



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, September 19, 2019
7:00 PM
Glen Ellyn History Center

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Draft Minutes from the July 18, 2019 Meeting**
 - 1. July 18, 2019 Historic Preservation Commission Draft Minutes
- C. Public Comment**
- D. Old Buisness**
- E. New Business**
 - 1. Preliminary Determination for a Landmark Application - 475 Hawthorne Boulevard
 - 2. Preliminary Approval: Exterior Alteration to a Landmarked Property request to allow the construction of a four-story public parking garage on the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center
 - 3. Discussion on Potential Landmarking Process Update
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
 - 1. Informational Memo
- J. Confirmation of Next Meeting Date and Adjournment**
- K. Agenda Items**



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/19/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Minutes
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4142)

DOC ID: 4142

July 18, 2019 Historic Preservation Commission Draft Minutes

ATTACHMENTS:

- July 18, 2019 Historical Preservation Commission Draft Minutes (PDF)

Village of Glen Ellyn



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
July 18, 2019
7:00PM

Glen Ellyn Civic Center Galligan Board Room

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: July 18, 2019
Called to Order: 7:00 p.m.
Adjourned: 8:58 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Excused Absence
Robert S. Dieter	Commissioner	Late arrival @ 7:48 pm
Penn French	Commissioner	Absent
Ian Hood	Commissioner	Present
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present
Also Present:		
Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Present
Bill Enright	Trustee Liaison	Absent
Karen Hall	Executive Director of the Historical Society	Absent
Megan Wozniak	GE Historical Society	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

Chris & Mike Wilson	Citizens for Glen Ellyn Preservation	
Kathy Cornell	678 Forest Ave, Glen Ellyn	
Maria Metz	574 Hillside Ave, Glen Ellyn	
Anne Gould	609 Newton Ave, Glen Ellyn	
Mike Formento	029 Hackberry Drive, Glen Ellyn	
Barb Lemme	688 N. Park, Glen Ellyn	
Weldon Johnson	325 Lorraine Street, Glen Ellyn	
Mark Daniel	Daniel Law Office	

A. CALL TO ORDER

The **July 18, 2019** regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at **7:00 PM** at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM May 16, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 5/16/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Veum-Welsh

E. NEW BUSINESS

1. *Preliminary Landmark Review of 400 N. Main Street.* Chairman Loftus explains the 5 step process of landmarking. The HPC will make a determination whether the property meets at least 2 of the criteria of 11 possible classifications. If the HPC does not believe it meets the criteria it stops here. If the property is nominated by a non-property owner, as is the case with 400 N. Main street, in accordance with the Village code section 2-13-4 within (15) days of its preliminary determination, the commission shall notify the owner(s) of the property of the reasons for and effects of the proposed designation and request that the owner(s) consent in writing to the proposed designation and shall forward a copy of such notice to the village board. The owner(s) shall have 45 days to respond to the request. Section 2-13-4 (C) of the Village Code states that if the owner(s) fails or refuses to consent to the proposed designation within the applicable time period, the designation process shall terminate as to that property without further action, and the subject of the proposed designation shall not be considered for 2 years. If the owner consents, the Commission shall schedule a public hearing on the proposed designation pursuant to Section 2-13-6.

Staff Liaison Purvis summarizes the process for this evening and invites petitioners to come up and speak.

Mark Daniel, attorney at Daniel Law, speaks on behalf of Citizens for Glen Ellyn Preservation. He has been working on this since early this year. He adds a letter was sent to the owner of the property asking them how they felt about landmarking status. Historically Glen Ellyn has been a planning town and

encourages the HPC to hear the residents.

Chris Wilson thanks the commission for their time tonight. She introduces herself. She is a resident of Glen Ellyn and has been with Citizens for Glen Ellyn Preservation since 2000. She was the president for 4 years and is now the task president and has also sat on the Historic Preservation. She has gone over the criteria and states 400 N. Main Street meets 8 of the criteria (see attached nomination form for criteria met). The Giesche building has been a fixture of GE for 57 years. It is an iconic and easily recognizable building due to its mid-century architecture. No known similar building matches that of the Giesche building in Glen Ellyn. Glen Ellyn is renowned for its diverse architecture style. Why would GE destroy this building? It is as identifiable as the horse trough, Lake Ellyn and the Clock tower. That is why we are fighting to save this building and not have its character enveloped by the Apex building.

Mike Wilson from Citizens for Glen Ellyn Preservation shows photos of a revived Giesche building. He adds its skeleton is made of steel. They can be moved and adaptable to interior spaces while keeping the exterior of the building intact. He shows various renditions of the building. Commissioner Manak asks for clarifications on the renditions shown. Wilson adds windows are added to show how this building can be made into retail space. The building is a very solid building. They don't make buildings this way anymore. Mike adds we can take this opportunity to make this building right.

Mike Formento, Glen Ellyn resident, thanks the HPC for the opportunity to speak. He is convinced this will be a huge mistake to allow demolition of the Giesche building. Today preservation is in the business of saving buildings. Historic means – Old and worth the trouble to save. Old helps to save character and it attracts people and business. People like old buildings. Our GE needs old buildings for our aesthetics. Visitors are able to witness the charm of GE. This is a one way street and we cannot go back and preserve once it is destroyed. Once destroyed it is lost forever. Origin & culture is like a tree without roots.

Ann Gould, resident of GE, thanks the HPC and states while you are considering landmarking, there were other alternatives for the Giesche building. It was under contract 5 times. None of those proposals ever made it to the HPC board. Why did Apex pass? Here are examples of two reuse options for the Giesche building.

1. The owner of Blackberry market in 2016 wanted to move into the Giesche building because they did not want it torn down. The Village board did not offer support.
2. In Nov 2017, another business owner, Maize & Mash envisioned roof top dining. They saw the building as an asset. Whatever the village said dissuaded this option. The fate of Giesche is unknown. Two businesses saw the value of the building but they walked away due to the lack of village support and obstacles. Ann Gould submits emails from other residents regarding the Giesche building.

Maria Metz, 20 year GE resident, states she travels for business. My colleagues come to GE and the reaction I get is one of joy. It is the American town that does

not look like every other town. It feels like a real community with interesting architecture. There is no reason this cannot be successful.

Barb Lemme, GE resident and business owner of Sign of the Whale Antiques, states every day I am at work people come in my shop and comment about our downtown. There is a wellspring of support in this town and neighboring towns to save this structure.

Weldon Johnson, a 54 year GE resident, I have been involved with the GE Historical Society for the last 20 years. Glen Ellyn is comprised of longtime residents, people who lived here, left and came back; people, who came through GE, loved it and moved here. I want the HPC to pay attention to these people because they reflect what they want or else it will drive people away to find another GE like town.

Lee Marks, GE resident, spoke with a shopper when he was at the shoe repair store. This person was from Naperville and said she shops in GE because Naperville has lost its character. He adds we should preserve the Giesche building.

Chairman Loftus thanks those who spoke tonight. It is now time for the HPC to discuss whether the Giesche building meets the criteria for landmarking. He asks each member to weigh in.

Commissioner Veum-Welsh states all criteria are met. I am for moving it forward.

Commissioner Hood adds I believe this property makes it worthy of preservation and support landmarking.

Commissioner Dieter states: It is incumbent on the Village of Glen Ellyn to maintain its rich character and historical qualities. The inherent charm of Glen Ellyn is easily recognized by its architectural history, styles, quality craftsmanship/construction and materials used. It is by no way a stretch to state that the economic vitality of Glen Ellyn, in no small measure, founds directly on maintaining a keen awareness of this fact and acting consistent with it. As a member of the HPC, I have carefully analyzed financial metrics of the village, listened to its citizens and have sought the sage advice of experts in planned development. Glen Ellyn is at an important crossroads that will have lasting effects on our local economy and revered position within the United States as a vibrant and modern community that has been able to maintain its local charm. The citizens of Glen Ellyn are sophisticated, well-educated, and passionate about our Village. People have deliberately moved here to avoid projects like Apex. Appropriate and planned design of a Village is very complex with lasting ramifications which, once in place, cannot be undone. Personally, and as a voice for our overwhelming majority of Glen Ellyn, I fully support the landmarking proposal for 400 N. Main Street, the Giesche Building.

