



Agenda
Village of Glen Ellyn
Environmental Commission Meeting
Tuesday, September 17, 2024
7:00 PM
Glen Ellyn Civic Center, Room 306

Members of the public are welcome to speak to any item not specifically listed on tonight's Agenda. For those items which are on tonight's Agenda, the public will have the opportunity to comment at the time the item is discussed. Individuals wishing to address the Commission shall exercise proper decorum and respect for the proceedings and the business of the Environmental Commission, and shall refrain from abusive demeanor and language. Commissioners are not obligated to respond to questions.

A. Call to Order

B. Public Comment

C. Approval of Minutes

- 1) Environmental Commission August 27, 2024 Minutes
- 2) Environmental Commission & Historic Preservation Commission August 20, 2024 Special Meeting Minutes

D. Reports

- 1) Park District Liason Report
- 2) Trustee Liaison Report
- 3) Staff Liaison Report
- 4) Chair Report

E. Old Business

- 1) Strategic Planning Priorities
- 2) Sustainability Baseline Assessments Project

F. New Business

G. Adjourn

- 1) Next meeting October 15, 2024

ENVIRONMENTAL COMMISSION

MINUTES

August 27, 2024

Board or Commission: Environmental
Meeting: Regular
Quorum: Yes

Date: August 27, 2024
Called to Order: 7:01 p.m.
Adjourned: 8:42 p.m.

MEMBER ATTENDANCE:

Christie Truitt	Chairperson	Present
Jeff D. Abeln	Commissioner	Present
Jacquelyn Casazza	Commissioner	Present – Late arrival 7:41pm
Mark Frigo	Commissioner	Present
Barbara Kwiatkowski	Commissioner	Present
Karen Lilly	Commissioner	Present
Maggie Frigo	Student Commissioner	Present

Also Present:

John Hubsby	Assistant Public Works Director	
Chris Gutmann	Park District Liaison	
Elisa Pollina	Recording Secretary	
Christina Kristi	Public Works Management Analyst	
PUBLIC		
Kristen Bond	234 Cumnor , Glen Ellyn	
David D'Hooge	Lambert Lake Steward	

I. CALL TO ORDER

The August 27, 2024 meeting of the Environmental Commission was called to order by Chairperson Truitt at 7:01 PM at Glen Ellyn Civic Center.

- II. PUBLIC PARTICIPATION** –Kristen Bond, Consultant for Go Green and a resident of Glen Ellyn, expressed her desire to add information on EV readiness to the Village website. She has identified five pages of content covering topics such as EV readiness, rebate incentives, safety, charging options, and more. Bond hopes this material will be incorporated into the Village site and will share the content with Chairperson Truitt for review. Chairperson Truitt mentioned she would review the material and circulate it to the commission for feedback. Chairperson Truitt thanked Bond for her efforts.

David D'Hooge, Lambert Lake Steward, is seeking assistance from the EC and other community organizations to help find his replacement. After serving in the volunteer role for seven years, he is ready to pass the position on but plans to stay until the end

of the year. He hopes the EC can assist in identifying his successor. The Steward's duties include organizing volunteers for restoration and maintenance, picking up trash, clearing trails, and more. D'Hooe mentioned that while the work is rewarding, he currently contributes about 80% of the volunteer hours. The EC requested he provide a master plan outlining the responsibilities of the role, which they will review and add to a future agenda. Commissioner Kwiatkowski thanked D'Hooe for his years of dedicated service.

III. ANNOUNCEMENTS – Chairperson Truitt welcomes Karen Lilly as the new commissioner and Maggie Frigo as the new student commissioner to the EC. She also extends her gratitude to former Commissioner Karin Daly for her dedicated service, noting that her term has recently ended.

IV. APPROVAL OF MINUTES FROM JUNE 25, 2024 MEETING –

MOVE TO APPROVAL MINUTES FROM 6/25/2024 ENVIRONMENTAL COMMISSION MEETING

RESULT: Motion unanimously carried

MOVER: Commissioner Frigo

SECONDER: Commissioner Abeln

V. LIAISON REPORTS

A. Trustee Liaison Report: The vote on Hen Ellyn was defeated 4-2, with Board Members Christiansen and Simon voting in favor. Commissioner Casazza noted that 82 public comments were submitted in support of Hen Ellyn. Trustee Christiansen also gave an impassioned explanation advocating for its approval.

Additionally, the Village voted 5-1 to annex the property on Hill Avenue near the Glen Ellyn Country Club to expand club parking.

