

GLEN ELLYN EVENT PARK

Glen Ellyn, IL

October 3rd, 2023 | Glen Ellyn Park District Meeting

9586



AGENDA

- 1 INTRODUCTION**
 - PROJECT RECAP
 - TEAM INTRODUCTION

- 2 PROJECT DESIGN TEAM**
 - SITE DESIGN GROUP | WOODHOUSE TINUCCI ARCHITECTS | FEATHERSTONE

- 3 PUBLIC ENGAGEMENT SYNTHESIS**
 - PUBLIC ENGAGEMENT EVENTS
 - TAKEAWAYS

- 4 DESIGN OF SITE**
 - DESIGN CRITERIA
 - VISION AND IMPACT

- 5 DESIGN OF STRUCTURES**
 - DESIGN CRITERIA
 - VISION AND IMPACT

- 6 SITE USE SCENARIOS**
 - PARK CAPACITY AND ACTIVATION

- 7 BUDGET & COST IMPLICATIONS**
 - PHASE 1.1
 - PHASE 2.1

- 8 PROJECT TIMELINE**

- 9 MOTION**

INTRODUCTION

THE SITE | FAQ

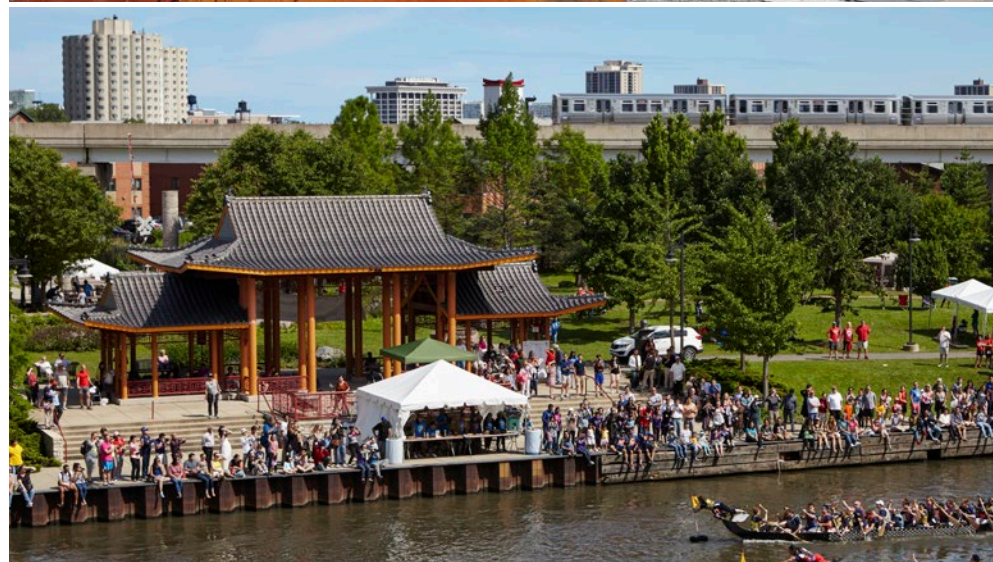
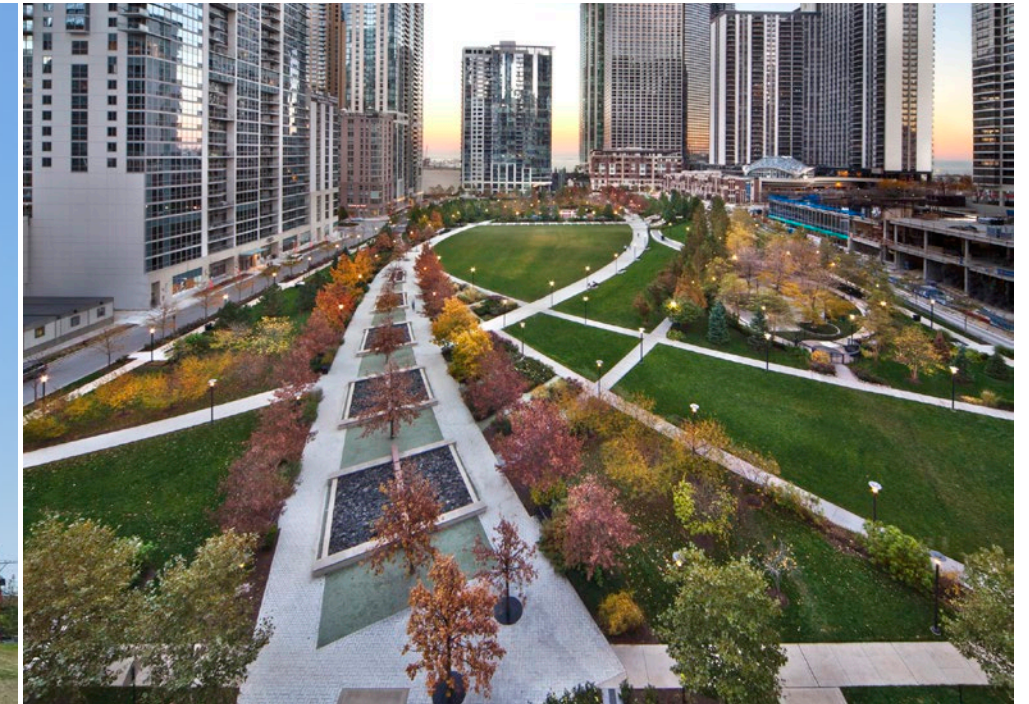


- ~1.5 acre former US Bank site
- Village purchased the property for \$1.65 million
- The Park District and Village have been working in partnership to develop as an event and green space
- Adjacent to the parking garage, Metra rail, and Prairie Path
- Currently applying for grants to fund the base program elements of an events pavilion and restrooms