Commissioner Manak adds GE embodies the soul and spirit of the United States.

We don't want to destroy Glen Ellyn's character for a 5 story building. We have something here we have to save. Let's move forward.

Commissioner Manak makes a motion by resolution for a preliminary determination that the property at 400 N. Main Street qualifies for land marking. Commissioner Hood seconds the motion.

MOVE TO A PRELIMINARY DETERMINATION THAT THE PROPERTY AT 400 N. Main St QUALIFIES FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Hood

Chairman Loftus adds the next step in this process is to have a public hearing where a presentation will be made. If the owner of the property doesn't want it. It is dead for 2 years.

F. OLD BUSINESS

1. Chairman Loftus thanks Commissioner Hood for handing out the Historic Preservation awards at the Village board meeting on June 24th, 2019.

G. HISTORICAL SOCIETY BUSINESS – Megan Wozniak from the Historical Society reports that we are still recovering from the flood. We hope to by September to be back in the building. The GE Police Department is allowing us to use their community room for the following upcoming events: Apollo 11: One Giant Leap July 30th at 7:00p.m., U.S. Cuba Relations August 13th at 7:00p.m., Emmett Till: Spark of the Modern Civil Rights Movement August 24th at 2:00p.m. Book Discussion Group will be back at the History Center in September.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – No report

J. STAFF REPORT – Staff Liaison Jackson submitted the Glen Ellyn Historic Landmark Designation letter for the HPC to review. The HPC made some changes and Staff Liaison Jackson will make the changes and send it back to the HPC for final review. Staff Liaison Jackson reports that they are working on the 2019 Local government reports. He adds the August HPC meeting has been cancelled.

K. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Hood seconded the motion. The meeting was adjourned at 8:58 p.m.

The next HPC meeting will be held on September 19, 2019 at 7:00 p.m. at the History Center.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/19/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4139)

DOC ID: 4139

Preliminary Determination for a Landmark Application - 475 Hawthorne Boulevard

Background: Lee Marks, owner of the property located at 475 Hawthorne, has submitted an Historical Landmark Nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of his home as a Glen Ellyn Local Landmark. The home was built in 1920 in the popular Dutch colonial style. The petitioner provides that the home has a number of historic elements including original windows and an original porch. Updates to the home have maintained the charm of the original building with a one-story family room addition in the 1980s, a rear lot two-car garage, and lush landscaping on the half acre lot. Photos of the property are attached.

Process: Sections 2-13-3 and 2-13-4 of the Village Code indicate that landmarking is a two-step process whereby the Historic Preservation Commission may make a preliminary determination of landmark status when a property meets the Village's landmarking criteria; a public hearing is then scheduled to provide the opportunity for public input and at the conclusion of the hearing the commission will decide by vote if the property shall be recommended to the Village Board for a landmarking designation.

Criteria: In accordance with section 2-13-3(B) of the Village Code, the Commission may, by resolution, make a preliminary determination of landmark designation, provided that the proposed structure is at least 50 years old and meets at least two of the criteria for landmark designation. The petitioner has indicated that he believes that the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It is one the few remaining examples of a particular architectural style;
5. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
6. Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous;

7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the Village.

Action Requested: The Commission is being asked to make a preliminary determination as to whether 475 Hawthorne Boulevard meets the landmarking criteria set forth in section 2-13-3(A) of the Village Code. If the Commission determines that the property qualifies to be a Glen Ellyn Landmark, a public hearing will be scheduled for the November 21, 2019 Historic Preservation Commission meeting.

Attachment: 475 Hawthorne Landmark Application
Current Picture of 475 Hawthorne

CC: Staci Springer, Community Development Director

ATTACHMENTS:

- 475 Hawthorne Landmark Application (PDF)
- Current Picture of 475 Hawthorne (PNG)

CLEAR PAGE

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

RECEIVED

AUG 13 2019

VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: MARK'S RESIDENCE
2. Address of Property: 475 HAWTHORNE
3. Please indicated the year of construction: 1920
4. Attach photographs of the property site itself as well as important features (if available).
5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building? NO
☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque
6. Please indicate which of the following criteria apply to the property. (Check all that apply).
 - ☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
 - ☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
 - ☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
 - ☐ Its location as a site of an important archaeological, significant historic, or natural event;
 - ☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
 - ☒ It be one of the few remaining examples of a particular architectural style;
 - ☒ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
 - ☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

CLEAR PAGE

- ☒ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
- ☒ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
- ☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

THIS HOME IS AN EXCELLENT EXAMPLE OF THE POPULAR
DUTCH COLONIAL STYLE OF ARCHITECTURE, THAT WAS
EVIDENTLY A FAVORITE STYLE THROUGHOUT THE
COLONIAL REVIVAL PERIOD.

8. Name, address, telephone number and email of the property owner(s).

Name: LEE MARKS
 Address: 475 HAWTHORNE (SOUTH SIDE OF STREET) 1/2 BLK W. OF MAIN
 Phone Number: 630/ 858-1568
 Email: JUDYMARKS475@ATT.NET

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: _____
 Address: _____
 Phone Number: _____

Lee Marks 8/1/19
 Signature Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
 C/O: Staff Liaison
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, Illinois 60137

August 1, 2019

Marks's Residence-475 Hawthorne-Submitted for Landmark Consideration

- The Mark's residence is a typical example of the very popular Dutch Colonial Revival style of architecture. The home is in excellent original condition with the exception of aluminum siding added in 1980's.
- The original clapboard siding still exists underneath the aluminum.
- All windows are original.
- The main entrance side porch is original.
- A one-story family room addition was added in the 1980's, designed by Jerry Perkins and built by Dieter Rowe.
- There is a 2-car detached garage that sits well back from the street.
- The home sits on a ½ acre, well landscaped site.
- The home is an excellent fit in the very historic, north Glen Ellyn area, with numerous homes exhibiting many other popular styles from the late 1800's through the 1930's and 1940's.

Lee Marks



PHOTO AT TIME OF PURCHASE
1965

*UPDATED HOUSE PHOTO SHOWING
CURRENT ELEVATION TO COME...
→ THIS ADDED PHOTO WILL SHOW
FAMILY ROOM ADDITION, ALL SHUTTERED
WINDOWS, & 2-CAR DETACHED GARAGE.

Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

E.1.b

Attachment: Current Picture of 475

Packet Pg. 15



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/19/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Katie Ashbaugh
Category: Commission Recommendation
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4138)

DOC ID: 4138

Preliminary Approval: Exterior Alteration to a Landmarked Property request to allow the construction of a four-story public parking garage on the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center

Landmark Background

On July 28, 1994, the Historical Sites Commission (now the Historic Preservation Commission) made a preliminary determination to designate the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center, as a Glen Ellyn Historical/Architectural Landmark. This determination was made with a unanimous recommendation of approval to the Village Board, finding that the subject property met the following criteria:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
3. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

On January 20, 1995, the Village Board adopted Ordinance 4214 (Attachment 12) and designated the subject property as a Landmark.

History

In 1927, the Civic Center was originally developed as the Duane Street Junior High School in the colonial revival architectural style. In 1970, the Village purchased the property from School District 41 and subsequently modified the interior for use as the central municipal government office for the Village. In summer of 2019, the Village completed renovations and welcomed the Small Business Development Center and Innovation DuPage as a means of fulfilling initiatives of the 2009 Downtown Strategic Plan. Now, the Civic Center serves as the central hub for residents, students, and local business owners alike.

