



Agenda  
Village of Glen Ellyn  
Environmental Commission Meeting  
Tuesday, March 17, 2026  
7:00 PM  
Glen Ellyn Civic Center, Room 306

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*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) Approval of Environmental Commission February 24, 2026 Minutes
- D. Reports**
  - 1) Park District Liaison Report
  - 2) Trustee Liaison Report
  - 3) Staff Liaison Report
  - 4) Chair Report
- E. Old Business**
  - 1) Strategic Planning Priorities
- F. New Business**
  - 1) Environmental Impact Recommendations — 451 Duane Street
- G. Adjourn**

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Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.

# ENVIRONMENTAL COMMISSION

## MINUTES

February 24, 2026

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**Board or Commission:** Environmental  
**Meeting:** Regular  
**Quorum:** Yes

**Date:** February 24, 2026  
**Called to Order:** 7:01 p.m.  
**Adjourned:** 8:54 p.m.

### MEMBER ATTENDANCE:

Christy Truitt	Chairperson	Present
Jeff D. Abeln	Commissioner	Present – Late Arrival – 7:24
Jacquelyn Casazza	Commissioner	Absent
John Day	Commissioner	Present
Chris English	Commissioner	Present
Mark Frigo	Commissioner	Present
Barbara Kwiatkowsky	Commissioner	Present
Monica Miller	Commissioner	Present
Tara Sheeley	Commissioner	Present
<b>Also Present:</b>		
J.D. Barrett	Management Analyst – Administration	
<b>Public</b>		
Kathleen Hokenson		

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### I. CALL TO ORDER

The February 24, 2026, meeting of the Environmental Commission was called to order by Chairperson Truitt at 7:01 PM at Glen Ellyn Civic Center.

### II. PUBLIC PARTICIPATION –

- a. Kathleen Hokenson – Included public comment about her student’s work with Monarchs.

### II. APPROVAL OF MINUTES FROM January 13, 2026

Commissioner Kwiatkowsky motioned to approve the January 13, 2026 meeting minutes as amended and Commissioner Miller seconded the motion. The motion unanimously passed.

### III. LIAISON REPORTS

**A. Trustee Liaison Report:** None

**B. Staff Liaison Report** – Staff Liaison Barrett reported that his updates would be included throughout the Old Business and New Business agenda items.

**C. Park District Liaison Report** – None

**D. Chair Report** – Chair Truitt discussed maintaining the date of the March 17<sup>th</sup>.

**Land – Tree Canopy Preservation**

- Native Habitat Restoration Tree Planting Events scheduled:
  - Locations: GEEC, GEPD, CRTI
  - Dates: May 8, June 13, October 9
- Canopy Preservation Tree Planting Events:
  - Multiple sites in progress (GEEC, CRTI, Glenbard West, HOAs, etc.)
  - April 29 and additional upcoming dates
- Residential Oak Tree Preservation:
  - Strategic planning and partnership development underway
  - Focus area: Babcock’s Grove
- Canopy Expansion:
  - Beginning strategic planning for expansion efforts across Glen Ellyn
- Tree Ordinance:
  - Attended CRTI Tree Ordinance Workshop (2/13)
  - Strategic objectives discussed with Village
  - Village and CRTI collaborating on ordinance development

**Land – Sustainable Landscape Stewardship**

- Pollinator Habitat:
  - Creation and preservation initiatives planned for municipal gardens
- Mayor’s Monarch Pledge:
  - Champion Status actions identified and planned with Village and GEPD
- Bird City:
  - Achievements identified
  - Collaboration opportunities planned with GEPD and DuPage Wildlife Conservation Center (Willowbrook)
- “Summer of the Monarch” Initiative:
  - Partnership with Downtown Alliance and Go Green Glen Ellyn
  - Focus: Promote residential engagement