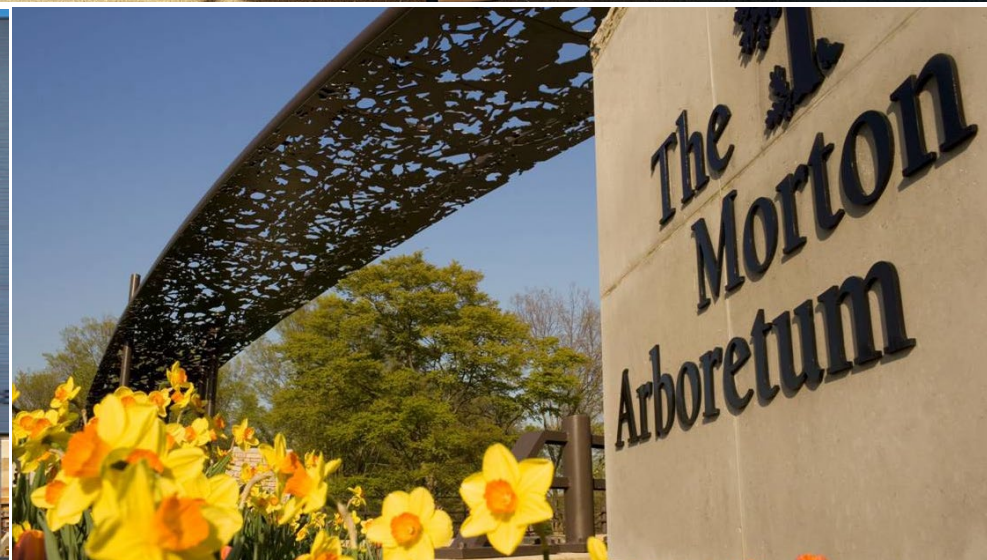
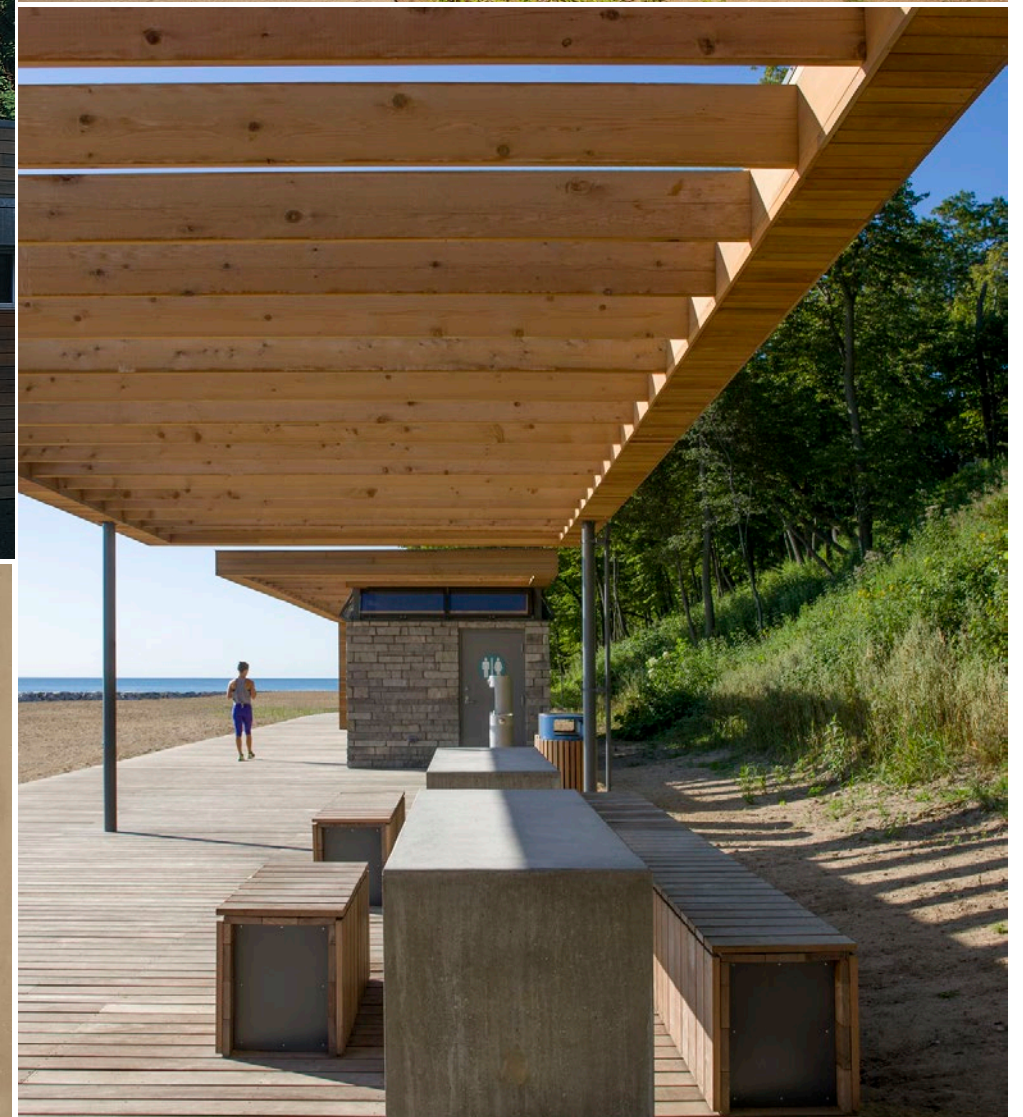


PROJECT DESIGN TEAM

SITE | LANDSCAPE ARCHITECTS



WOODHOUSE TINUCCI ARCHITECTS | ARCHITECTS



FEATHERSTONE, INC. | CONSTRUCTION MANAGEMENT



PUBLIC ENGAGEMENT OVERVIEW

PUBLIC ENGAGEMENT | OVERVIEW

PAST EVENTS:

- JUNE 8TH **ADVOCACY AND OPERATIONS FOCUS GROUP**
- JUNE 15TH **LOCAL AND SMALL BUSINESS FOCUS GROUP**
- JUNE 22ND **ARTS/EVENTS/PROGRAMMING FOCUS GROUP**
- JUNE 30TH **OPEN HOUSE #1 - SUMMER BREAK AT THE LAKE**
- AUGUST 1ST **OPEN HOUSE #2 - NATIONAL NIGHT OUT**

UPCOMING EVENT:

- OCTOBER 18TH **OPEN HOUSE #3 - TOWN HALL VIRTUAL SHAREBACK**

OUTREACH + COMMUNICATIONS

**POSTCARD DISTRIBUTION &
POSTED FLYERS**

ONLINE SURVEYS

- PUBLIC SURVEY #1 850 RESPONSES
- PUBLIC SURVEY #2 817 RESPONSES

COMMUNITY MEETINGS

- BUSINESS ALLIANCE
- ROTARY CLUB
- ETC.

**INCLUDED IN VGE AND PARK
DISTRICT NEWSLETTER MAILINGS**

**WEBSITE & SOCIAL MEDIA
POSTS**

**BOARD & COMMITTEE
PRESENTATIONS**

OPEN HOUSE SYNTHESIS | WHAT WE HEARD FROM THE PUBLIC

WHAT WE HEARD:

- Need for event space in downtown (festivals, concerts, community events)
- Desire for a relaxing, park-like setting to gather downtown and along the Prairie Path
- Consideration of the train's effect on the space - visually and audibly
- Desire for programmatic zones and adaptable use for all ages
- Bring activity and vitality to Downtown Glen Ellyn to support businesses and greater community
- Preserve the character of Glen Ellyn with materials and elements appropriate for the area

DOWNTOWN GLEN ELLYN MISSING?	# OF TIMES THE WORD WAS USED
public art	45
concerts	90
farmers market	42
events / entertainment	132
open space	54
play / playground	67
picnic	40
music	34
dining / restaurant	37
shade	21
Winter Events / Ice Rink	63
seating	51
lights / safety	10
Mixed use	3
gathering	122
trees	67
shops / cafe	25
Biking	9
wifi	2
dog park	7
restrooms	2
games	8
quiet zones	4

DESIGN DRAFT OF THE DOWNTOWN COMMUNITY PARK

DESIGN PRINCIPLES | DECISION-MAKING CRITERIA

DESIGN PRINCIPLES:

Support a wide range of events functions and users

Contribute to the local sense of identity

Enhance and support Prairie Path and greater Downtown

Respond to the local context, opportunities and constraints

Anticipates future expansions

HOW THE DESIGN RESPONDS:

Multipurpose; provides spaces that are flexible and can adapt with the seasons, user needs, and evolve over generations

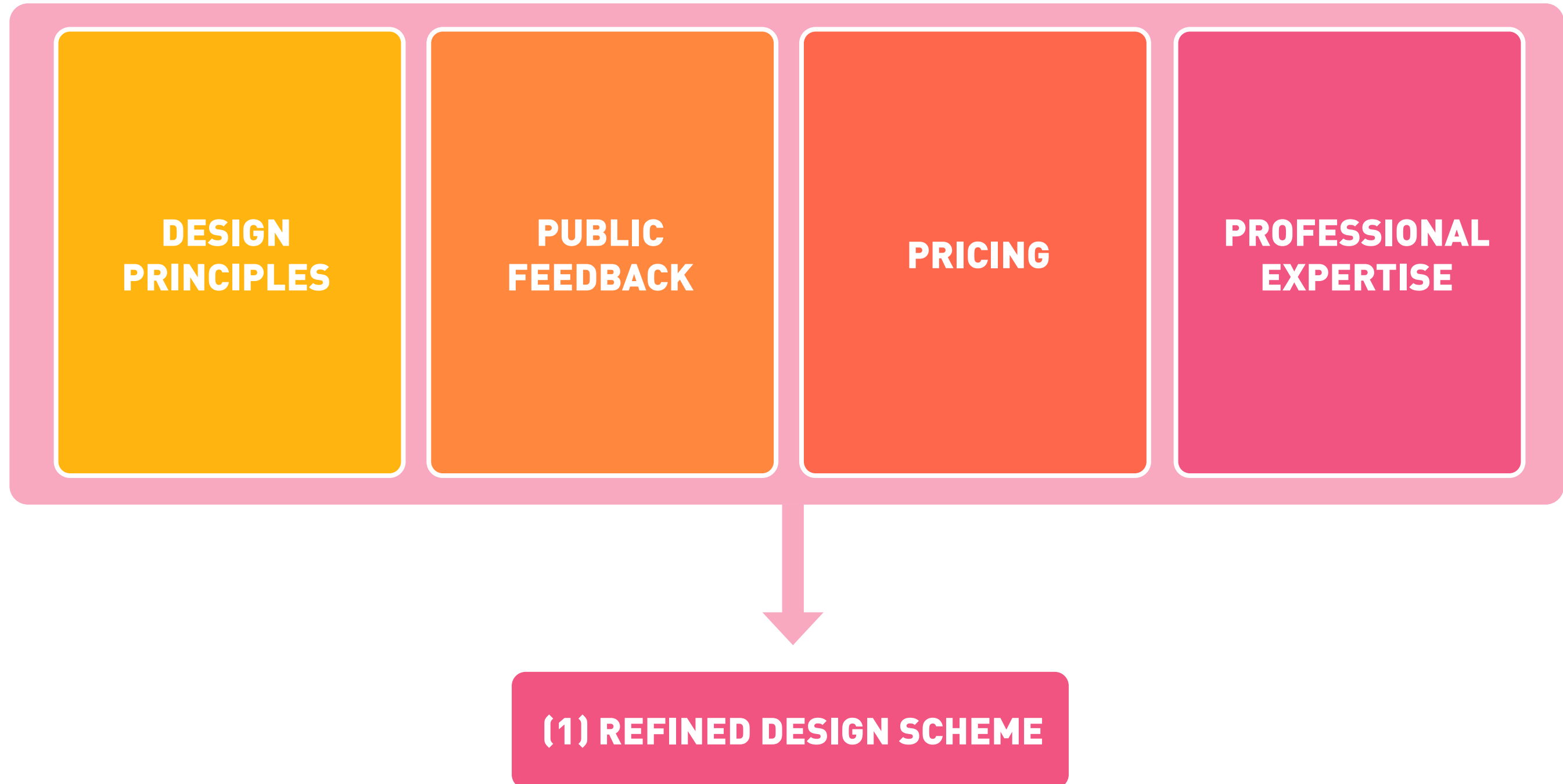
Careful and curated use of materials; long-lasting; contribute to a sense of place