In 2013, the Village commissioned the Streetscape Plan & Parking Study to complement the Downtown Plan and to further evaluate the existing public realm of the downtown and available parking. Together, each of these plans surmised that although the downtown provides a sufficient amount of parking, the location, visibility and accessibility of available parking does not always match the needs of residents, businesses, shoppers, and commuters.

In December of 2017, to combat this perception of there being a lack of parking in the downtown and to also provide for future parking needs, the Village determined that a parking garage in the downtown was necessary and elected to pursue site alternatives. Six alternative sites for a future parking garage were evaluated, with three being to the north of the Union Pacific West Metra line,

and three being to the south. Of the six sites identified and presented to the Village Board as possible locations, staff narrowed the alternatives to three, being the following: to the north of the Metra line, a property south of the intersection at Crescent and Glenwood; to the south of the Metra line, the Village-owned Main Street parking lot; and a second to the south of the Metra line, behind the Civic Center. The Village Board ultimately concluded that constructing a Village-owned parking garage to the south of the Metra line at the Civic Center site was the best alternative. This site was considered to be the least visible and least obtrusive location of those that were proposed as alternatives. Additionally, the ideal and preferred option of the Village at the time was to construct additional parking via a public private partnership. In early summer of 2018, this opportunity arose with the filing of the application for the Apex 400 redevelopment, which included the Main Street property. This further narrowed the preferred site alternatives to two, resulting in the selected site of 535 Duane Street. In November of 2018, the Village selected the applicant, M.A. Mortenson Co., to develop the plans for the proposed parking garage on the subject property.

Existing Conditions

As described above, the subject property is developed with what is now known as the Civic Center, which is served by an accessory parking lot with 76 parking stalls. The existing parking lot is located to the rear of the Civic Center building, with a row of 90-degree stalls along the east property line, off of the primary access drive from Duane Street. The Civic Center building is a three-story building, with a height of approximately 100 feet measured to the top of the cupola's lightning rod, which sits on top of the clock tower.

Proposed Alterations

M.A. Mortenson Company (the applicant), on behalf of the Village of Glen Ellyn, requests preliminary approval of an Application for an Exterior Alteration to a Landmarked Structure for the property located at 535 Duane Street, commonly known as the Glen Ellyn Civic Center, to allow the construction of a four-story public parking garage on the property.

Civic Center

No changes are proposed to the exterior of the existing Civic Center building.

The existing access drive to the subject property from Duane Street is proposed to be demolished and shifted approximately 16 feet 10 inches to the west from its current location. It will also be reduced from its current width of 52 feet to a code-compliant 25 feet. The existing surface parking lot is proposed to be demolished in its entirety.

Parking Garage - Proposed

A four-story public parking garage with a below ground 'tier', for a total of five tiers, is proposed to the south of the existing Civic Center in place of the existing surface parking lot. The total height in feet of the building is approximately 50 feet 7 inches; when including the light poles, approximately 58 feet 7 inches. The parking garage, proposed behind the existing Civic Center building, does not have direct frontage on the public right-of-way and therefore is less visible from the street. Only between 40 and 45 feet of the 220-foot long north façade of the parking garage would be visible from Duane Street, as the majority of the structure is to the rear of the Civic Center and the commercial buildings fronting Main Street.

Although the parking garage has limited visibility from the right-of-way, it has been designed to complement the architecture of the Civic Center through the use of similar building materials and design features. The following primary materials (Attachment 8) are proposed to correspond with the Civic Center:

1. Precast concrete to match Indiana Buff Limestone of the existing Civic Center;
2. Endicott thin brick, in both a running bond and basketweave pattern to match two of the Civic Center patterns; and
3. Black metal light fixtures (Attachment 10)

In conjunction with the above similar materials, the following design elements further relate the parking garage to the Civic Center:

1. Architectural articulation and basketweave patterned brick in the wall panels of the façade to reduce the appearance of building mass;
2. Multi-light mullion windows;
3. Detailed imitation-limestone cornices along the rooflines (pre-cast concrete); and
4. Tall narrow fenestration arranged in an evenly spaced horizontal pattern.

Staff Review

In accordance with Section 2-13-10, staff reviewed the Application and evaluated its effect on the Landmarked Property. Taking into consideration the proposed location of the parking garage as it relates to the existing Civic Center and the rest of the downtown, in addition to the proposed primary materials and design features tying the proposed parking garage to the Civic Center, staff makes the following findings:

1. That the property will continue to be used in a manner consistent with its existing use, being a public use with required accessory parking and a public parking facility for the visitors, employees, and commuters to downtown Glen Ellyn;
2. That through the siting of the parking garage to the rear of the subject property and its limited visibility from the right-of-way, in combination with the complimentary primary materials, the historic character of the property shall be retained and preserved;
3. That no historic materials or architectural resources will be removed from or altered on the subject property;
4. That the proposed modern building materials, being pre-cast concrete and thin brick, serve as a physical record of the construction methods used during the current 21st century while maintaining visual compatibility with the existing Civic Center; and
5. That the parking garage, in being compatible new construction, does not destroy the existing historic character of the Civic Center and is appropriate in terms of massing, size, scale, and architectural features to protect the historic integrity of the property as a whole.

Staff Recommendation

In accordance with Section 2-13-10(C)(1) of the Village Code, staff finds that the subject Application to allow the construction of the proposed parking garage on the Landmarked Property

meets the following criteria:

1. That the Alteration to the property will not adversely affect any significant historical or architectural feature of the Landmarked Property;
2. That the Alteration meets the applicable Standards for Rehabilitation set forth by the United States Secretary of the Interior, 36 CFR 67, as amended, in that there is no alteration proposed to the Civic Center structure itself; and
3. That the Alteration to the property has followed the Commission's published procedures and regulations.

Therefore, in accordance with the above findings and criteria being met, staff recommends preliminary approval of the subject Application.

Commission Action Requested

The Commission shall review the Application for Exterior Alteration of a Landmarked Property and determine if the proposed work will adversely affect or destroy any significant historical or architectural feature of the Landmarked Property. The Commission is asked to make a preliminary approval or disapproval of the subject request.

Attachments

1. Application
2. Proof of Ownership
3. Plat of Survey (Existing Conditions)
4. Photos - Existing Conditions
5. Aerial Photo
6. Proposed Site Plan
7. Proposed Elevations
8. Proposed Materials
9. Renderings
10. Light Fixture Specs
11. Window and Door Specs
12. Ordinance 4214

CC: Staci Springer, Community Development Director
Kelly Purvis, Planner
Cole Jackson, Associate Planner

ATTACHMENTS:

- 1. Application (PDF)
- 2. Proof of Ownership (PDF)
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- 4. Photos - Existing Conditions (PDF)
- 5. Aerial Photo (PDF)

- 6. Proposed Site Plan (PDF)
- 7. Proposed Elevations (PDF)
- 8. Proposed Materials (PDF)
- 9. Renderings (PDF)
- 10. Light Fixture Specs (PDF)
- 11. Window and Door Details (PDF)
- 12. Ordinance 4214 (PDF)



Village of Glen Ellyn

Exterior Alteration to Landmarked Property Overview

Exterior alterations to landmarked properties may require approval by the Historic Preservation Commission. This approval must be obtained prior to the issuance of a building permit. To find out if your project is subject to Commission review, please refer to the attached *Commission Review Requirements* informational sheet.

Application Procedure Outline

1. Pre-application meeting with Planning & Development Department;
2. Preparation of application packet;
3. Review by the Historic Preservation Commission at a public meeting;
4. Submittal of building permit application, if approved;
5. If denied, you may appeal to the Village Board.

