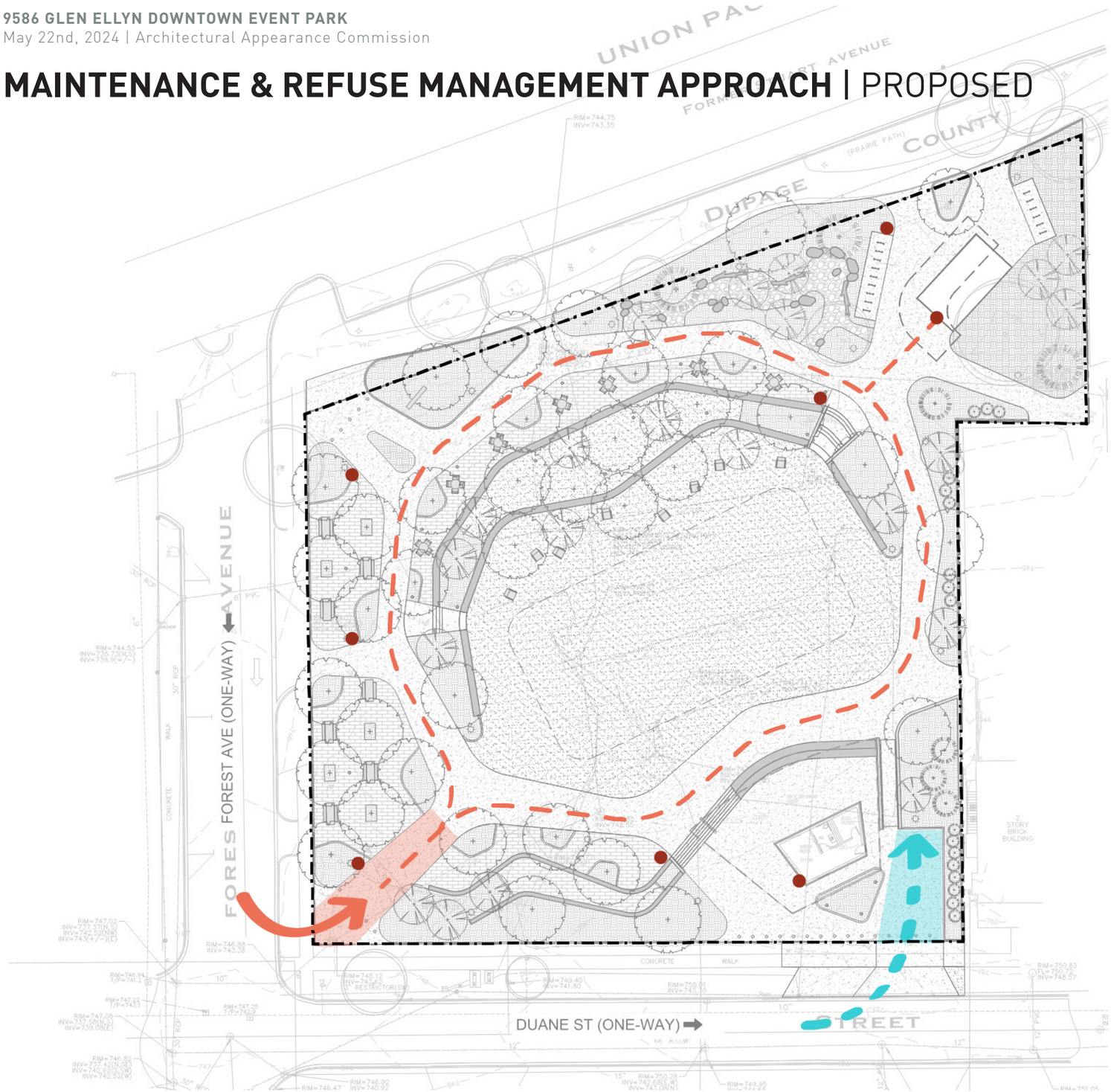
REVISIONS:
1 2.29.24
2 4.10.24
3
4
5
6
7
8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PARK SIGNAGE AT NW ENTRY

PARK SIGNAGE AT PAVILION / SPONSORSHIP OPPORTUNITY - AFFIXED TO STRUCTURE (NON ILLUMINATED)

MAINTENANCE & REFUSE MANAGEMENT APPROACH | PROPOSED



1 LANDSCAPE SITE PLAN
1" = 40'-0"

0 20 40 60 80'

LEGEND:

- EVENT LOADING
- MAINTENANCE/EMERGENCY LOADING
- TRASH/RECYCLING STATIONS

TREE SURVEY | EXISTING

PROJECT: **9586 Glen Ellyn Downtown Event Area and Park** **SURVEY DATE: 9/15/2023 SURVEYED BY M. Murdock**

TREE SURVEY

TREE #	COMMON NAME	LATIN NAME	DBH	CONDITION	COMMENTS
1	Littleleaf Linden	Tilia cordata	14	Fair	Pruned for wire clearance, excessive volcano mulch
2	Littleleaf Linden	Tilia cordata	11	Fair	Pruned for wire clearance, excessive volcano mulch
3	Littleleaf Linden	Tilia cordata	10	Fair	Pruned for wire clearance, excessive volcano mulch
4	Littleleaf Linden	Tilia cordata	12	Fair	Pruned for wire clearance, excessive volcano mulch
5	Japanese Tree Lilac	Syringa reticulata	2	Good	Multi-stem. Memorial tag in tree
6	Pagoda Dogwood	Cornus alternifolia	2	Good	Multi-stem
7	Black Walnut	Juglans nigra	17	Good	
8	Callery Pear	Pyrus calleryana	18	Poor	Removal recommended
9	Cornelian Cherry Dogwood	Cornus mas	2	Good	Multi-stem
10	Freeman Maple	Acer x freemanii	16	Good	Pruned for wire clearance
11	Serviceberry	Amelanchier sp.	2	Good	Multi-stem
12	Japanese Tree Lilac	Syringa reticulata	7	Good	
13	Colorado Spruce	Picea pungens	15	Good	
14	Yellow Buckeye	Aesculua flava	10	Good	
15	Serviceberry	Amelanchier sp.	2	Fair	Multi-stem
16	Littleleaf Linden	Tilia cordata	19	Fair	
17	Crabapple	Malus sp.	7	Fair	Memorial plaque
18	Crabapple	Malus sp.	8	Poor	Prune out dead portions, under wires
19	Colorado Blue Spruce	Picea pungens var. glauca	15	Good	Memorial plaque
20	Norway Maple	Acer platanoides	14	Fair	Pruned for wire clearance, needs pruning for clearance from adjace
21	Eastern Redbud	Cercis canadensis	3	Fair	Memorial plaque. Trunk wound healing over

CONDITION SUMMARY		
Good	10	47.6%
Fair	9	42.9%
Poor	2	9.5%
Dead Trees/ Shafts	0	0.0%
TOTAL	**21**	100.0%
Stumps	0	0.0%
	0	
SPECIES SUMMARY		
Littleleaf Linden	5	23.8%
Colorado Spruce	2	9.5%
Crabapple	2	9.5%
Japanese Tree Lilac	2	9.5%
Serviceberry	2	9.5%
Black Walnut	1	4.8%
Callery Pear	1	4.8%
Corneliancherry Dogwood	1	4.8%
Eastern Redbud	1	4.8%
Freeman Maple	1	4.8%
Norway Maple	1	4.8%
Pagoda Dogwood	1	4.8%
Yellow Buckeye	1	4.8%
	21	100.0%