**Waste – Recycling Services**

- April 11 Recycling and Reuse Event:
  - Flyer attached
  - Opportunity for business sponsor recognition with signage at event stations
- Recycling and Reuse Education:
  - Planned inclusion in upcoming Village print and digital communications
- New Corporate-Sponsored Programs:
  - Free everyday drop-offs for paint and battery recycling
  - Light bulb recycling available (free and for-fee options)
- “Everyday Recycling” Guide:
  - Draft format complete
  - To be available at [glenellyn.org/recycle](http://glenellyn.org/recycle)

## **Engagement**

- ComEd Energy Audits:
  - Discussion regarding promotion for municipal, commercial, and residential participation
- LOWV Idling Campaign:
  - Discussion regarding promotional efforts
- Green Initiatives Webpage:
  - To serve as centralized landing page for environmental achievements and initiatives
- Additional activities incorporated within items listed above

## **IV. OLD BUSINESS**

### **A. Strategic Planning Priorities**

**2026 Monarch Pledge** – Commissioner English made a motion to approve the 2026 Monarch Pledge as presented. Commissioner Miller seconded. The motion unanimously passed.

**2026 Bird City Resolution** – Commissioner Frigo made a motion to approve the amount of \$200 to go towards the Bird City Resolution. Commissioner Day seconded. The motion unanimously passed.

**Tree Preservation Ordinance Update** – Chair Truitt described her meetings and participation with the Morton Arboretum as well as key Village staff stakeholders regarding the development and implementation of a revised Tree Preservation Ordinance. The Commission discussed the different priorities that the revised Ordinance could include. Commissioner Truitt and Staff Liaison mentioned that the goal was to have three draft ordinances ranging from least stringent to most stringent to present to the Village Board. The Commission recommended including comparable communities in the analysis when presenting the Tree Preservation Ordinance to the Village Board.

**Recycling Extravaganza** – Chair Truitt mentioned that the state is now offering a program for paint collection, as well as battery collection. Commissioner Casazza and Sheeley have been working on the marketing and communications associated with the event. Chair Truitt mentioned that she met with the Communications Coordinator with the Village and there will be an opportunity to add more components to the Village recycling webpage, as well as make the page evergreen. Commission Kwiatkowsky indicated that she wants the event to promote where certain refuse streams should be. Chair Truitt mentioned that she would like to shift the lens of the event to a “reuse” event. Chair Truitt mentioned that there will be a textile vendor at the event, which was a new addition to the vendor list.

**Quarterly E-News Topics and Spring Print Newsletter** – Chair Truitt updated the commission that she is working on the content for the Spring Print Newsletter. Staff Liaison Barrett will get data from the Village refuse servicer on 2025 reporting.

## **VII New Business**

**Environmental Impact Recommendations – 750 Roosevelt Road – Dutch Bros Drive- Through Restaurant** – Chair Truitt introduced the discussion item. The Commission will provide environmental impact recommendations. Any recommendations will be forwarded to the Community Development staff to relay to the applicant.

Chair Truitt provided a preliminary recommendations document to the Commission. The Commission provided feedback to the list as presented and made recommendations to additions, revisions, and deletions to Chair Truitt. The Commission recommended that “waste management” and “lighting” would be the top priorities for consideration.

**Zoning Code Update** – Chair Truitt updated the Commission the Zoning Code Update. Two commissioners are invited to represent the Environmental Commission at the stakeholder group meeting with the Village zoning code consultant. Chair Truitt gauged the Commission's thoughts on what the two representatives should bring forward to that stakeholder group meeting.

**Sustainability Action Planning** – Chair Truitt provided an update. She is meeting

## **VII Next Meeting & Adjournment**

- A. Commissioner Day motioned and Commissioner Miller seconded the motion to adjourn the meeting. The meeting adjourned at 8:54 pm.