Total estimated time frame for review: 1 Month

Standards for Approval of Proposed Exterior Alterations

1. All proposed work must not adversely affect any significant historical or architectural feature of the property or district.
2. All proposed work should be in accordance with the standards for rehabilitation set forth by the United States Secretary of the Interior Standards for Rehabilitation (attached).

Submission Requirements

The following information must be submitted with the application. Applications will be reviewed by the Historic Preservation Commission using the Standards for Exterior Alteration outlined above.

- ☒ Cover Letter or Narrative Statement describing project
- ☐ Deed or other Proof of Ownership
- ☐ Affidavit of Authorization, if an owner representative plans to attend the public meeting
- ☐ Disclosure of Interest, If property owned by trust, corporation, or other similar entity
- ☒ Existing Elevation Picture or Elevation of Home
- ☒ Elevation depicting proposed improvements
- ☒ List of Building Materials and Colors. Sample materials may need to be brought to the meeting.
- ☒ Cut Sheets of windows, doors, and other similar features
- ☐ Any other information requested by the Planning & Development Director and needed to describe or depict the proposed improvements

Note: The Historic Preservation Commission meets the 3rd Thursday of every month at 7:00 pm in the Civic Center, 535 Duane Street, Room 301.

For further questions or concerns regarding this application process, please contact the Village of Glen Ellyn Planning and Development Department at 630.547.5250.



Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property

CONTACT INFORMATION:

CLEAR PAGE

Applicant Name: M.A. Mortenson Company
 Phone: 847.981.8600 Fax: _____ Email: candace.small@mortenson.com

Property Owner Name
 (if different from applicant): Village of Glen Ellyn / Bill Holmer
 Phone: 630.547.5212 Fax: 630.469.8849 Email: wholmer@glenellyn.org

Others Involved in Project (include name, address, and phone number)

Architect: Walker Consultants, 2895 Greenspoint Parkway, Hoffman Estates, IL 60169; 847.697.2640
 Shive-Hattery, 57 Franklin Street, Valparaiso, IN 46383; 219.476.1400

Attorney: _____

Builder: M.A. Mortenson Company, 300 Park Blvd, Itasca, IL 60143

PROJECT DESCRIPTION:

Describe, in detail, all proposed work. Attach additional sheets, and photographs, as necessary.

See next page.

CERTIFICATIONS, CONSENT & SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as a part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

Candace Small
 Signature of Applicant(s)

09/06/2019
 Date Filed

Attachment: 1. Application (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

Narrative Statement

The project consists of a new parking garage including five tiers of parking (one below grade and four above grade) for 277 vehicles. Total added parking for the development is 209 stalls. The parking garage is tucked behind the existing Civic Center building. The area of the proposed development currently exists as a surface parking lot; therefore, the usage of the area will remain the same and will be enhanced. Being directly to the rear of the Civic Center, and to the rear of the existing Downtown commercial buildings, the property is likely undevelopable as any other use; maximizing the use of the property to provide parking can free up other parcels of land in the Downtown to be used as revenue generating developments.

The proposed parking ramp will be harmonious and appropriate with the existing character of the downtown by:

1. Compatibility with the downtown in its design, and by taking inspiration from the surrounding architecture, most significantly, the Civic Center.
2. Providing design quality, by the incorporation of a historic vocabulary and use of quality materials such as clay brick masonry and precast concrete created to emulate limestone of the adjacent architecture.
3. Reflecting the unique identity of the historic structures of the Village, and the atmosphere of the downtown, by utilizing features which reduce building mass such as architectural articulation, window patterns, and similar architectural and functional elements, and by reflecting the style of the Civic Center by richly detailed cornices, and changes in materials to compliment the character of the Civic Center.

The Civic Center provided the inspiration for the following architectural style elements on the parking garage:

1. Strong projecting cornice near the top of the structure.
2. Articulated belt course.
3. Tall narrow fenestration arranged in a evenly spaced horizontal pattern.
4. Articulated feature panels above and below openings.
5. Multi-paned window mullion patterns.

Of the various architectural styles in Glen Ellyn, the proposed Parking Garage most closely emulates the architecture of the Civic Center, due to its proximity and similar massing.

Building Materials and Colors

The parking garage consists of the following materials:

1. Precast concrete to match Indian Buff Limestone on the Glen Ellyn Civic Center Duane Street facade.
2. Thin brick, in both a running bond and basketweave pattern. Brick to match the Glen Ellyn Civic Center brick.
3. Aluminum windows with a clear anodized finish to match the Civic Center windows. Many of the windows will be open to the exterior with no glass to allow ventilation into the garage.
4. Clear glazing and gray spandrel glass (when required to conceal wall or structure beyond).
5. Metal louvers, silver metallic in color when required for ventilation into the garage.
6. Metal light fixtures, black in color, to match existing light fixtures on the Civic Center.

36 CFR 67.7 Standards for Rehabilitation

The existing Civic Center building will not be modified. Per 36 CFR 67.7 Standards for Rehabilitation (b) (9) and (10), the related new construction will not destroy the historic materials that characterize the property. The related new construction will be compatible with the architectural features of the Civic Center and undertaken in such a manner if removed the integrity of the historic property will not be impacted.

AFFIDAVIT OF AUTHORIZATION

I, Mark Franz, Village Manager of the Village of Glen Ellyn, a municipal corporation, owner of the properties commonly known as 423 N. Main Street and 535 Duane Street, Glen Ellyn, Illinois, legally described as follows:

423 N. MAIN STREET, GLEN ELLYN, IL 60137

THE EAST 29.2 FEET OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S 5TH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-003

535 DUANE STREET, GLEN ELLYN, IL 60137

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

LOT 1 (EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-024

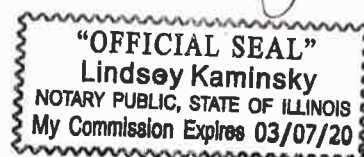
verify that William Hauer, Assistant Village Manager, and M. A. Mortenson C. is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Mark Franz
OWNER SIGNATURE

Subscribed and sworn to before me this

1 day of August, 20 19

Lindsey Kaminsky
Notary Public



RECORDED
DU PAGE COUNTY

FEB 2 11 15 A 73

R73- 6182

Gaye K. Kuehl

ESCROW NO.

WARRANTY DEED

The grantor(s) John D. LaRussa and Bonnie J. LaRussa, his wife,

of the City of Park Ridge County of Cook State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the Village of Glen Ellyn, a municipal corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office in the Village of Glen Ellyn and State of Illinois, the following described real estate, situated in the County of DuPage, in the State of Illinois, to-wit:

Lot 15 in Block 46
in Wheaton Estates, a subdivision in the North east Quarter of Section 22, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1924, as document 182391,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general taxes for the year(s) 1972 and subsequent years

DATED, this 29 day of January 1973

John D. LaRussa (SEAL)
Bonnie J. LaRussa (SEAL)

(SEAL)

STATE OF Illinois) ss
COUNTY OF Cook)

I, the undersigned, a notary public in and for the said county, in the state aforesaid, DO HEREBY CERTIFY that

John D. LaRussa and Bonnie J. LaRussa, his wife,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



GIVEN under my hand and official seal, this 29 day of January

Michael Herman
Notary Public

My commission expires: 11-7-74

3 pd

Exempt under provisions of Paragraph (b), Section 4, Real Estate Transfer Tax Act.

2/1/73
(Date) *J. Edgar Kelly*
(Village Attorney)

RECORDER:

Please return deed to
J. Edgar Kelly, Village Attorney
CHICAGO TITLE AND TRUST COMPANY
DU PAGE DIVISION
535 Duane Street, Glen Ellyn, IL. 60137
ESCROW NO.

RECORDED
DU PAGE COUNTY

FEB 2 11 15 A73

R73- 6182
Gaye K. Kuehl

ESCROW NO.