Provision of relevant amenities (restrooms, bike racks, water fountains), seating areas, and shade

Responds to visual and acoustic needs; orients visitors towards downtown; open (safety)

Considers new Metra expansion and pedestrian tunnel; considers new commercial tenant and development opportunities

DESIGN DRIVERS | DECISION-MAKING CRITERIA



SITE PLAN | DESIGN DRAFT OF THE DOWNTOWN COMMUNITY PARK



LEGEND

- LIMIT OF WORK LINE
- SPOT GRADE ELEVATION (CCD)
- PAVILION AND RESTROOM STRUCTURES
REFER TO ARCHITECTURE FOR PLAN AND DETAILS
- POURED-IN-PLACE CONCRETE
- PERMEABLE PAVERS
- NATURAL LAWN
- CONCRETE AMPHITHEATER SEAT WALLS
- STABILIZED AGGREGATE
- STATIONARY BENCHES WITH BACKS
- NATURAL STONE OUTCROPPING
- CONCRETE STAIRS WITH HANDRAILS

PROGRAM LEGEND

- 1 PARK ENTRY PLAZA W/ SIGNAGE
- 2 EXISTING PRAIRIE PATH (N.I.C)
- 3 PAVILION, RESTROOMS, & STORAGE
- 4 EXISTING TREES, TO BE PRESERVED
- 5 PROPOSED TREES
- 6 SEATING NOOK W/ BENCH
- 7 TERRACED LAWN
- 8 SEATWALL
- 9 FAMILY LAWN W/ CATENARY LIGHTING
- 10 FLEX-USE PLAZA
- 11 SOD PARKWAY (N.I.C.)
- 12 TREE IN GRATE
- 13 PICNIC GROVE
- 14 BIKE RACKS
- 15 WATER FOUNTAINS
- 16 NATURE PLAY AREA
- 17 SPINNER SEATS
- 18 PING PONG TABLE
- 19 CHESS TABLES
- 20 FESTIVAL STREET (N.I.C.)



DOWNTOWN COMMUNITY PARK | BIRDS EYE PERSPECTIVE



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - NORTHWEST ENTRANCE



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - SOUTHWEST ENTRANCE



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - FROM DUANE STREET



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - LOOKING SOUTH TO DUANE STREET



