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Downtown Draft Study Includes Streetscape, Intersection Improvement Recommendations

Village of Glen Ellyn considers study with recommendations for improvements to downtown streetscape areas.

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[Email the author](#) | March 28, 2013

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The Village of Glen Ellyn and consultants last week presented a first draft of ideas for improving the downtown Glen Ellyn streetscape and parking.

The village received a \$50,000 grant to fund the study from the Chicago Metropolitan Agency for Planning, and has been working with a steering committee and consultant team of Houseal Lavigne Associates, Gary R. Weber Associates, Walker Parking and Engineering Resource Associates after considering results of a visual preference survey and two online questionnaires.

According to the study, Glen Ellyn already has an "active and vibrant" downtown.

"The streetscape improvements are designed to provide guidance for implementing improvements to complement, not detract from or replace, the existing charm and character of downtown."

Recommendations include enhancements to intersections, sidewalks, crosswalks, parking areas, street furniture, lighting and the Prairie Path.

The study draft, which is [available for online viewing](#), divides the downtown area into three areas: urban core, urban transitional and urban residential.

Improvements could include curb extensions, paver art, creation of an "identity feature," landscaping and the installation of gateways to announce the downtown area.

Urban Core Streetscape

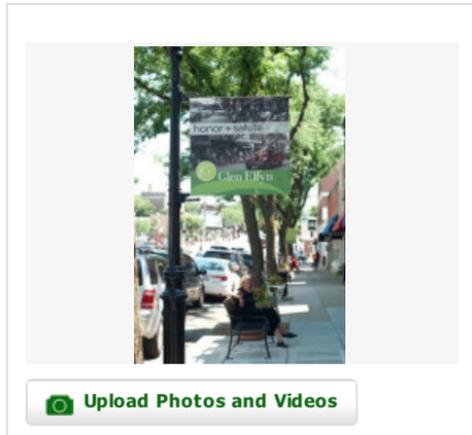
The urban core—the middle of downtown Glen Ellyn—includes Main Street north to south from Pennsylvania to Hillside avenues and portions of Hillside Avenue, and Crescent and Duane streets.

The urban core streetscape should incorporate brick pavers along the street sides and openings for existing and new street trees should be covered with iron tree grates, according to the draft study.

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Urban Transitional Streetscape

Downtown Glen Ellyn's urban transitional areas are active with businesses, but "begin the transition" from the urban core to the residential neighborhoods, according to the study.



The urban transitional streetscape would feature similar materials to those used in the urban core—but they'd be "less intense," according to the study. The streets would include brick pavers at street light locations, and street trees with iron grates.

Urban Residential Streetscape

The urban residential areas are technically downtown, but are mostly residential, with active uses such as the [Glen Ellyn Public Library](#) and the Glen Ellyn clinic.

"Dark sky" village lighting standards should be included on both sides of the street in urban residential areas. Street trees would also be planted in bare parkways and screen plantings could be provided to screen parking, loading or utility areas, according to the study.

Costs

The study included cost estimates based on improvements—including site demolition, concrete work, brick pavers, lights, pedestrian bollards, furnishings and landscaping—to both sides of a typical 400-foot block.

Urban core improvements would be about \$483,180, urban transition improvements would be about \$318,300 and urban residential improvements would be about \$151,500.

Parking

"The village has an adequate inventory of parking relative to demand... However, the location, visibility and accessibility of spaces do not always match the need of residents, businesses, shoppers and commuters," according to the study.

The study includes the recommendations that the village reviews its policy of providing free parking, and seek out opportunities similar to its partnership for parking with St. Petronille.

The study also includes potential locations for a parking structure, including:

- Southwest corner of Forest and Pennsylvania avenues
- Northwest corner of Pennsylvania Avenue and Main Street
- Existing commuter lot on Crescent Street, west of Main Street
- Existing Main Street lot between Duane Street and Hillside Avenue
- Existing [Civic Center](#) lot
- Northeast corner of Duane Street and Forest Avenue (US Bank site)

Staci Hulseberg, Glen Ellyn director of planning and economic development said in an email Wednesday the study takes the downtown plan recommendations a step further by identifying specific streetscape enhancements that the Village can implement over time over time as funds permit.

"It's a step toward maintaining and enhancing our cherished downtown shopping district," she said.

The steering committee will meet next month to discuss public feedback before preparing a final report to present following the April 9 election, [according to a *My Suburban Life* report.](#)