WARRANTY DEED

The grantor(s) John D. LaRussa and Bonnie J. LaRussa, his wife,

of the City of Park Ridge County of Cook State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the Village of Glen Ellyn, a municipal corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office in the Village of Glen Ellyn and State of Illinois, the following described real estate, situated in the County of DuPage, in the State of Illinois, to-wit:

Lot 15 in Block 46
in Wheaton Estates, a subdivision in the North east Quarter of Section 22, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1924, as document 182391,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to general taxes for the year(s) 1972 and subsequent years

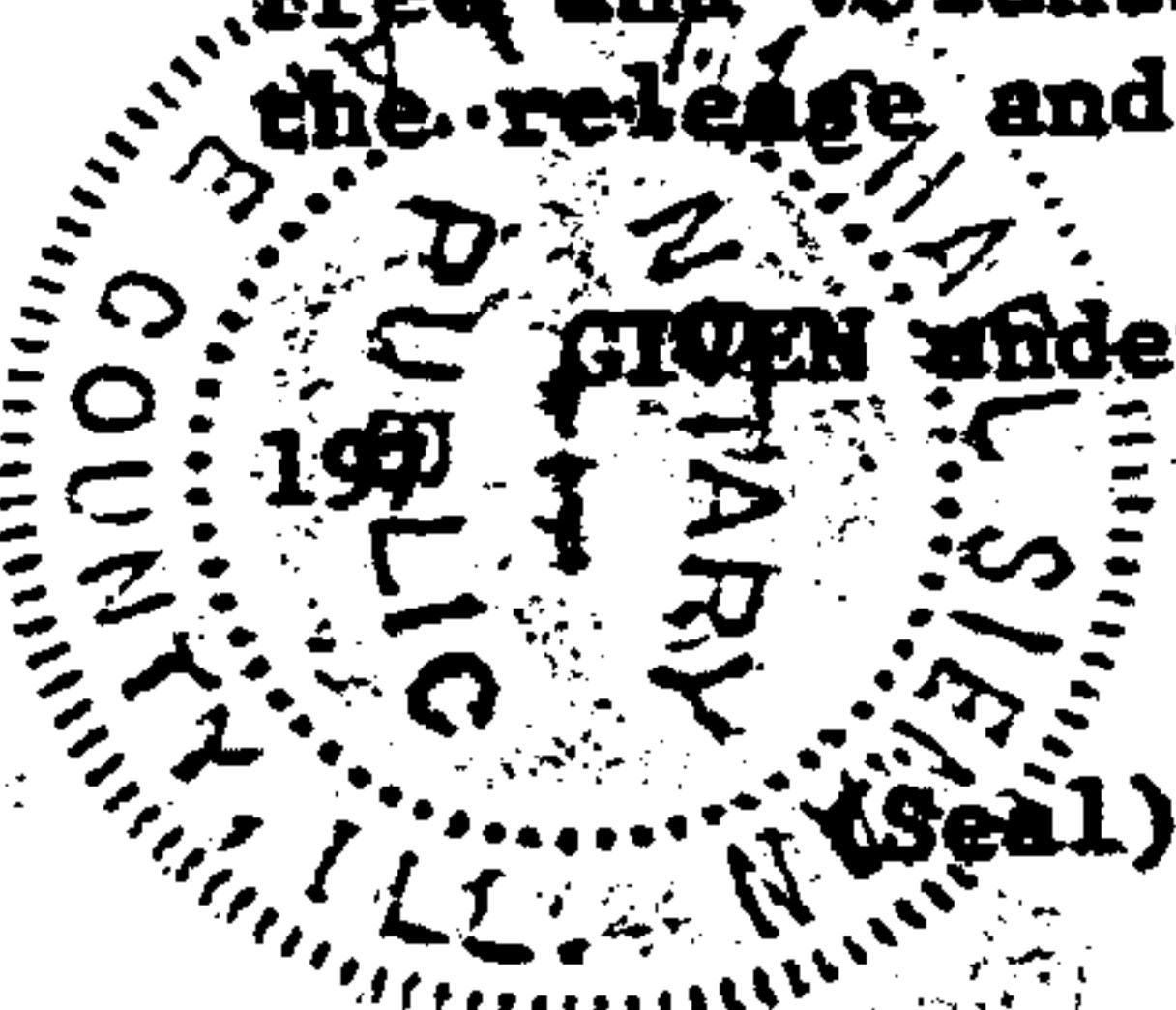
DATED, this 29 day of January 1973
John D. LaRussa (SEAL)
Bonnie J. LaRussa (SEAL)
____ (SEAL)
____ (SEAL)

STATE OF Illinois) ss
COUNTY OF Cook)

I, the undersigned, a notary public in and for the said county, in the state aforesaid, DO HEREBY CERTIFY that

John D. LaRussa and Bonnie J. LaRussa, his wife,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



GIVEN under my hand and official seal, this 29 day of January
Michael Herman
Notary Public

My commission expires: 11-7-74

3 pd

Exempt under provisions of Paragraph (b), Section 4,
Real Estate Transfer Tax Act.

2/1/73
(Date) *J. Edgar Kelly*
(Village Attorney)

RECORDER:

Please return deed to
J. Edgar Kelly, Village Attorney
CHICAGO TITLE AND TRUST COMPANY
DU PAGE DIVISION
535 Duane Street, Glen Ellyn, IL. 60137
ESCROW NO.

QUIT CLAIM DEED

ILLINOIS STATUTORY

R96 133067

96 AUG 12 PM 2:00

RECORDER
DU PAGE COUNTY

[Signature]

MAIL TO:

Paul R. Miller

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, IL 60137-4699

NAME & ADDRESS OF TAXPAYER:

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, IL 60137-4698

RECORDER'S STAMP

THE GRANTOR(S) Board of Education of School District No. 41

of the Village of Glen Ellyn County of DuPage State of Illinois

for and in consideration of Ten (\$10.00) DOLLARS

and other good and valuable considerations in hand paid,

CONVEY(S) AND QUIT CLAIM(S) to the Village of Glen Ellyn, a municipal corporation

(GRANTEE'S ADDRESS) 535 Duane Street

of the Village of Glen Ellyn County of DuPage State of Illinois

all interest in the following described real estate situated in the County of DuPage, in the State of Illinois,
to wit:

15/2
K
Lot 4 in Block 12 in County Clerk's Fifth Assessment Division, in
Section 11, Township 39 North, Range 10, East of the Third Principal
Meridian in DuPage County

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-11-328-024

Property Address: 535 Duane Street, Glen Ellyn, Illinois 60137-4699

Dated this 15th day of July
(Seal)

[Signature]
1996

(Seal)

Dean E. Clark - President, Board of Education

(Seal)

[Signature]

(Seal)

Scott R. Baldwin - Secretary, Board of Education

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF  Chicago Title Insurance Company

CTIC Form No. 1160

STATE OF ILLINOIS } ss.
County of DuPage }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Dean E. Clark and Scott R. Baldwin
personally known to me to be the same person s whose names are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that he/ they signed, sealed and delivered the
instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.*

Given under my hand and notarial seal, this 15th day of July, 19 96.

My commission expires on September 28, 19 98.

