

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, May 22, 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, Yavor Goranov, Heather Mees, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioner Eric Rahn.

Also in attendance: Anne Gould, Trustee; Daniel Harper, Planning Manager; and Julie Settles, Recording Secretary.

B. Approval of Meeting Minutes

Commissioner Sallwasser made a motion to approve the draft minutes of the March 13, 2024 meeting. Commissioner Goranov seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

None.

D. Exterior Appearance Review: 453 Forest Avenue

Staff Presentation

Daniel Harper, Planning Manager, introduced the request: Exterior appearance review of the proposed downtown event park with performance pavilion and support building located in the C5B Zoning District.

Mr. Harper stated that the Glen Ellyn Park District is requesting the Architectural Appearance Commission review the proposed Downtown Event Park in its entirety, including proposed accessory structures and landscaping. The proposal includes the consolidation of the Prairie Path Park properties and US Bank property to form a 1.5-acre special event park to construct a performance pavilion and restroom/support building with spectator lawn. The proposed park will also include seating areas, bike racks and a naturalized “discovery zone” play area. The Applicant is seeking a recommendation of approval for the proposed exterior appearance of the performance pavilion, support building and landscape plan for the proposed event park. The proposed plan will need to seek zoning variations and approval by the Plan Commission and the

Village Board of Trustees. He stated at Architectural Appearance Commission gave a unanimous recommendation of approval for the pavilion at the March 13, 2024 AAC meeting. He stated that the AAC action is to consider request for exterior appearance recommendation to the Village Board of Trustees. In reviewing the request, the AAC should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. Staff recommends the AAC consider the following conditions of Approval: 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 and a building permit shall be required prior to construction activity.

Petitioner Presentation

Clare Johnson, Project Manager for Site Design Group, presented on behalf of the Petitioner, showing the site plan and stated that there was some refinement to the plan since the last AAC meeting. Ms. Johnson showed the site plan and highlighted some areas of the proposed design. She stated that the northside of the location by the Prairie Path will have a discovery zone that will provide a buffer between the path and the pavilion area and will help buffer sound. The center will have a gathering space for events. The west side will have a picnic area. There will be secondary seating areas on the north side behind the event lawn as well as on the south side by Duane St. There will also be a planting area along Duane St that will provide a buffer. Ms. Johnson pointed out the locations of the entrances into the area and stated that there will be a 20' setback from the property line by the restrooms and support building. She stated that materials that will be used in the site plan contain red brick on the pavilion and restroom, clay pavers will be installed in gathering spaces to compliment the red brick, limestone will be used for outcropping and retaining wall as seen at Lake Ellyn, the discovery zone/Prairie Path buffer will contain crushed aggregate and primary walkways will be poured concrete. She stated the restroom and support building is designed to complement the pavilion. It will include two single use restrooms, a drinking fountain, an area for storage and possible skate rental location and a canopy over the building. Materials used will be red brick, concrete built in bench, black steel furnishings, commercial grade double metal doors and a roll up transaction window.

Ms. Johnson stated that since the last meeting some new developments include developing a canopy approach of tree specimens per Glen Ellyn code containing ornamental and evergreen trees. The understory planning approach includes natural lawn, a native garden edge along the north side by the Prairie Path and an evergreen buffer on the east side for the neighbors to the east.

Ms. Johnson showed the proposed lighting concept which includes pedestrian overhead lights, bollard lights and recessed lights on stairs that are all Dark Sky compliant and can be programmed to provide safety and security. The pavilion lighting includes everyday use which includes down-lights on pavilion façade, small event lighting includes three focus lights and large event lighting includes permanent lighting and additional theatrical lights.

Ms. Johnson showed the proposed signage and wayfinding approach. She stated at the northwest entry the park signage will be placed. Along the terrace walls would include a donor recognition board. She stated the key sponsorship for pavilion would be affixed to structure and would be non-illuminated.

Chairperson Jacobson stated that she had some recommendations. She stated that the plan included a lot of Kentucky Coffeetrees, and she would like to see some other options. She also recommended different grass other than Northern Sea Oats. She also recommended that on the west side of the performance stage maybe there should be some sort of shade for the performers from the sun. Chairperson Jacobson asked what the type of signage was going to be on the seawalls. Ms. Johnson answered that the text would be engraved in the stone.

Commissioner Goranov asked how drainage was going to be achieved. Ms. Johnson answered showed the stormwater management approach slide. She stated there was a dedicated stormwater detention area and the lawn will drain the water to the northeast and northwest side where the pavement will be sloped.

Chairperson Jacobson asked if there were any more comments or public comments.

Commission Recommendation

Commissioner Sallwasser 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 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 May 22, 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 for approval.

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

E. Chairperson’s Report

None.

F. Trustee Liaison’s Report

Trustee Liaison Anne Gould stated that the Village Board is considering increasing the Fire fees that have not been raised since 2017. The current fee is \$15, and the Board is looking to raise it to \$24. Commissioner Goranov asked why the Board wouldn’t just double the fee. Trustee Gould stated that it’s an aggressive fee on the water bill. By adding the new EMS services, it would be a fairly large increase for residents, so the Board is trying to reduce the cost for residents. The Village Board is going to use some of the reserve fund to cover part of the costs. The Board is also looking to add this rate to the tax bill instead of the water bill. She also stated that the State may be eliminating the 1% grocery tax, so the Board is looking into how to make up the lost revenue.

Chairperson Jacobson asked when the train review meeting was coming up. Mr. Harper stated it was May 30th. Commissioner Albrecht asked if any scope could be given. Trustee Gould stated that staff has done a great job and are currently chasing grants. She stated that in the Plan Commission meeting it came up why Glen Ellyn even has a train station. Commissioner Goranov stated that he thinks Glen Ellyn needs a train station. Chairperson Jacobson stated some of the parking is going to be lost and she recommends keeping angled parking on the north side of the tracks. Trustee Gould stated that the engineers are working on competing demands. She stated that north of the tracks is mainly retail and some people stated they'd hate to see another parking garage.

G. Staff Report

Mr. Harper stated the Plan Commission on May 23rd will consider an amendment for the Glen Oaks County Club parking lot expansion. 285 Roosevelt Road will also be on the Plan Commission's agenda. Northwestern Medicine is looking to occupy that space and wants to update the exterior because there are elevation modifications. Commissioner Albrecht stated that the AAC reviews all these types of requests and did not review this request. She asked who was reviewing it. Mr. Harper answered that staff reviewed the request and then it's going to the Plan Commission. Commissioner Goranov stated he thinks it should be reviewed by the AAC. Mr. Harper answered that the AAC would review it if it was downtown they would. If it is not downtown, the AAC would only review if it were new construction. Mr. Harper referenced the code language for AAC items:

A. To review and make recommendations regarding the exterior architectural design drawings, materials and landscape plans for the following:

1. Exterior appearance reviews in the downtown C5A and C5B zoning districts:

(a) New non-residential, multi-family and attached single-family principal building construction.

(b) Non-residential, multi-family and attached single-family principal building additions that require Planned Unit Development Approval (c) Significant exterior façade remodeling.

2. Exterior appearance reviews throughout the remainder of the Village: (a) New non-residential, multi-family and attached single-family principal building construction

Commissioner Goranov stated that maybe the code should be amended. He stated the AAC reviewed a few commercial building remodels on Roosevelt Rd. He stated it benefits the applicant.

Mr. Harper stated that the Village is also working on the chicken ordinance amendment. He's anticipating they should have it completed in July.

H. Adjournment

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

The meeting was adjourned at 8:44 PM

Respectfully submitted,

Julie Settles

Recording Secretary