DOWNTOWN COMMUNITY PARK | PERSPECTIVE FROM PAVILION STAGE

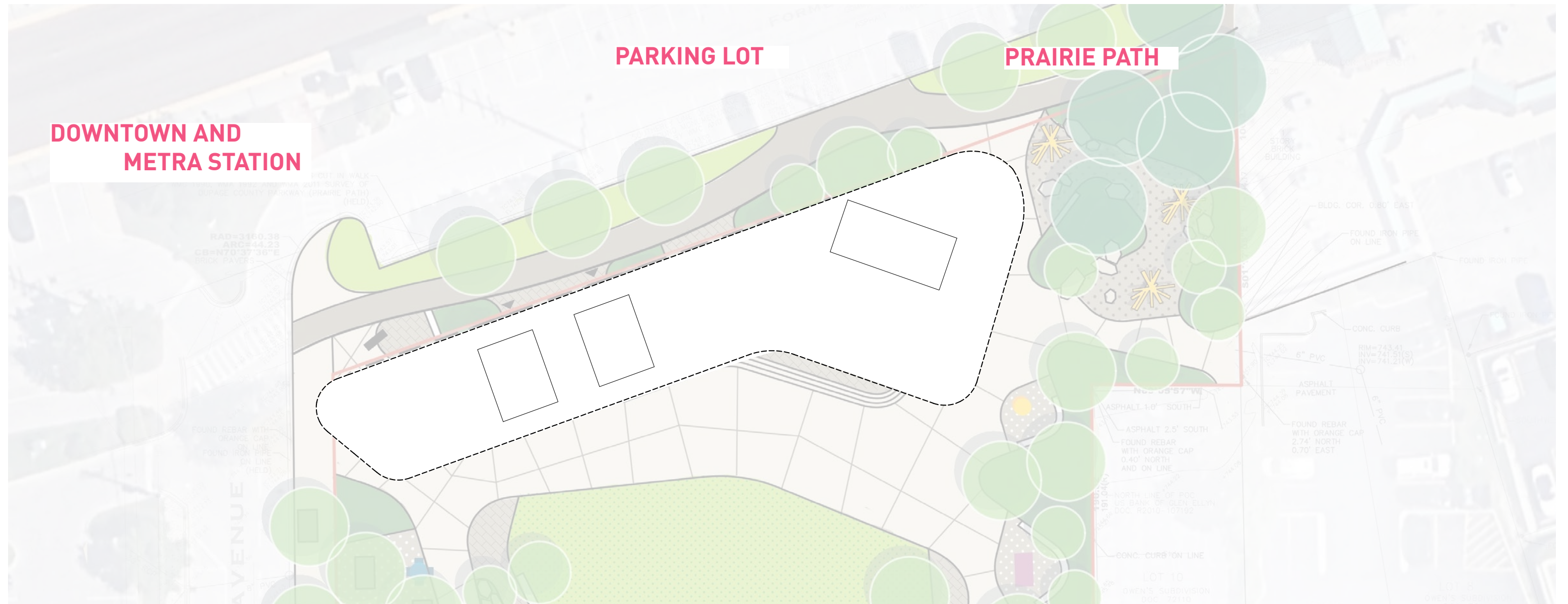


DOWNTOWN COMMUNITY PARK | BIRDS EYE PERSPECTIVE - WINTER SCENE

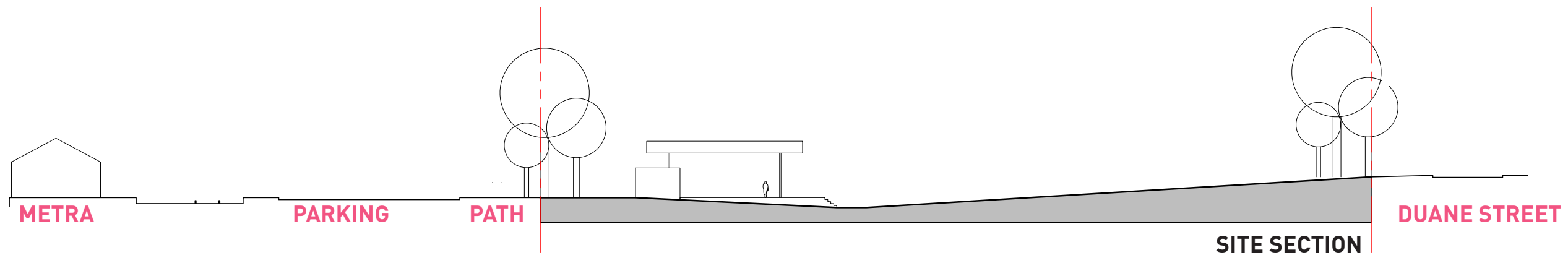


DESIGN DRAFT OF PAVILION STRUCTURE

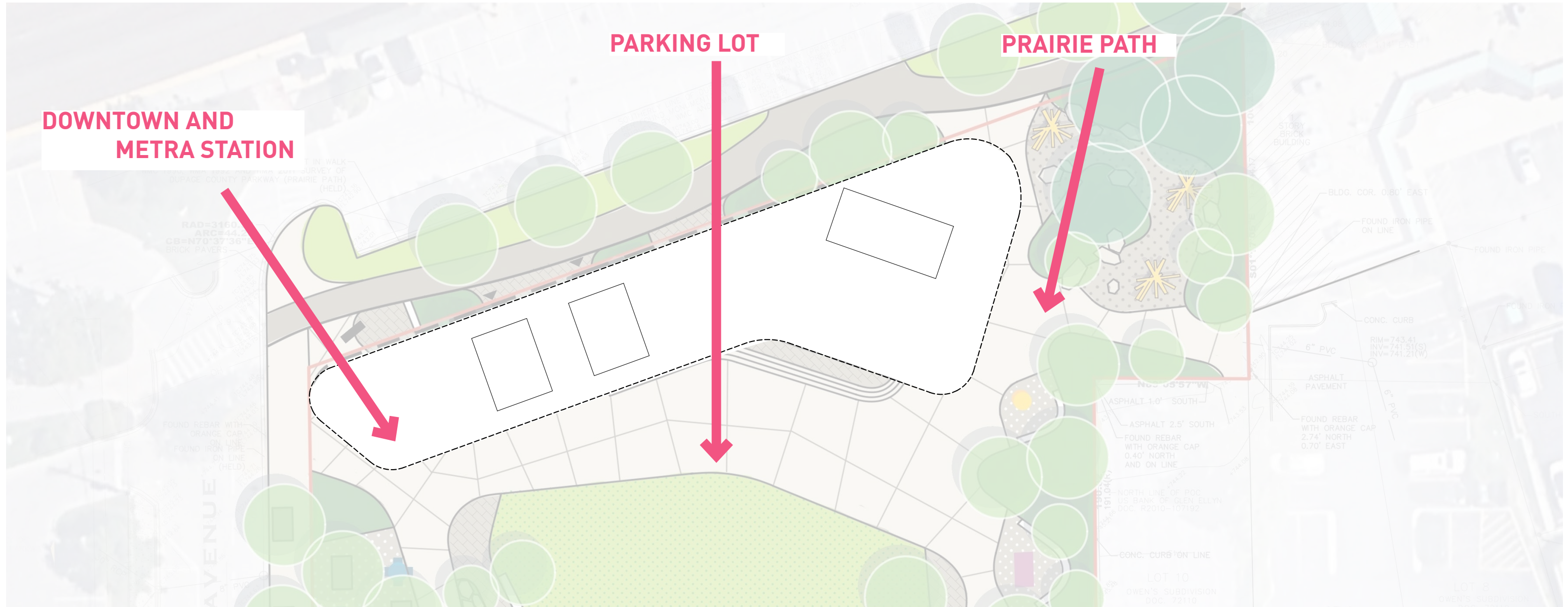
THE PAVILION | EDGE CRITERIA



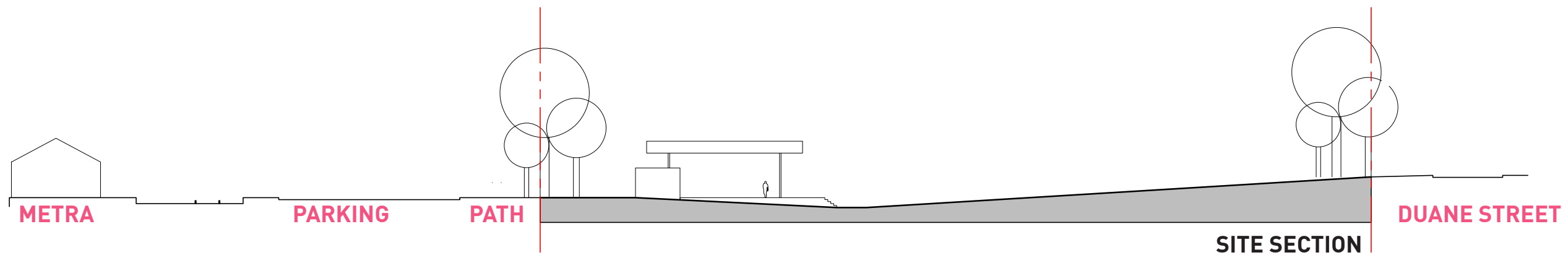
PARTIAL SITE PLAN



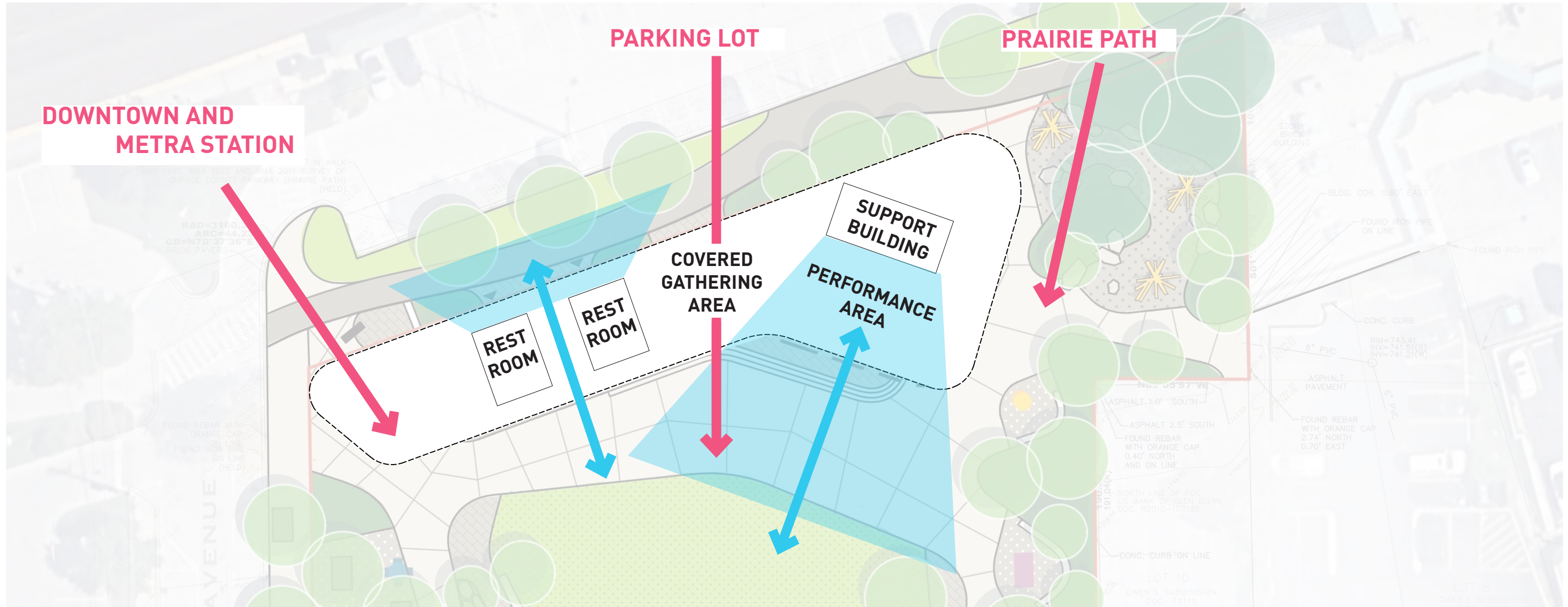