The next EC meeting – March 17<sup>th</sup>, 2026

**Submitted and Reviewed by Staff Liaison, J.D. Barrett**



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

Meeting 3/17/2026 7:00 PM  
Department: Administration  
Department Head:  
Category: Discussion Item  
Prepared By:

**AGENDA ITEM (ID # 2026-  
197)**

**DOC ID: 2026-197**

## **Strategic Planning Priorities**

### **Statement of the Issue:**

Strategic Planning Priorities

### **Analysis:**

- **LAND Stewardship** – Cultivate Green Infrastructure and Resilient Landscapes
  - *Sustainable Landscapes*
    - Mayor’s Monarch Pledge Update
  - *Tree Planting and Preservation*
    - Tree Preservation Ordinance Update
- **WASTE Stewardship** – Reduce Landfill Waste
  - *Recycling*
    - April Recycling Extravaganza
- **ENGAGE** – Educate & Motivate
  - *Communications*
  - *Strategic Planning*

### **Budget Impact:**

### **Contribution to Strategic Plan**

### **Action Requested:**

### **Attachments:**



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

Meeting 3/17/2026 7:00 PM  
Department: Administration  
Department Head:  
Category: Discussion Item  
Prepared By:

**AGENDA ITEM (ID # 2026-  
198)**

**DOC ID: 2026-198**

## **Environmental Impact Recommendations — 451 Duane Street**

### **Statement of the Issue:**

Environmental Impact Recommendations - 451 Duane Street

### **Analysis:**

The Environmental Commission will provide environmental impact recommendations. Any recommendations will be forwarded to the Community Development staff to relay to the applicant for consideration.

### **Budget Impact:**

### **Contribution to Strategic Plan**

### **Action Requested:**

### **Attachments:**

1. Application - Pre Application
2. Cover Letter
3. Preliminary Elevation Rendering
4. Preliminary Site Plan, Floor Plan and Elevation Plan



## VILLAGE OF GLEN ELLYN

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# Application for Commission Pre-Application Meeting

*Community Development Department  
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

**Application for Commission Pre-Application Meeting**

Date Filed: 1/19/2026

Application No: 2026-0004

**Name of Applicant: john Messina**

Address of Applicant: 24w280 St. Charles Road, Carol Stream, IL 60188

Property Interest of Applicant: Developer - 451 Duane Street

**Name of Owner: Flash Property Management**

Address of Owner: 101 Tanager Dr Bloomingdale, IL 60108

**Contacts:**

Type	Name	Address
Petitioner	john messina	24w280 st charles rd carol stream Carol Stream, IL 60188
Web Administrator	john messina	24w280 st charles rd carol stream Carol Stream, IL 60188
Parcel Owner	Flash Property Management	101 Tanager Dr Bloomingdale, IL 60108

**Property Address: 451 Duane St**

Project Name: office

Project Description: corner vacant lot we are looking to build 3 story office use

Zoning: C5B, Central Business District (Service)

: 05113260010000



MESSINA BUILDERS

P.O Box 723

Bloomington, IL 60108

Date 1/3/26

PROJECT DESCRIPTION

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Vacant lot located at 451 Duane on corner of prospect

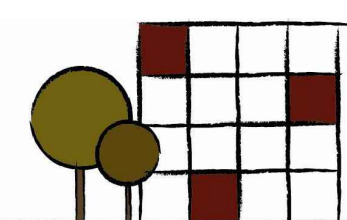
Proposing using existing curb cut on prospect to build a 3-story office building , we are currently working with two medical groups looking for a local office no retail sales

Interested parties have mentioned interest in this site with its proximity to Metra train

This would be a great use of site with not heavy traffic in out of building this would complement surrounding area