Virginia E Sturm
Notary Public

OFFICIAL SEAL
VIRGINIA E STURM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 28, 1998

IMPRESS SEAL HERE

Du Page COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Mark A. Balkin
140 South Dearborn
Chicago, IL 60603

EXEMPT UNDER PROVISIONS OF PARAGRAPH

B SECTION 4,

REAL ESTATE TRANSFER ACT

DATE: 8-7-96

[Signature]
Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

R96-133067

Village of Glen Ellyn, a
municipal corporation

TO

Board of Education of School
District No. 41

FROM

QUIT CLAIM DEED
ILLINOIS STATUTORY

4 - Existing Elevation Photos

Attachment: 4. Photos - Existing Conditions (4138 : 535 Duane

Existing Civic Center Photo

4 - Existing Elevation Photos



Attachment: 4. Photos - Existing Conditions (4138 : 535 Duane

Existing Civic Center Photo

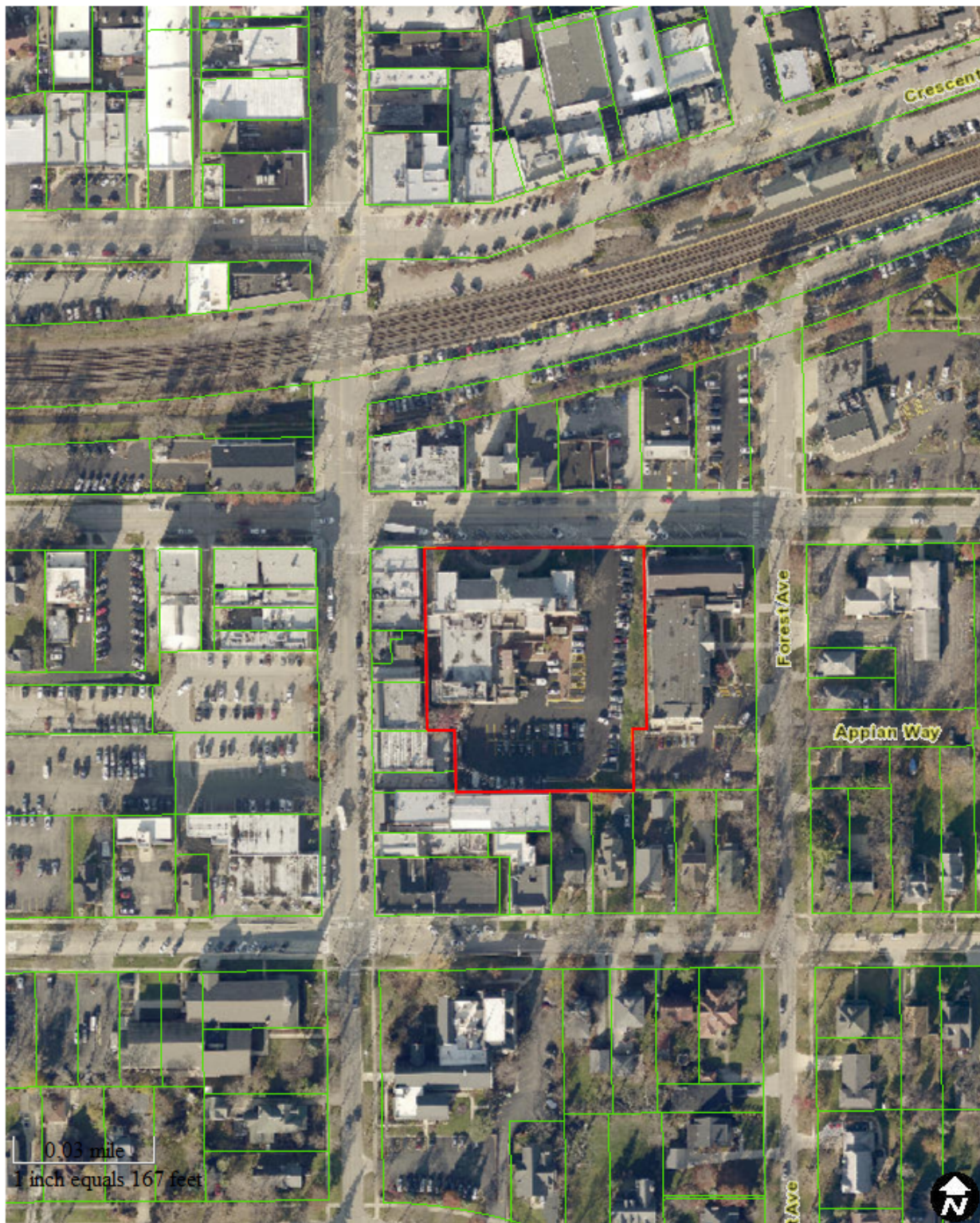
4 - Existing Elevation Photos



Attachment: 4. Photos - Existing Conditions (4138 : 535 Duane

Existing Civic Center Photo





Map created on September 12, 2019.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

SITE AREA TABULATION

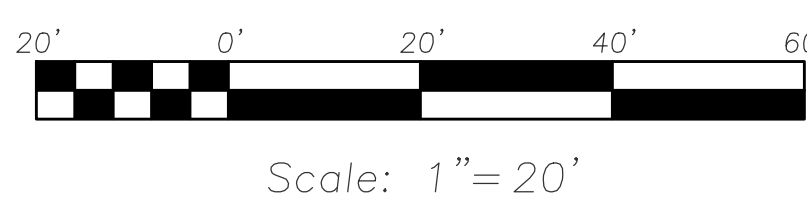
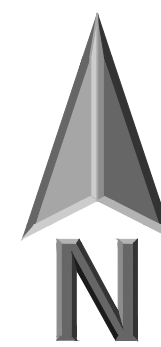
PROPERTY	ZONING DISTRICT	PIN	SITE DISTURBANCE (SF)	NET NEW IMPERVIOUS AREA (SF)
Civic Center	C5B	05-11-328-024	44,714	1,817
Main Street Plaza	C5A	05-11-328-003	3,028	498
Sushi Ukai	C5A	05-11-328-004	400	0
Nobel House	C5A	05-11-328-005	451	0
Elyn Beauty	C5A	05-11-328-006	237	0
First United Methodist Church	C5B	05-11-328-025	1050	0
TOTAL			49,495	2,315

SITE DATA

- Gross Site Area = 77,662.24 Sq. Ft. (1.78 Ac.)
- Common Open Space = 6,970 Sq. Ft.
- Total Gross Floor Area Of Parking Structure (Parking) = 108,977 Sq. Ft.
- Total Gross Floor Area Of Existing Civic Center (Office) = 45,206 Sq. Ft.
- Floor Area Ratio: FAR = 154,183/77,662.24 = 1.99
- Parking - New Stalls On Site:
 - Parking Structure: 277 Stalls
 - North Surface Lot: 10 Stalls
- Parking - Lost Stalls On Site:
 - Existing Surface Lot: 75 Stalls
- Parking - Net Parking Gain On Site:
 - Civic Center Parking: 212 Stalls
- Parking On-street:
 - Lost Stalls On Duane Due To Project (Note Count Is Same Under Existing Conditions And Future Streetscape Conditions): 1 Stall
 - Lost Stalls On Main Due To Project (Note Count Is Same Under Existing Conditions And Future Streetscape Conditions): 2 Stalls
- Parking - Civic Center + On-street:
 - Net Stall Increase For Village Of Glen Elyn Parking Due To Garage Project = 209 Stalls
- Parking - Number of Parking Stalls Required per Section 10-4-17-2(G):
 - Civic Center = 45,206 Sq. Ft./250 Sq.Ft./stall = 181 Stalls

GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.