THE PAVILION | CREATE A THRESHOLD



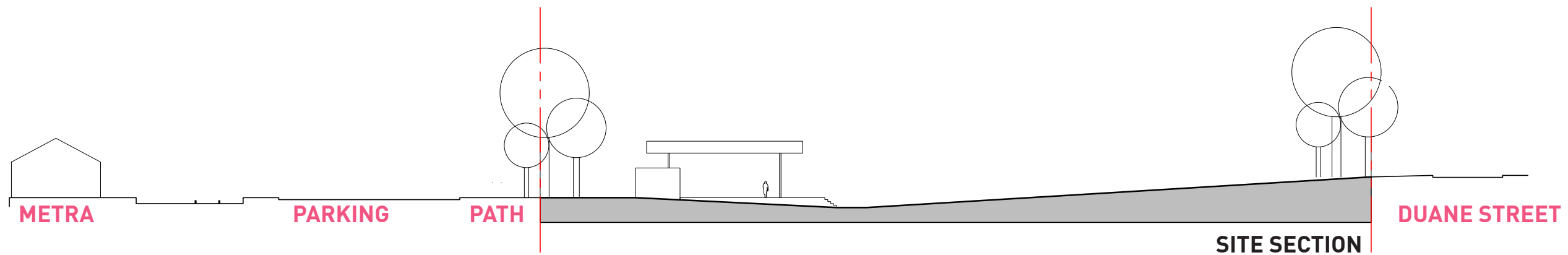
PARTIAL SITE PLAN



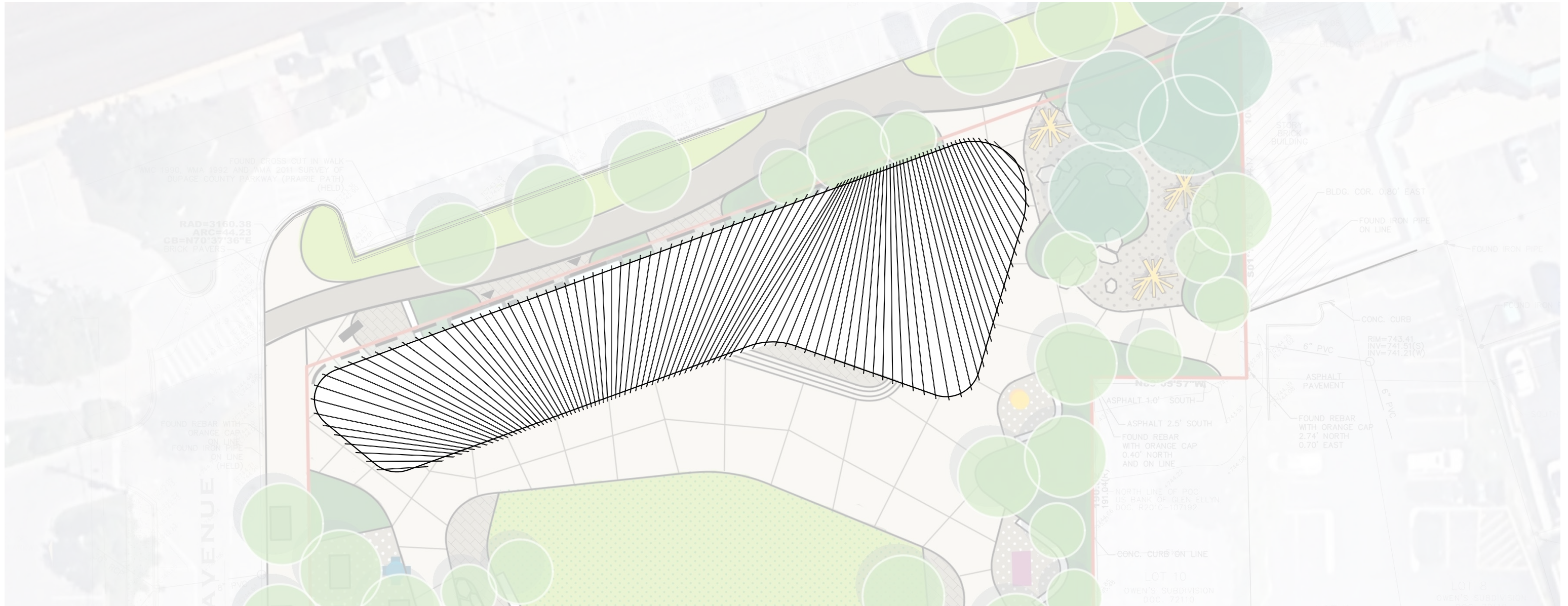
THE PAVILION | PROGRAM



PARTIAL SITE PLAN



THE PAVILION | CANOPY



PARTIAL SITE PLAN



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - LOOKING SOUTH INTO PARK



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - LOOKING SOUTH INTO PARK (WINTER SCENE)