B. Staff Liaison Report – Staff Liaison Hubsy provided an update on the CBD Streetscape, noting that the top layer of paving will take place this week. He also mentioned that the brine system equipment is expected to be installed by the end of September. Additionally, Hubsy addressed concerns about Lambert Lake, explaining that a pipe installed in the early 2000s burst, causing the lake to drain more than it should. A temporary repair has been made, which is expected to last 2-3 years, but a permanent solution will require significant capital investment.

C. Park District Liaison Report – Park District Liaison Gutmann provided an update, noting that all nature camps have successfully concluded. The Park District is currently focused on restoration projects at Churchill, although recent flooding in the area may make it difficult to control invasive species. Additionally, the native tree and plant sale will begin on September 13, with pickups scheduled for September 28. The rain gardens recently added are thriving.

D. Chairperson Report – Chairperson Truitt provided several updates, highlighting the success of the Conservation Foundation's Sustainable Yard Tour on July 27, which had 377 registered attendees. She also noted that the Main Street gardens, installed in May, are thriving. Regarding last week's train station review meeting, Truitt asked Staff Liaison Hubsy if the EC could submit recommendations. Hubsy confirmed that the EC can submit recommendations, and he will forward them on.

VI. OLD BUSINESS

A. Chairperson Truitt reviewed the EC's upcoming priorities:

Events:

- Aug/Sept – Native Tree & Plant Sale
- October – Go Green Glen Ellyn
- October 5 – Oaktober Fest: Discussed hosting a table and possibly sponsoring a community film on October 12. Commissioner Casazza will confirm the date and check if there is a fee to sponsor a film.
- October 9 – Two Hound Red Social Hour: Planned discussion on trees. Commissioner Casazza will verify if Max Brown can attend.
- November – Go Green Recycling Mini/Pumpkin Smash
- December – Decorating the library tree
- 2025 – Recycling Extravaganza at COD in April, with Spring and Fall Recycling Minis also planned.

The EC agreed to offer and promote recycling events to raise awareness and grow participation.

Newsletter/Website Content: Commissioner Frigo volunteered to draft an educational piece on the differences between community solar and rooftop solar, including contacts for further information. Hubsy added that the content could be featured on the village website and newsletter to provide a resource for residents.

Promoting Sustainable Landscaping: Chairperson Truitt and Commissioner Lilly discussed promoting sustainable landscaping and making recommendations. They will work with Max to inventory village properties where sustainable landscaping can be implemented. Hubsy noted that most village landscaping beds are located downtown on Main Street.

Commissioner Lilly will also draft an article for Stroll on a recap of the Sustainable Garden tour for October.

B. *Sustainability Baseline Assessments* – Staff Liaison Hubsy provided an update, noting that the village board has approved Pale Blue Dot's assessment proposal. Initially, staff recommended interviewing both Pale Blue Dot and Olympic, but Olympic withdrew their proposal due to staffing shortages. The Phase 1 baseline assessment agreement has been signed with Pale Blue Dot, and the village is awaiting confirmation on the kick-off meeting. Two EC representatives are needed for the project, which will also include 3-5 village staff members. Once the final report is submitted, the EC will be able to present a recommendation to the board.

VII Next Meeting & Adjournment

- A. Commissioner Kwiatkowsky motioned and Commissioner Casazza seconded the motion to adjourn the meeting. The meeting adjourned at 8:42 pm.

The next EC meeting – September 17, 2024

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Staff Liaison, Hubsy



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

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

Quorum: Yes

Date: August 20, 2024

Called to Order: 7:03 p.m.

Adjourned: 9:18 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman Historic Preservation Commission	Present
Nathan Darga	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
Jeff Abeln	Commissioner	Present
Mark Frigo	Commissioner	Present
Barbara Kwiatkowski	Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	
Mark Franz	Village Manager	
John Hubsky	Assistant Public Works Director	
Rich Daubert	Professional Engineer	

Public Present:

Sarah Sutherlin	CDM Smith	
Pam Albrecht	Glen Ellyn Resident	
Yavor Goranov	Glen Ellyn Resident	

A. CALL TO ORDER

The August 20, 2024 special meeting of the Historic Preservation & Environmental Commissions was called to order by Chairman French at 7:03 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT (Non-Agenda Items) - None

C. 551 Crescent Boulevard - Metra Station (Professional Engineer Daubert and CDM Smith) – Engineer Daubert reviews the preliminary design plans for the Metra Station and Multimodal Access Improvements project with the EC and HPC (see attached presentation). Engineer Daubert provides an update on the 30% design phase.