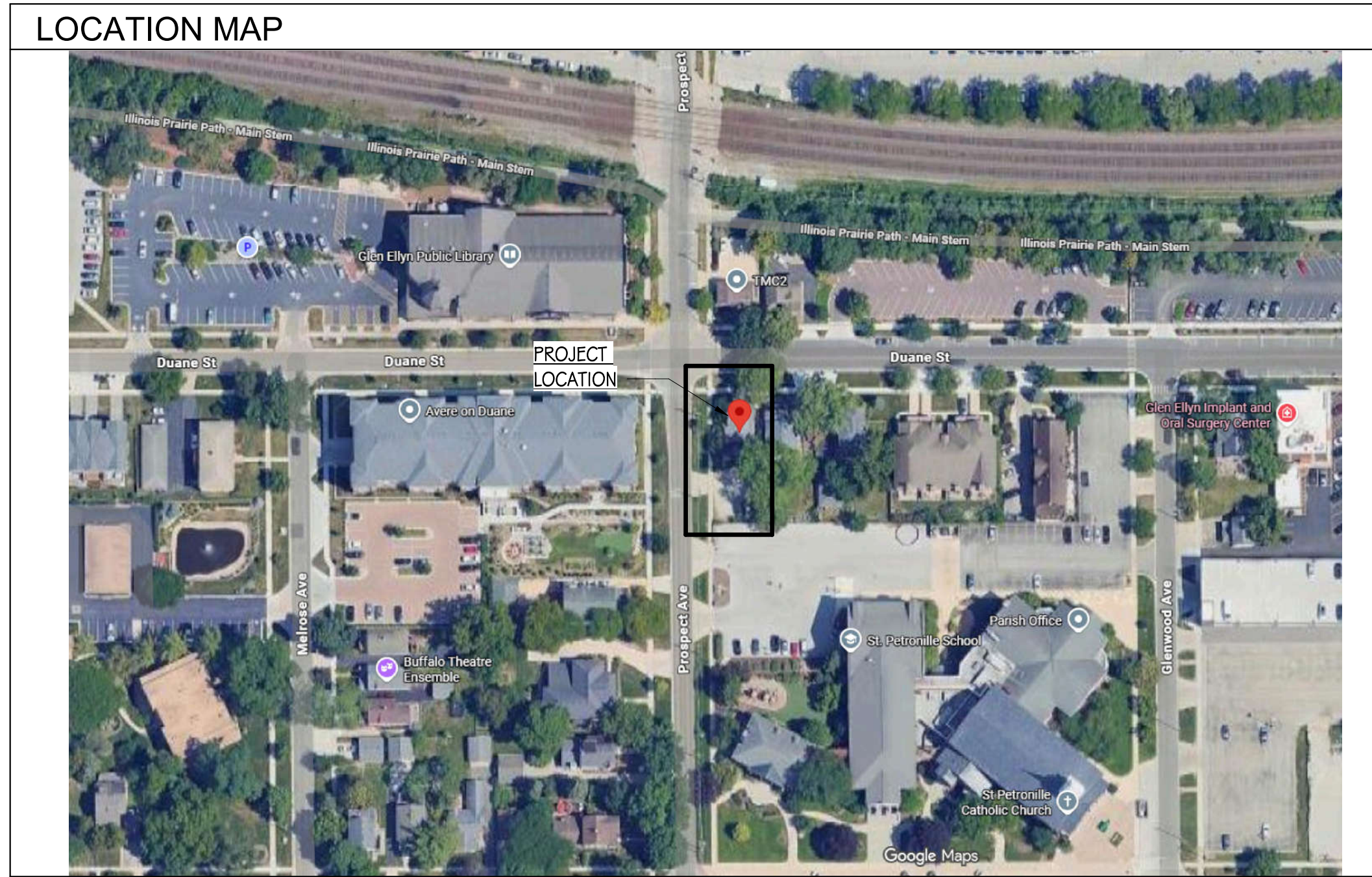
PRELIMINARY DESIGN



OFFICE BUILDING

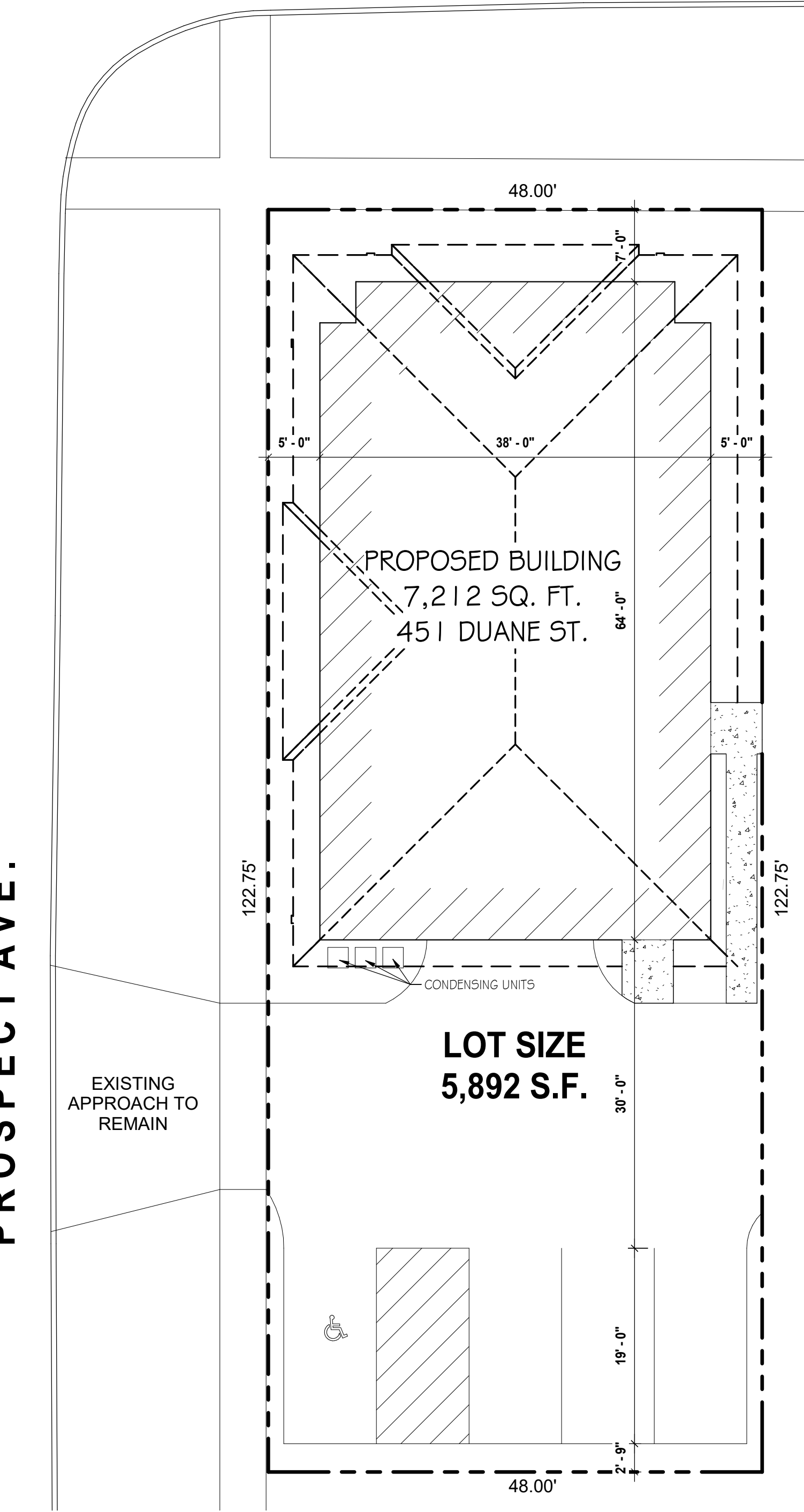
451 DUANE ST. GLEN ELLYN, IL

architects' studio

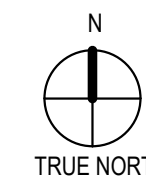


PROSPECT AVE.

DUANE ST.