DOWNTOWN COMMUNITY PARK | PERSPECTIVE - ALONG PRAIRIE PATH

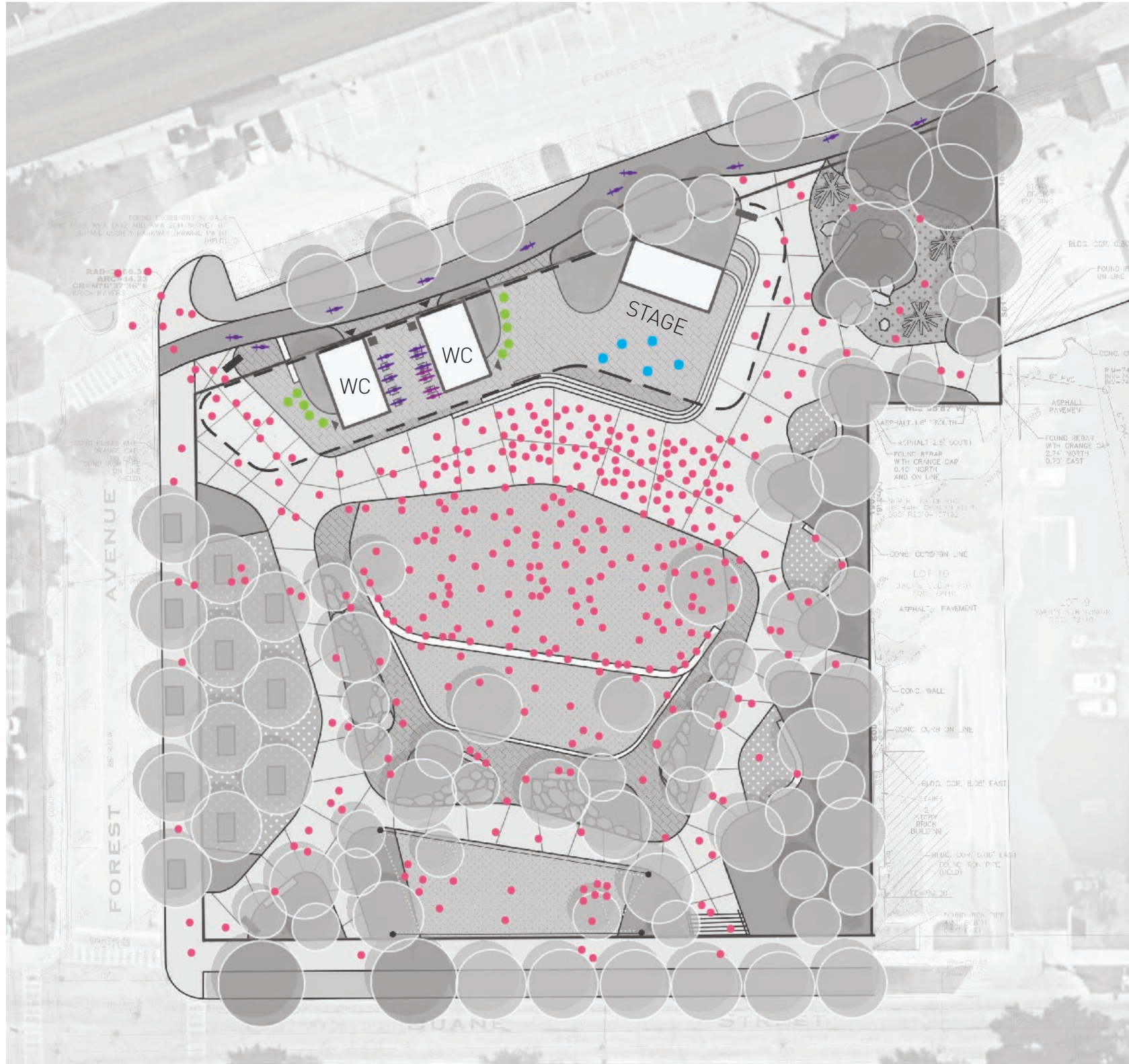


THE PAVILION | MATERIALS



SITE USE SCENARIOS

DOWNTOWN COMMUNITY PARK | USE SCENARIO - PERFORMANCE

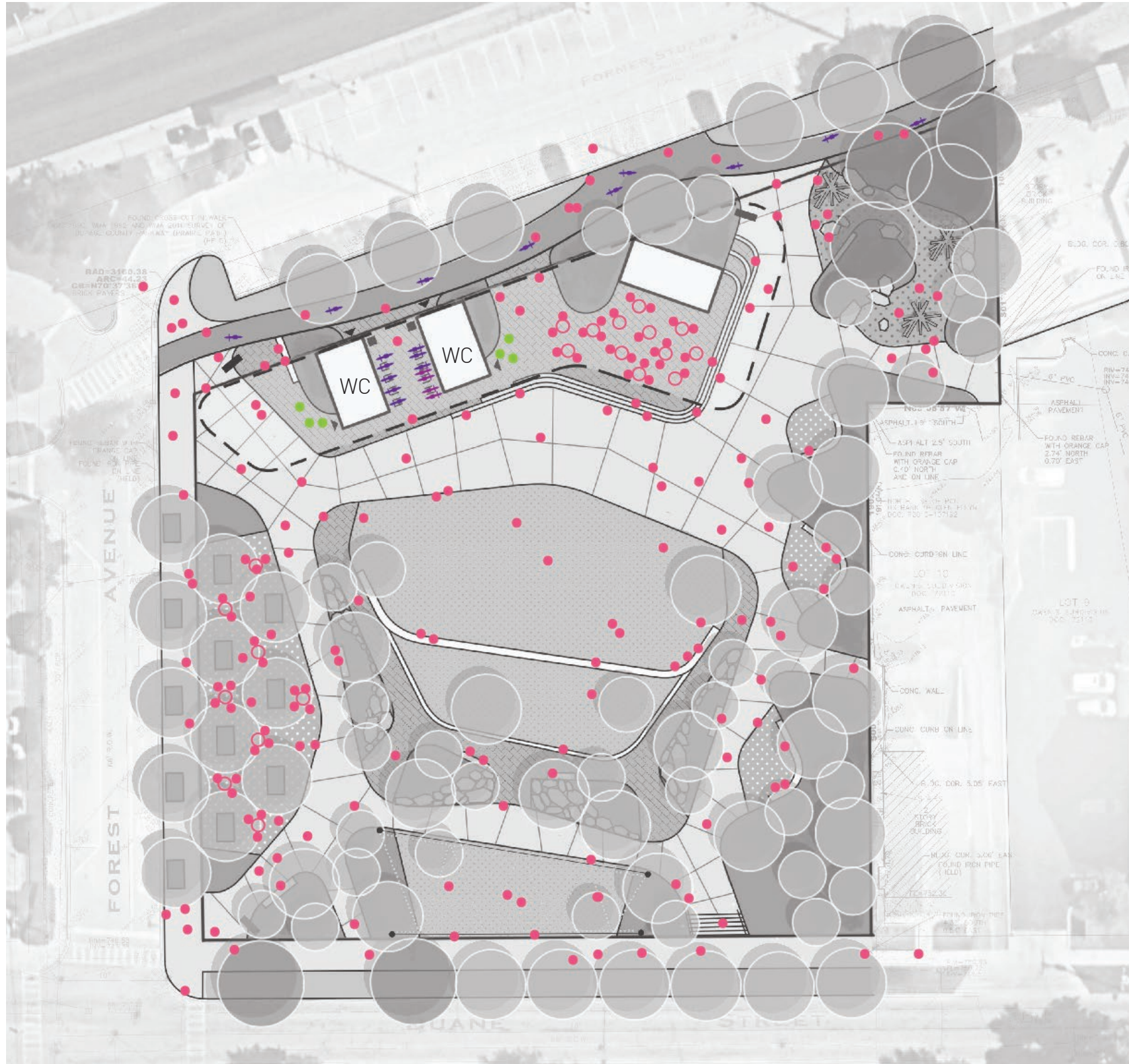


LEGEND

- PUBLIC/USERS
- PERFORMERS
- RESTROOM USERS
- CYCLISTS



DOWNTOWN COMMUNITY PARK | USE SCENARIO - TYPICAL WEEKEND

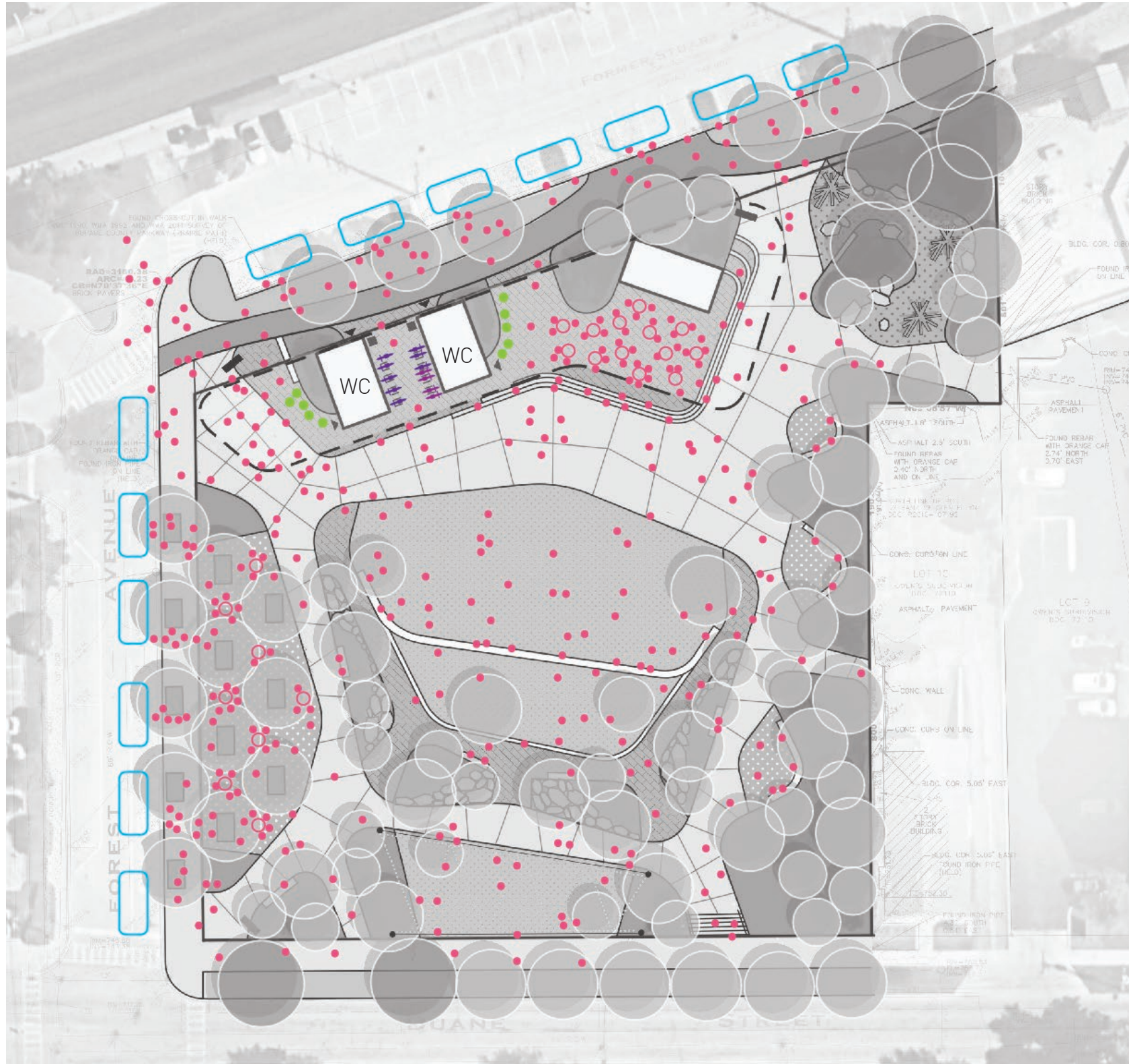


LEGEND

- PUBLIC/USERS
- RESTROOM USERS
- CYCLISTS



DOWNTOWN COMMUNITY PARK | USE SCENARIO - FARMER'S MARKET + FOOD TRUCKS

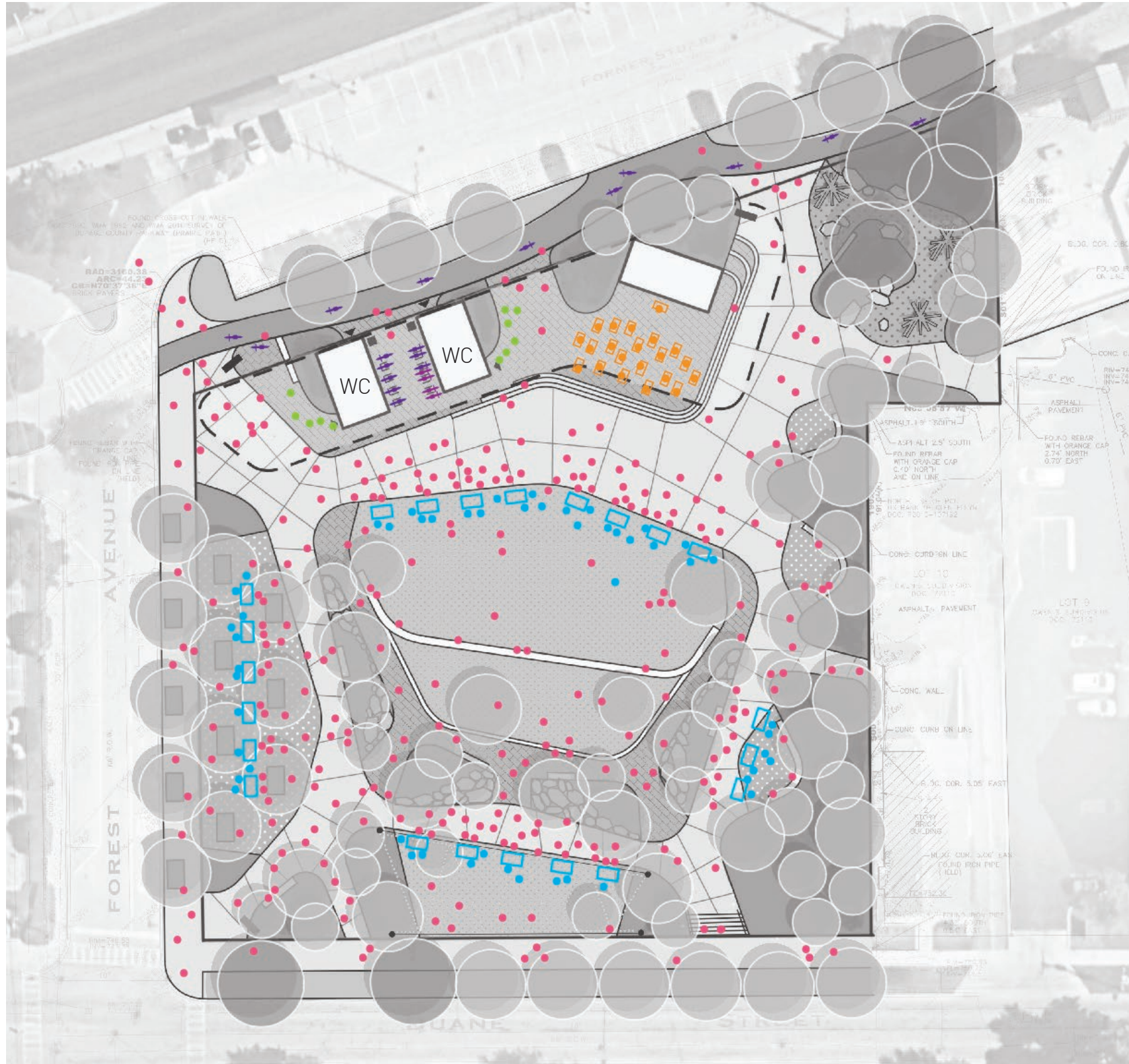


LEGEND

- PUBLIC/USERS
- VENDORS/FOOD TRUCKS
- RESTROOM USERS
- CYCLISTS



DOWNTOWN COMMUNITY PARK | USE SCENARIO - ARTS FESTIVAL

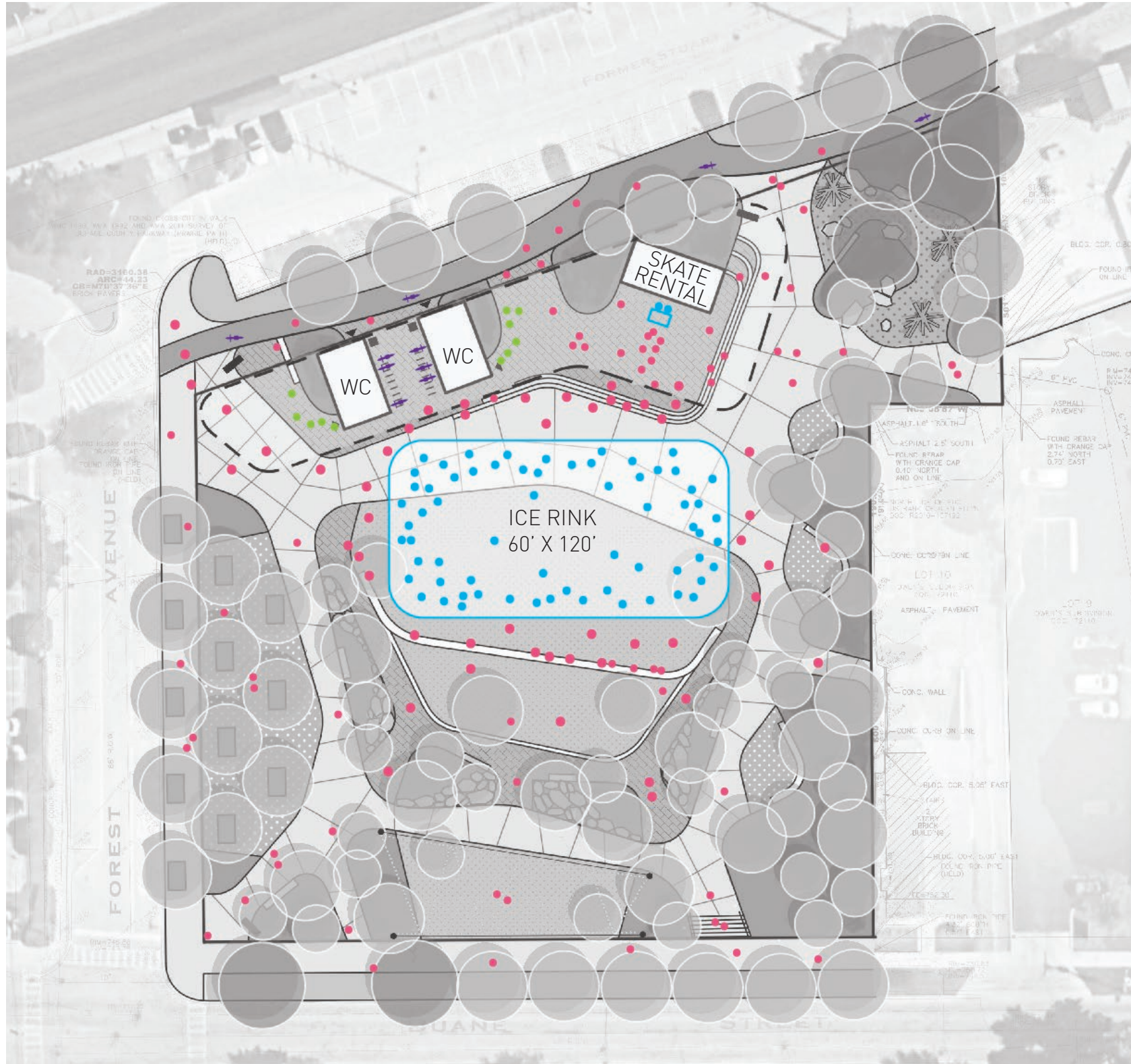


LEGEND





- PUBLIC/USERS
- VENDORS
- RESTROOM USERS
- CYCLISTS
- YOGA

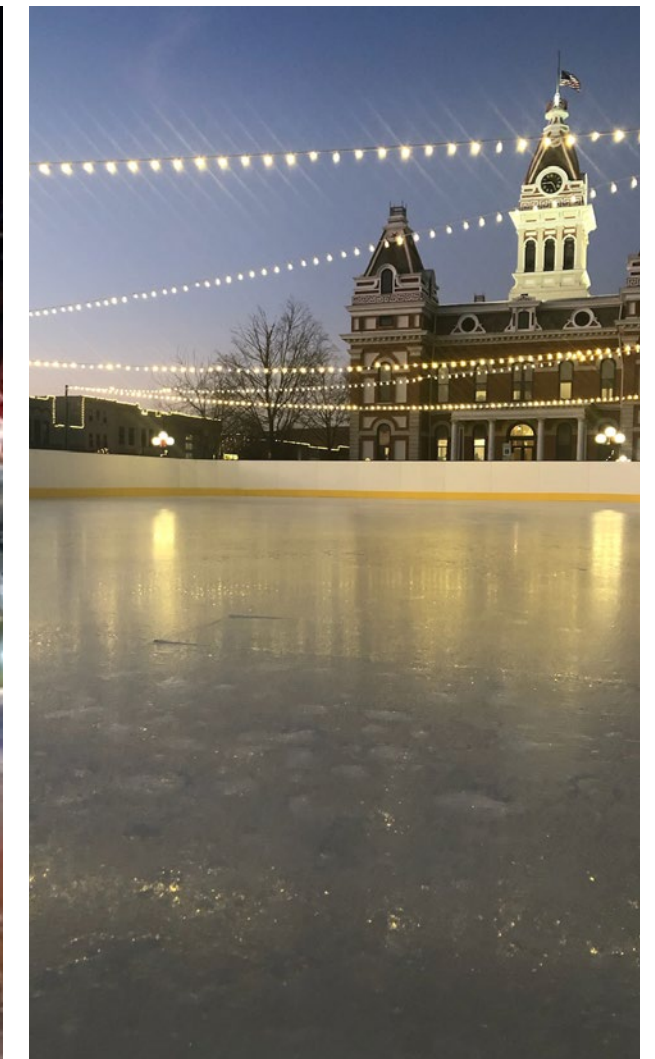


DOWNTOWN COMMUNITY PARK | USE SCENARIO - WINTER SKATING RINK



LEGEND

-  PUBLIC/USERS
-  SKATERS
-  RESTROOM USERS
-  CYCLISTS



BUDGET & COST IMPLICATIONS

DOWNTOWN COMMUNITY PARK | PHASE 1

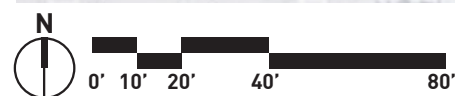


PHASE 1 INCLUDES

- Hardscape
- Performance / Stage Area
- Infrastructure for Phase 2 Buildings
- Seat walls
- Softscape (lawn, trees, plantings)
- Safety Lighting (pedestrian poles)

CONSTRUCTION COSTS

Phase I Subtotal	\$3,037,377
Phase I Permit Cost	\$30,720
Phase I Cost	\$3,068,097



DOWNTOWN COMMUNITY PARK | PHASE 2



PHASE 2 INCLUDES