Key features of the project include:

- A new train station with fully enclosed warming shelters on both sides of the UP-W line.
- Replacement of public utilities, such as water mains and gas lines.
- Traditional streetscape improvements to match the surrounding downtown areas.

The project has been in the works since approximately 2017. The current station, built in 1966, has seen limited improvements, including a heating system upgrade. However, the station no longer complies with accessibility or energy codes, and the waiting room is undersized. This justifies the need for an expanded depot. Metra and Union Pacific jointly maintain the station.

Sarah Sutherlin from CDW Smith presents on the plaza's design, which will have a distinct character. The project aims to improve safety, connectivity, and access to both sides of the CBD, enhancing usability and access to nearby amenities. Additionally, pedestrian and vehicular improvements, including roadway and parking reconstruction, will improve overall circulation around the station.

Project Outreach Overview – Engineer Daubert provided an update on the outreach efforts for the project, noting that a Phase 1 public workshop and active survey were conducted, with flyers distributed at the commuter station, resulting in over 800 responses. The survey focused on how people access the train station and what components they prioritize.

In accordance with federal law, a public information meeting was held, delivering a presentation similar to the one given to the Capital Improvements Commission and Board of Trustees.

The project is estimated to cost \$20 million, excluding streetscape improvements. Due to cost increases, some compromises may be necessary.

The age of the station has triggered an inquiry into its potential historical significance, with discussions held with the Historic Preservation Commission to assess its value. Meetings have also taken place with the Architectural Advisory Commission and Plan Commission, as well as other agencies like IDOT and PACE.

A jurisdiction and ownership map has been developed, outlining the roles of DuPage County, the Village, Union Pacific (UP), and Village lease agreements within the UP right-of-way, as well as the Village-owned parking lot.

Currently at the 30% design stage, the next steps include submitting a formal application to the Plan Commission and progressing to 60% designs. The project will also require a Zoning Special Use and Exterior Appearance Review.

The competitive bidding process is expected to begin in late 2025 or Q1 2026.

Chairman French asked for clarification on what the 30% design phase entails. Daubert explained that it represents the feedback stage, while the 60% design phase is the final wrap-up before pre-engineering, which occurs at 90% design. At that point, the project is nearly complete.

Chairperson Truitt raised a question about whether the station was too large. Sutherlin explained that the size follows Metra's new ridership guidelines, as part of a volume and value engineering process. Initially, the design was reduced by 1,000 square feet, from 3,000 to 2,000 square feet. Truitt then asked if adhering to Metra's requirements was necessary. Sutherlin confirmed that, as a stakeholder and operator, Metra's guidelines must be followed to secure their funding pledge. Metra is contributing \$4 million for construction and lifetime maintenance, and will not support a smaller station design. This direction has been agreed upon with the Village Board. Engineer Daubert added that, including streetscape improvements, the project's total cost is approximately \$45 million.

Commissioner Margetts inquired whether solar panels had been considered. Sutherlin responded that solar panels were briefly reviewed and could be revisited during the lifetime maintenance process, likely in the 60% design phase.

Commissioner Lemme asked how the new structure will fit within the downtown area, expressing concern that, without a 3D model, the station could appear as a large, imposing monolith. Daubert assured that 3D digital models and more immersive renderings would be provided at a later stage to offer a better perspective.

Daubert also mentioned that vendor space will be included in the new station, and there will be no need for a ticket counter.

Commissioner Frigo inquired why the pedestrian tunnel wasn't relocated to better serve Glenbard West students. Daubert explained that the tunnel is positioned for central access, with Margetts adding that its orientation is intended for the event park. Daubert also noted that the Civic Center parking garage was also considered in the tunnel's location.

Chairperson Truitt brought up the balance between parking and greenery, suggesting that cool pavement initiatives be pursued, and highlighting areas for additional shade trees. Sutherlin responded that Metra's visibility setbacks limit certain design features, and there are no specific cool pavement strategies planned for the roof and plaza materials. However, there could be opportunities to collaborate with the Prairie Path.

Commissioner Kwiatkowski asked if a green roof had been considered. Sutherlin replied that due to the architectural design, this wasn't feasible, but rainwater runoff will be managed through a planned swale system.