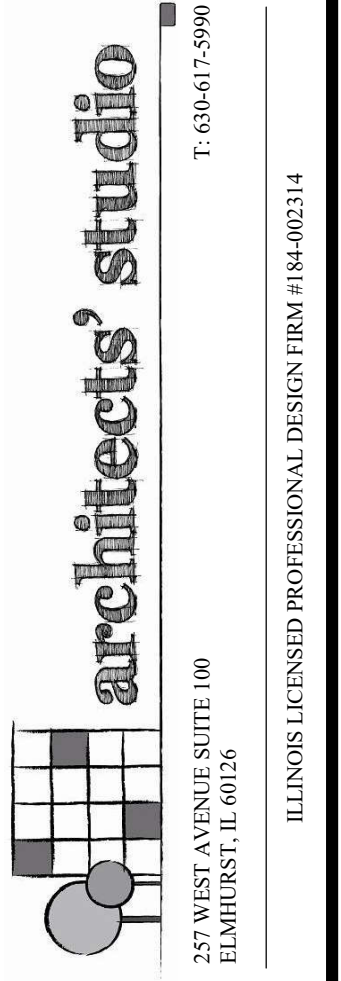


1  
A-0.1B  
CONCEPT ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"



LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



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REV. #	DATE	REVISION/NOTE

FOR REVIEW

OFFICE BUILDING  
451 DUANE ST.  
GLEN ELLYN, IL 60137

CLIENT:  
JOHN MESSINA  
GLEN ELLYN, IL 60137

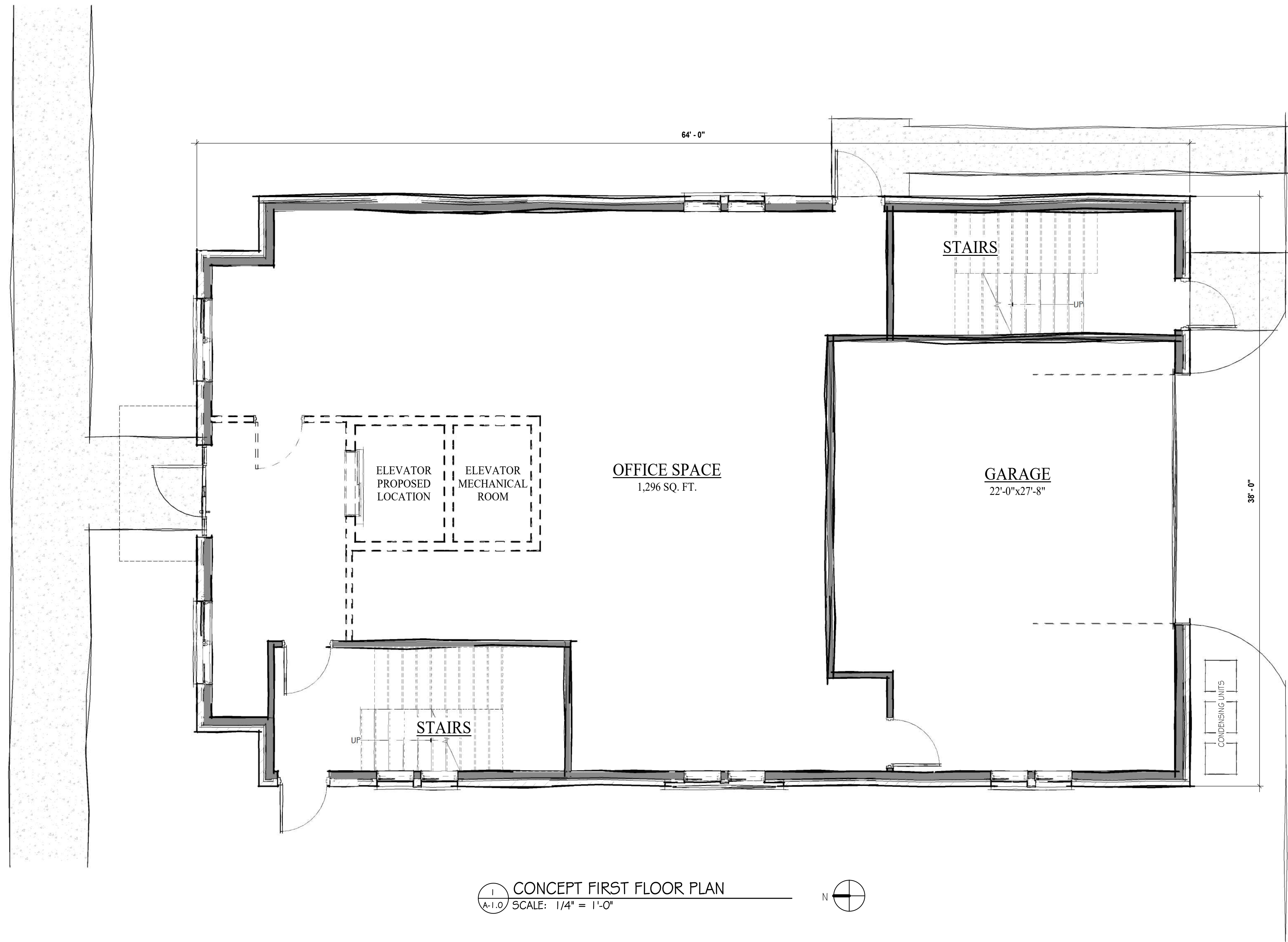
DRAWING TITLE:  
PRELIMINARY ARCHITECTURAL  
SITE PLAN

DRAWN BY: FZAC  
CHECKED BY: JB  
SCALE: AS NOTED

DATE: 12/31/25  
ISSUED FOR:

REVIEW

DRAWING #:  
**A-0.1B**  
OF



1  
A-1.0 CONCEPT FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

**PRELIMINARY**  
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**architects' studio**  
257 WEST AVENUE SUITE 100  
ELMHURST, IL 60126  
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ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM #184-002314

REV. #	DATE	REVISION / NOTE

FOR REVIEW

OFFICE BUILDING  
451 DUANE ST.  
GLEN ELLYN, IL 60137  
CLIENT:  
JOHN MESSINA  
GLEN ELLYN, IL 60137

DRAWING TITLE:  
CONCEPT GROUND FLOOR  
SCALE: AS NOTED  
DRAWN BY: FZAC  
CHECKED BY: JB

DATE: 12/31/25  