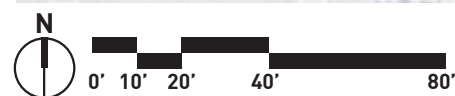
- Overhead Canopy Structure
- Restrooms & Support Building

CONSTRUCTION COSTS

Phase II Subtotal	\$3,997,198
(Pavilion \$2,461,558)	
Construction Premium	\$822,082
ComEd Pole Relocation	\$225,000
Permit Fee	\$43,296

Phase II Cost **\$5,087,576**

Total Project Cost **\$8,155,673**



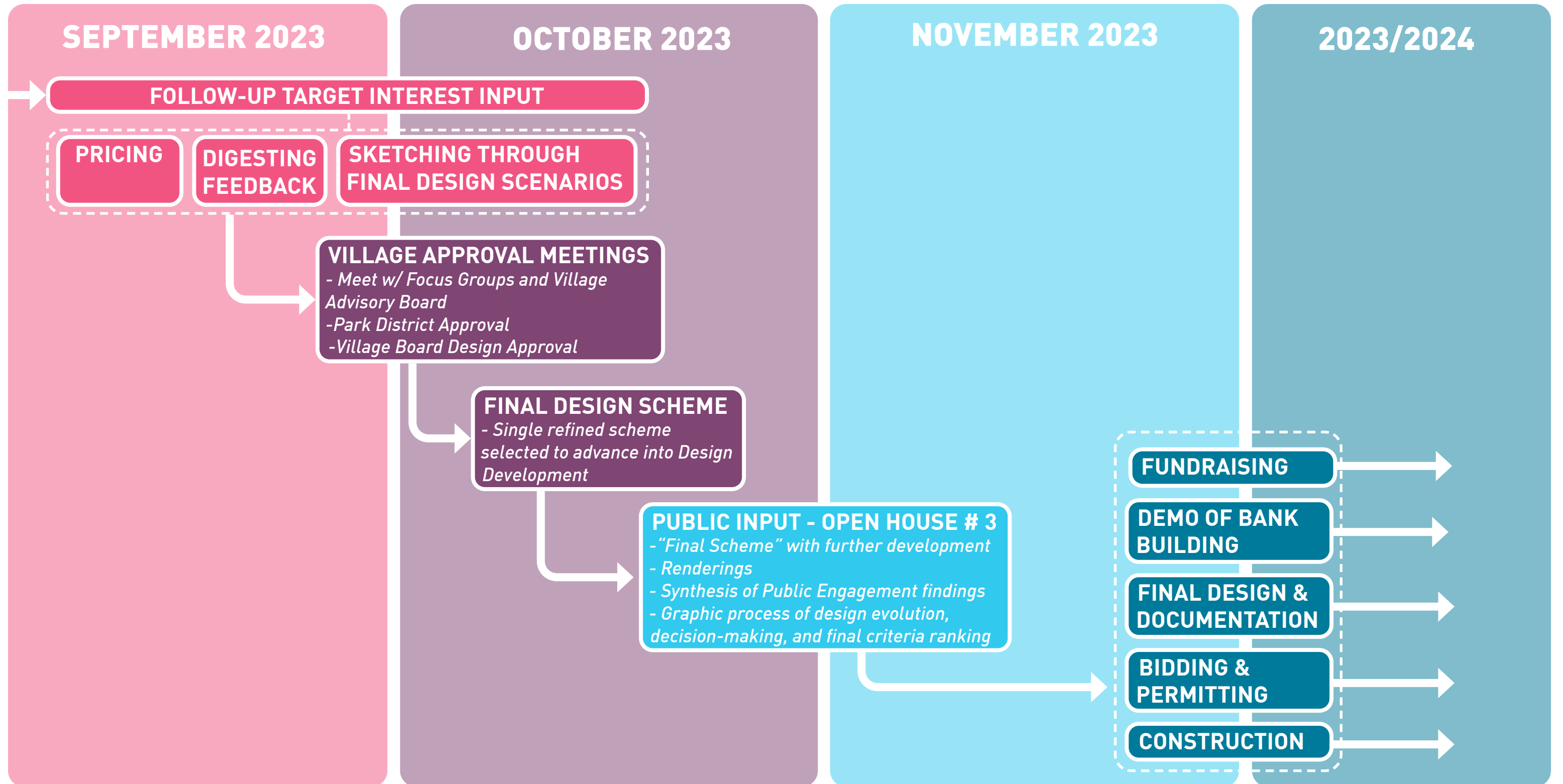
PRICING | PHASED APPROACH COST IMPLICATIONS

PHASED APPROACH COST IMPLICATIONS

- \$822,082 in total premium costs due to mobilizing twice and inefficiencies
- Site would be out of use and shut down for a second time (estimated 10-12 months), disrupting programs

TIMELINE & NEXT STEPS

TIMELINE | “WHERE ARE WE GOING”



SITE PLAN | DESIGN DRAFT OF THE DOWNTOWN COMMUNITY PARK



MOTION