Daubert states, opportunities for incorporating historic signage are being explored, including references to 1926 design elements. While the final signage design hasn't been developed yet, there are plans to integrate it thoughtfully into the site.

Regarding the historic mural, it can be reassembled and is required to remain in public view. Possible locations for the mural include a wall or even the floor of the station.

Exterior lighting will align with Glen Ellyn's standard fixtures, including matching color temperature and cutoff styles. Mark Frigo confirmed that the lighting will be directed downward to minimize light pollution.

From Crescent Boulevard, planters and integrated beds will help soften the streetscape and blend the station into its surroundings.

Research into the 1926 station revealed that the Plan Commission believes the station should better reflect the community's heritage, with the 1926 design being a significant touchpoint. Commissioner Darga mentioned that this station would resemble Wheaton's, as stations from that era were often built in a similar style along the line.

Commissioner Darga commented on the HPC's unanimous preference of distressed brick.

Engineer Daubert discussed the challenges involved in coordinating with the State and Railroad.

Daubert mentions, the project incorporates sustainable best practices, including natural daylighting, low-flow plumbing, cut-off light fixtures, an energy-efficient building envelope, sustainably harvested wood, and bio swales. He also mentioned that the warming stations will feature sensors or on-demand heating for efficiency. The materials selected for the station are designed to be compatible with other downtown buildings, ensuring a cohesive aesthetic.

During the public comment, Pam Albrecht, Glen Ellyn resident, expressed mixed feelings about the design elements. While she appreciated some aspects individually, she raised concerns about the overall cohesion. She was particularly worried about the floor plan and suggested incorporating more retail opportunities. Although she admired the inspiration drawn from the old station, she felt the design didn't fully reflect the architectural character of the original building, including the finishes. Albrecht also emphasized that, given the project's significant cost, there's a chance to make a stronger architectural statement, and some design elements could be further improved.

Glen Ellyn resident Yavor Goranov, also spoke, highlighting the importance of this design opportunity. He mentioned that the scale of the project felt mismatched with the downtown area and suggested holding an architectural competition to create a more

innovative and exciting design. Goranov was opposed to drawing too much inspiration from the 1926 station, calling those designs "cookie-cutter," and urged the village to look toward the future.

Commissioner Leak echoed Goranov's sentiments, advocating for a more unique design that could introduce meaningful change. She supported the idea of a design competition to foster a diversity of ideas but expressed doubt about whether there was enough time to implement such a process.

Commissioner Lemme shared that her priorities for the train station design are more focused on practicality than appearance. However, she felt that the exterior design seemed heavy and imposing. Lemme suggested that simplifying the number of materials used could help create a lighter, less overwhelming feel. While she appreciates the inspiration drawn from the 1926 station, she believes the charm of the original design isn't fully captured in the current plans.

Chairman French discussed the broader concept of "design," emphasizing elements like facades, columns, and materials may evolve throughout the process. He encouraged everyone not to be discouraged or disappointed by potential changes, and suggested looking back at other downtown structures and event park proposals as examples of how designs can develop and improve over time.

D. ADJOURNMENT - A motion to adjourn the meeting was made by Commissioner Lemme and Commissioner Margetts seconded the motion. The meeting was adjourned at 9:18 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Jordan Frahm & John Hubsy, Staff Liaisons



**Glen Ellyn Environmental
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/17/2024 7:00 PM
Department: Public Works
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2024-631)

DOC ID: 2024-631

Strategic Planning Priorities

Statement of the Issue:

- Land Stewardship
 - Sustainable landscaping – 2024 initiatives
 - Residential Sustainable Landscaping
 - Promoting and recognizing at home yard certification
 - Village website updates
 - Municipal sustainable landscaping
 - CBD Garden beds - Crescent and Volunteer Park
 - Turf replacement initiatives overview
 - Residential Tree Stewardship
 - Promoting planting and preservation - "Trees on Tap" October event
- Waste Stewardship
 - Recycling November mini event
 - Compost giveback with Pumpkin Smash?
- Engage
 - Quarterly eNews content – *Q3 and Q4, 2025 topics?*
 - Stroll article submission: 10/1 and 11/1
 - Events: Oaktober
 - Website content: Green initiatives update including EVs

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



**Glen Ellyn Environmental
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/17/2024 7:00 PM
Department: Public Works
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2024-632)

DOC ID: 2024-632

Sustainability Baseline Assessments Project

Statement of the Issue:

Summary of kickoff meeting and next steps

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments: