

NOTICE OF SPECIAL MEETING

Notice is hereby given that the Glen Ellyn Park District Board of Commissioners have scheduled a Special Meeting for Thursday, October 26th at 7:00 p.m. The Special Meeting will be held at the Spring Avenue Recreation Center at 185 Spring Ave., Glen Ellyn, IL. The agenda for the said Meeting is as follows:

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Commissioners and Trustees
- D. Public Participation
- E. New Business
 - 1) Discussion of Community Event Park at the US Bank site with Glen Ellyn Park Board of Commissioners and Village of Glen Ellyn Village Board members
 - 2) Motion to approve updated design concept dated 10/26/2023 for the Community Event Park at 453 Forest Avenue in downtown Glen Ellyn per the Intergovernmental Purchase and Sale Agreement following further discussion with the Village of Glen Ellyn
- F. Adjourn



MEMO

October 25, 2023

TO: Park District Board of Commissioners
FROM: Nathan Troia, PLA, Director of Planning and Natural Resources
CC: Dave Thommes, Executive Director
RE: Updated Draft Design of the Downtown Community Park Presentation

The Village of Glen Ellyn and the Glen Ellyn Park District are collaborating on the purchase, development, and operation of the downtown plaza. The property, formally the U.S. Bank site, located at 453 Forest Avenue in downtown Glen Ellyn was purchased recently by the Village of Glen Ellyn. The Park District, with Village participation, will lead the process of planning and development of the site. Once the park is completed, the Park District will operate the site while the Village and Park District collaboratively develop the area into a multi-use event and Downtown Park/open space, to be utilized by the entire Glen Ellyn community.

Through various public engagement events, online surveys, and virtual interactions, staff solicited feedback from the community. Additionally, staff engaged the Village of Glen Ellyn Board of Trustees as well as several citizen committees. A conceptual plan for the Downtown Event Park was developed based on this input.

At the October 3rd Park District Board Meeting a draft design of the Downtown Community Park was approved, and Staff was authorized to present the design to the Village Board.

At the October 9th Village Board Meeting the same draft design was presented. At that time, Village Board approval was not received. Trustees provided feedback on the design, and a Joint Board Workshop meeting was suggested.

Staff from both agencies coordinated a Joint Meeting for October 26th. At this meeting a further iteration of the design will be presented incorporating some of the features of the previous 'Great Lawn' park concept along with input from the Trustees and Commissioners into this 3rd draft design. The 'Great Lawn' concept received favorable reviews from the public input process.

Following this presentation, the team will be available to answer any questions you may have and listen to your comments.

Recommendations: Following further discussion with the Village of Glen Ellyn at the Joint Meeting, if there is general consensus, Staff recommends that the Park District Board approves the Oct. 26th draft design concept.

Motion: I make the motion to approve the updated design concept dated 10/26/2023 for the Community Event Park at 453 Forest Avenue in downtown Glen Ellyn per the Intergovernmental Purchase and Sale Agreement.



**GLEN ELLYN
PARK DISTRICT**



Downtown Community Event Park Design Discussion

October 26, 2023

Overview/Background 2023

- Public Engagement
 - (3) Focus group sessions at Park District
 - Summer Break at the Lake in-person booth (June 30)
 - Online Survey #1
 - National Night Out in-person booth (August 1)
 - Online Survey #2
 - Focus group round table at Park District (September 21)
- Elected Board Presentations
 - Park Board Design Presentation (October 3)
 - Village Board Design Presentation (October 9)

INITIAL DESIGN CONCEPTS | SIDE-BY-SIDE COMPARISON



TERRACED PARK

- 1 PERMEABLE NORTH EDGE; PAVILION FRAMES ENTRANCE INTO THE SITE AND ENGAGES PRAIRIE PATH
- 2 BEST OPTION FOR ACOUSTICS; USES NATURAL SLOPE TO CREATE AMPHITHEATER EFFECT
- 3 RESTROOMS VISIBLE FROM PRAIRIE PATH FOR EASE AND ACCESS FOR EVERYDAY USE



GREAT LAWN

- 1 PAVILION CREATES A GRAND, OPEN FEEL UPON ENTERING THE PARK FROM FOREST AVENUE; FRAMES SOUTHEAST CORNER
- 2 NORTH EDGE OF PARK IS BUFFERED BY NATURAL BERM LAWN, EXISTING SHADE TREES AND ADDITIONAL LANDSCAPE
- 3 LARGE, FLEXIBLE LAWN SPACE WITH BERMS AND SEAT WALLS DESIGNED TO ACCOMMODATE MULTIPLE USES