ISSUED FOR:  
REVIEW

DRAWING #:  
**A-1.0**  
OF

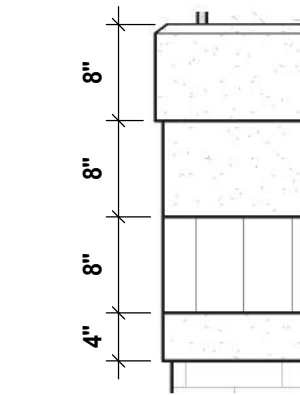








2 CONCEPT EAST ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"



3 SILL DETAIL  
A-2.0 SCALE: 3/4" = 1'-0"



1 CONCEPT NORTH ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"

LAYOUT IS PRELIMINARY. ALL DIMENSIONS TO BE VERIFIED.

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REV. #	DATE	REVISION/NOTE

**FOR REVIEW**

OFFICE BUILDING  
451 DUANE ST.  
GLEN ELLYN, IL 60137  
CLIENT: JOHN MESSINA  
GLEN ELLYN, IL 60137

DRAWING TITLE: CONCEPT ELEVATIONS  
DATE: 12/31/25  
ISSUED FOR: REVIEW  
DRAWN BY: FZAC  
CHECKED BY: JB  
SCALE: AS NOTED

DRAWING #: **A-2.0**  
OF



2  
A-2.1 CONCEPT WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1  
A-2.1 CONCEPT SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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REV.	DATE	REVISION/NOTE

FOR REVIEW

OFFICE BUILDING  
451 DUANE ST.  
GLEN ELLYN, IL 60137  
CLIENT: JOHN MESSINA  
GLEN ELLYN, IL 60137

DRAWING TITLE: CONCEPT ELEVATIONS  
DRAWN BY: FZAC  
CHECKED BY: JB  
SCALE: AS NOTED

DATE: 12/31/25  
ISSUED FOR: REVIEW

DRAWING #: A-2.1  
OF