



Minutes
Village of Glen Ellyn
Historic Preservation & Environmental
Special Meeting
March 20, 2024
7:00PM
Glen Ellyn Civic Center Room 301

Board or Commission: Historic Preservation / Environmental Commissions
Meeting: Regular

Date: March 20, 2024

Called to Order: 7:00 p.m.

Quorum: Yes

Adjourned: 8:21 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman Historic Preservation Commission	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Present
Christie Truitt	Chairperson of Environmental Commission	Present
Karin Daly	Commissioner	Present
Barbara Kwiatkowsky	Commissioner	Present
Matilda McLaren	Student Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	Present
Mark Franz	Village Manager	Present
John Hubsy	Assistant Public Works Director	Present
Dave Buckley	Director of Public Works	Present
Kelli Christiansen	Trustee	Present
Kelley Kalinich	Trustee	Present
Dave Thommes	Executive Director Park District	Present
Nate Troja	Director of Planning & Natural Resources	Present

Public Present:

Clare Johnson	Site Design	

A. CALL TO ORDER

The March 20, 2024 special meeting of the Historic Preservation & Environmental Commissions was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – Comments supplied by email from EC Commissioner Jacquelyn Casazza:

I'm unable to make tonight's meeting as I have another commitment. I did attend the AAC meeting last week so I was able to view the design at that time and hear the presentation, which was mostly specific to the building. Below are the comments/questions which I would like to be shared with the park district and design team:

- 1) Lighting - I asked the question last week if the lights were dark sky compliant and were told they are. After further research, they appear to be "dark sky friendly" but not compliant (i.e., not approved by the International Dark Sky Association/IDA). Would recommend a temperature of 2700K instead of 3000k. 2700k is the same temperature as lights on roosevelt rd. Recommend lumens on the taller poles to 1200lm instead of 2750lm.
- 2) Native Plants and Trees - great to see these included.
- 3) Natural play area and stormwater capture - this is also excellent; will there be any educational materials here on stormwater?
- 4) Waste receptacles - Nate confirmed at the meeting that there will be recycling and garbage facilities. There needs to be clear, visual signage. Would there be consideration to allow space for a community compost drop off to be managed by an outside provider (no promise to do compost yet, just to set aside the space, should the park district pursue this in the future)
- 5) Water - I did not see but assume there will be a water bottle filling station at the park/near the bathrooms. Would recommend a design like Lake Ellyn which has reservoirs for both humans and dogs :) Is there a way to have the water on year-round? This would be appreciated by runners and cyclists as we do use the path even when it is cold!!
- 6) Bike rack - I do not see a bike rack on the design? This seems critical to attract visitors from the prairie path. Would recommend a rack and small repair area. The existing bike rack on the path is too small to accommodate many bikes; would recommend a slimmer profile rack. There is a good example in Wheaton near the new farmers market area.
- 7) Parking - are there any changes which will be made to existing parking or adding parking as part of the design? Just curious if there is an opportunity to add EV charging if so.
- 8) Demonstration garden - just for fun...is there any flexibility in the design for a rotating demonstration garden (the EC did this as planters at Village green some years back with the help of a grant; this would be a better location). Or a community herb garden :)

Overall I think the park design looks great, and I am excited to see how the project develops further :)

Director Troja stated that the public comments were received and will be included with all the other comments received as part of the feedback from the community for consideration.

- C. 473 Forest Avenue – U.S Bank Site (Glen Ellyn Park District) - Village Manager** Franz opened the meeting by providing a brief overview of its purpose, expressing the village's enthusiasm for the project. Noting that the Village and Park District had collaborated on the venture, he highlighted a series of prior meetings to discuss its conceptualization. He emphasized that the village had acquired the property and both the Village and Park District had endorsed the concept, stressing the aim of seeking feedback from the HPC, EC, and AC on the project. Tonight's session sought general input from the HPC and EC, with the objective of subsequently presenting the received feedback and seeking approval from the Village Board for the project.

Clare Johnson, a Consultant from Site Design, unveils the site plan proposal for the Glen Ellyn Downtown Event Park. She outlines that the site spans 1.5 acres, formerly occupied by US Bank, with a gross area of 61,407 square feet, and was purchased by the Village for \$1.65 million. Johnson highlights the collaborative effort between the Glen Ellyn Park District and the Village to transform the space into an event and green area, conveniently located near the parking garage, Metra rail, and Prairie Path.

The envisioned park will serve as a vibrant gathering space, featuring a lush green lawn and the potential for an ice rink during winter months. Additionally, amenities such as restrooms and a concessions support building are planned. Johnson indicates that the proposed design, including a pavilion for performers, was recently presented to the Architectural Appearance Commission. Renderings showcased during the presentation depict a trellised pavilion adorned with wood slats for a natural aesthetic, complemented by black steel elements to harmonize with nearby light poles, and limestone accents to integrate seamlessly with the surrounding downtown architecture.

The preservation plan involves removing existing components for relocation, with efforts made to preserve or relocate trees wherever feasible. The specific planting approach for the area will be determined once the design is finalized, although it will prioritize the incorporation of native plants and varieties.

For maintenance and management, Johnson outlines access points for maintenance vehicles and strategically placed recycle and trash bins. The restrooms and support building will be designed to complement the site, including water fountains, with the size still under development.

Regarding lighting, provisions will be made to ensure a safe environment while enhancing the ambiance and tone. The lighting scheme will aim to be non-intrusive yet effective, adhering to Dark Sky compliance standards. Johnson concludes the presentation by inviting feedback from the commissions.

Commissioner Kwiatkowski commends the progress made on the plan, expressing satisfaction with its appearance. She inquires about the durability of the plantings in high-traffic areas and whether they will be placed in planters. Johnson confirms that a

mix of planters and incorporating grade changes will be used, with some plants at grade but not in areas where people naturally walk.

Commissioner Lemme raises the question of considering climate change in plant selection, emphasizing the importance of choosing plants that are climate and drought tolerant. Johnson acknowledges this consideration and assures that appropriate plants will be chosen.

Chairperson Truitt praises the thoughtfulness of the plan and asks about the diversity of trees, particularly whether consideration is being given to small or large trees. Johnson explains that longer life trees and shorter life ornamental trees will be strategically selected.

Chairperson Truitt also inquires about reducing lighting to promote human and wildlife health. Johnson confirms that there are opportunities to adjust the lighting to be less intense.

Commissioner Leak asks about space availability for art installations and art fairs. Johnson explains that activation areas along the pathways are envisioned for this purpose.

Chairperson French seeks clarification on the maximum capacity of the lawn area. Johnson estimates a capacity of 500-850 depending on the type of event.

Commissioner Day asks about the sound system, to which Johnson responds that there will be a house system scaled appropriately for the space. Commissioner Day also inquires about the next steps for advancing the project. Director Troja explains that both boards need to approve the plan. It's slated as a project for 2025, allowing time later this year to fundraise. They are exploring grants to bridge the funding gap.

The Historic Preservation and Environmental Commissions express their gratitude for the opportunity to provide feedback.

D. ADJOURNMENT - A motion to adjourn the meeting was made by Commissioner Kwiatkowsky and Commissioner Day seconded the motion. The meeting was adjourned at 8:21 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm & John Hubsy, Staff Liaisons