TOWN SQUARE

- 1 DESIGN CELEBRATES A "TOWN SQUARE" CONCEPT WITH A MODERN TWIST; PAVILION AS "CENTER PIECE"
- 2 AREA BENEATH PAVILION IS OPEN HARDSCAPE, OPTIMIZING THE MULTI-FUNCTIONALITY OF THE PARK
- 3 PERIMETER SPACES AROUND THE PARK PROVIDE UNIQUE, PROGRAMMED PLACES OF GATHER

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





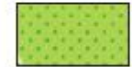





Provision of relevant amenities (restrooms, bike racks, water fountains), seating areas, and shade

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

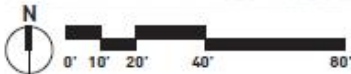


LEGEND

-  LIMIT OF WORK LINE
-  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, & SUPPORT BUILDING
- 4** EXISTING TREES, TO BE PRESERVED
- 5** PROPOSED TREES
- 6** SEATING NOOKS (WITH BENCH / SPINNER SEATS / GAMES)
- 7** TERRACED LAWN
- 8** SEATWALL
- 9** FAMILY LAWN W/ CATENARY LIGHTING
- 10** FLEX-USE PLAZA
- 11** PICNIC GROVE
- 12** BIKE RACKS, WATER FOUNTAINS
- 13** NATURE PLAY AREA



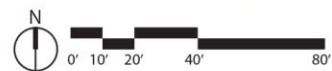
- Staff from both agencies coordinated a Joint Meeting for October 26th. At this meeting, a further iteration of the design will be presented incorporating some of the features of the previous 'Great Lawn' park concept along with input from the Trustees and Commissioners into this 3rd draft design. The 'Great Lawn' concept received favorable reviews from the public input process.

SITE PLAN | DESIGN DRAFT OF THE DOWNTOWN COMMUNITY PARK



PROGRAM LEGEND

- 1 PARK ENTRY PLAZA W/ SIGNAGE
- 2 EXISTING PRAIRIE PATH (N.I.C)
- 3 RESTROOM AND STORAGE/SKATE RENTAL
- 4 EXISTING TREES, TO BE PRESERVED
- 5 PROPOSED TREES
- 6 SEATING NOOKS (WITH BENCH / SPINNER SEATS / GAMES)
- 7 TERRACED LAWN
- 8 SEATWALL
- 9 READING LAWN
- 10 COVERED STAGE, LOADING, AND GREENROOM
- 11 PICNIC PAVILION
- 12 BIKE RACKS
- 13 WINTER SKATE RINK AREA



3D Design Presentation

(Live 'fly-through' during Meeting)

- Demonstrating scale of project and context to surroundings
- Examples of different use scenarios and events

Costs

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

PHASE 2 INCLUDES

- Overhead Canopy Structure
- Restrooms & Support Building
- Additional Site Enhancements
 - Picnic Grove
 - Lighting
 - Furnishing

CONSTRUCTION COSTS

Pavilion	\$2,461,558
Add'l Site Enhancements	\$1,535,640
ComEd Pole Relocation	\$225,000
Permit Fee	\$43,296
Construction Premium*	\$822,082
<i>*Constructing project in 2 phases</i>	

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

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

- Initial Estimates
- Will be updated after Entitlements

Funding Opportunities

<u>Funding Source</u>	<u>Granting Authority</u>	<u>Amount Requested</u>	<u>Amount Awarded / (Appropriated)</u>	<u>Timeline</u>	<u>Completion Requirements</u>
Budget Appropriation	Department of Commerce and Economic Interest	\$ 400,000	\$ (400,000)	TBD	By September 30, 2024
Park and Recreational Facilities Construction Program (PARC)	Illinois Department of Natural Resources	\$ 1,646,100	\$ -	Award: March 2024 (Tent.)	24 months from award.
Tourism Attraction Grant	Department of Commerce and Economic Interest	up to: \$500,000	\$ -	Due: 12/18/2023 Award: 2/1/2024	By December 31, 2024
Community Outreach Grant	National and Main Street Associations of Realtors	N/A	N/A	N/A	N/A
Economic Development Initiative / Community Project Funding Grants	U.S. Department of Housing and Urban Development	N/A	N/A	Due: March 2024	By: September 2025
Others?					

Next Steps

Design	
Design Development by consulting team	Oct.2023 – Dec. 2023
Entitlements (Arch. Appearance, Plan Commission)	Winter2023-Spring 2024
Entitlement Approval, Village Board & Land Transfer	Spring 2024
Virtual Townhall Share Back	Spring 2024
Permitting	
Permitting (Building Department, Engineering).	Summer 2024
Bidding	Summer 2024
Construction	
Start of Construction	Fall 2024
Construction Completion – Phase 1 (Hardscape and Landscape)	Spring 2025
Phase 2 (Buildings and Shade Structure)	Dependent on Funding

Thank You