LEGEND

EXISTING	PROPOSED

PAVING & SURFACE LEGEND

	Asphalt Pavement Section in Right-Of-Way Match Existing Pavement Section or Restore per Village of Glen Elyn Roadway Patching Requirements
	Concrete Driveway Section 8" Portland Cement Concrete Fiber Mesh Reinforcement 8" Aggregate Base Course, Type B, Crushed
	Concrete Sidewalk Section 5" Portland Cement Concrete Fiber Mesh Reinforcement 4" Aggregate Base Course, Type B, Crushed
	Permeable Paver Section Refer to Section Details
	Stormwater Overland Flow Path

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in the Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of These Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Glen Elyn A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

Design Builder:

Mortenson
M. A. MORTENSON COMPANY
300 Park Boulevard, Suite 100
Itasca, IL 60143
Tel: 847.581.8800
www.mortenson.com

Design Consultants:

WALKER
CONSULTANTS

Parking Consultant / Structural Engineer

2895 Greenspoint Parkway, Suite 600
Hoffman Estates IL 60169
Tel: 847.697.2840
www.walkerconsultants.com
LICENSE NO. 184.00047-0006

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

Architect / MEP - FP Engineer

440 North Wells Street, Suite 320
Chicago, IL 60664
Tel: 312.324.5500
www.shive-hattery.com
LICENSE NO. 184.000214-0015

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Civil Engineering / Landscape Architecture

145 Commerce Drive, Suite A
Graylake, IL 60030
Tel: 847.223.4804
www.eea-llc.com
LICENSE NO. 184.003220-0002



EXPIRATION DATE: 11.30.19

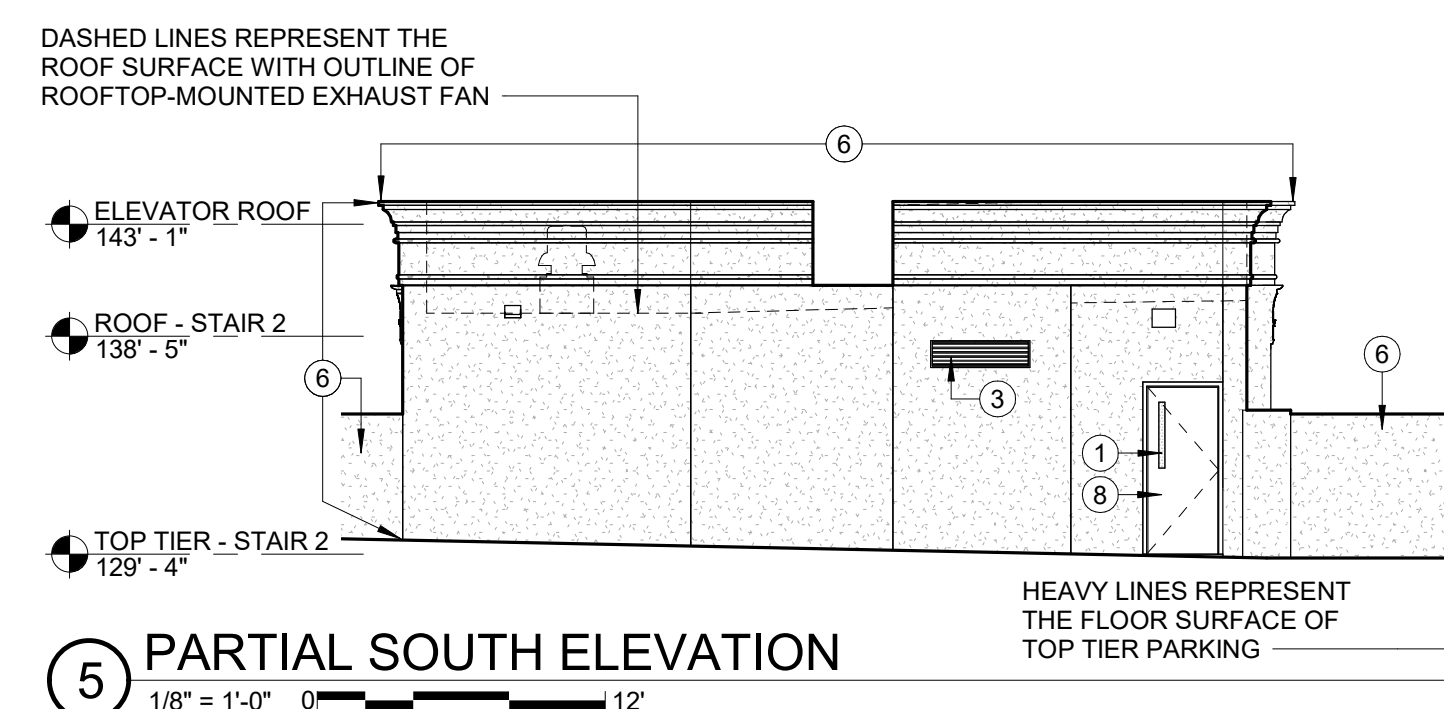
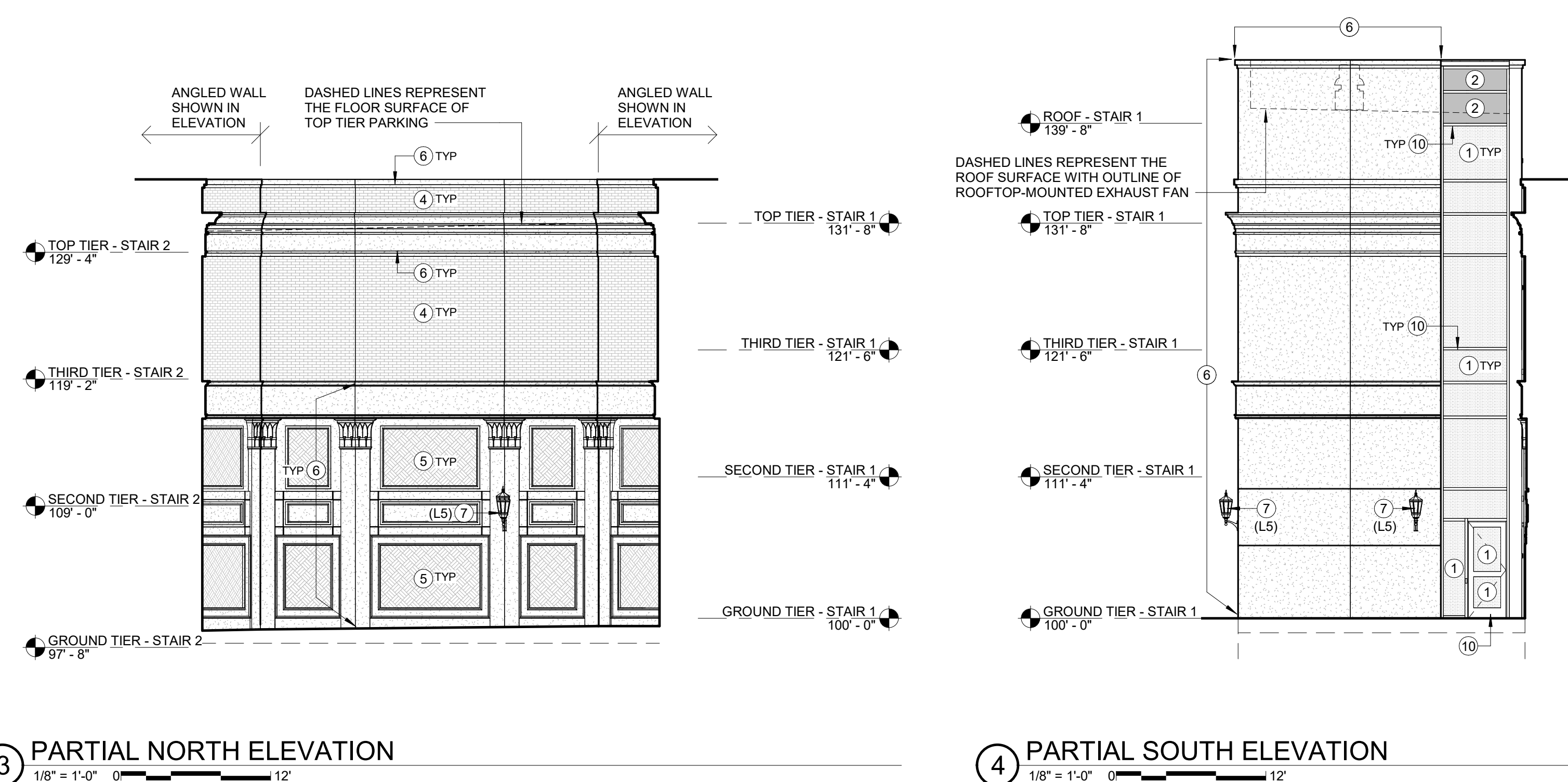
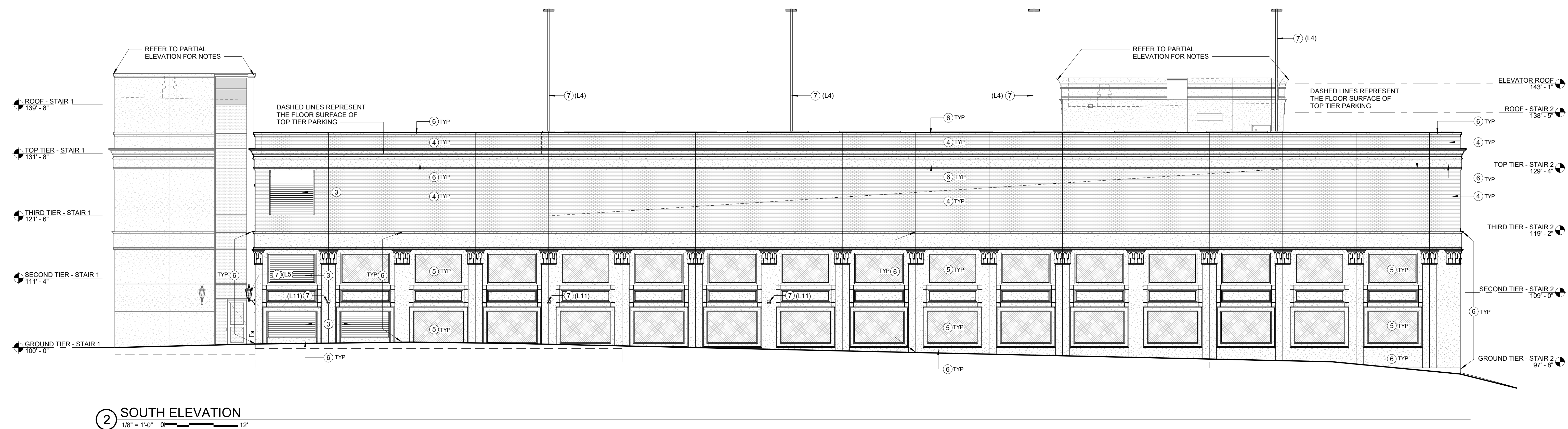
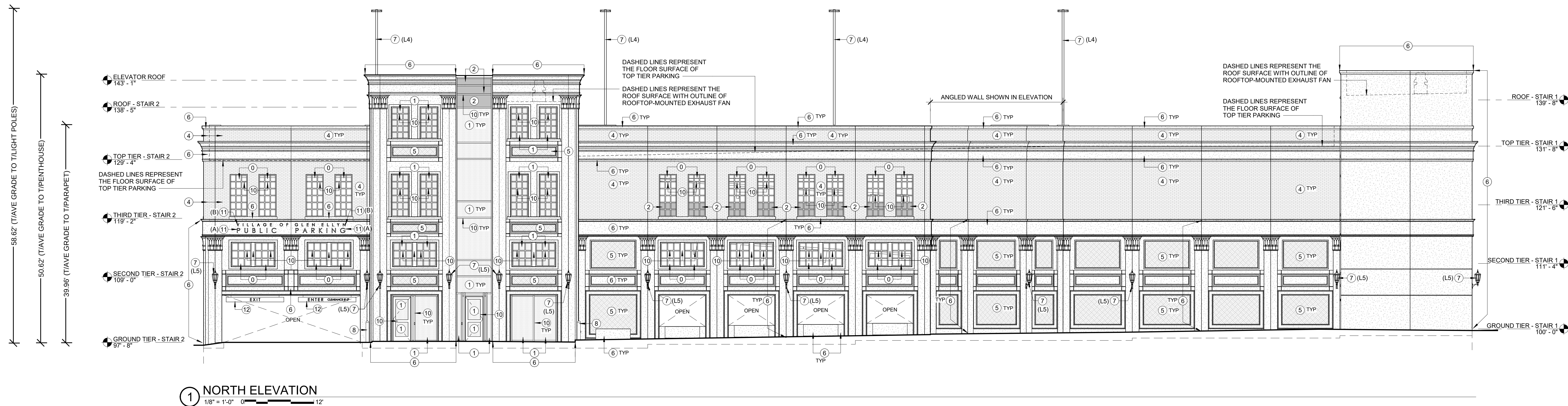
VILLAGE OF GLEN ELYN
PUBLIC PARKING GARAGE535 Duane Street
Glen Elyn, IL 60137

MARK	DATE	DESCRIPTION
		REVISIONS

ISSUE: ZONING RESUBMITTAL #3
ISSUE DATE: 08/29/2019
PROJECT NO: 31-8445.00
DRAWN BY: TOB
CHECKED BY: SC
COPYRIGHT © 2019. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM WALKER CONSULTANTS.

SHEET TITLE:
**GLEN ELYN CIVIC CENTER
CAMPUS FINAL PLANNED UNIT
DEVELOPMENT PLAN - PHASE 1**

C-200



EXTERIOR ELEVATION LEGEND				
MATERIAL SHADING	MATERIAL	COLOR	MATERIAL SPEC	PURPOSE
NO PATTERN	OPEN FRAME - NO GLASS	NONE	(0)	OPEN AIR FROM EXTERIOR INTO GARAGE STRUCTURE
	1/4" THICK CLEAR GLAZING	CLEAR	(1)	GLASS AT STAIR & ELEVATOR TOWER WINDOWS AND DOORS
	1/4" THICK SPANDREL GLAZING	DARK GRAY	(2)	GLASS TO CONCEAL WALL OR STRUCTURE BEYOND
	MECHANICAL LOUVER - ALUMINUM	SILVER METALLIC PAINTED	(3)	MECHANICAL EXHAUST/ INTAKE LOUVERS
	THIN BRICK - RUNNING BOND PATTERN	RED/ BLACK BLEND TO MATCH EXISTING CIVIC CENTER BRICK. ENIDICOTT THIN BRICK & TILE LLC. BLEND: 90% AUTUMN SANDS / 10% MERLOT SANDS	(4)	TYPICAL BRICK FACADE MATERIAL
	THIN BRICK - BASKETWEAVE PATTERN	RED/ BLACK BLEND TO MATCH EXISTING CIVIC CENTER BRICK. ENIDICOTT THIN BRICK & TILE LLC. BLEND: 90% AUTUMN SANDS / 10% MERLOT SANDS	(5)	ACCENT BRICK FACADE MATERIAL
	PRECAST CONCRETE	MATCH INDIANA BUFF LIMESTONE ON GLEN ELLYN CIVIC CENTER DUANE STREET FACADE	(6)	TYPICAL "STONE" FACADE MATERIAL
NO PATTERN	MISC. METAL LIGHT FIXTURE	BLACK PAINTED	(7) (L#)	TYPICAL LIGHT FIXTURE FINISH - SEE LIGHTING SCHEDULE
NO PATTERN	METAL	PAINTED TO MATCH PRECAST COLOR (BUFF LIMESTONE)	(8)	EXTERIOR BOLLARDS AND GALV. STEEL DOORS - PAINT
	FIXED LOUVER - STEEL	SILVER METALLIC PAINTED	(9)	DECORATIVE METAL GATE - LOUVER SCREEN (TRASH ENCL.)
NO PATTERN	ALUMINUM	CLEAR ANODIZED (SILVER)	(10)	ALUMINUM ENTRY DOORS, CURTAIN WALL FRAMING, STOREFRONT WINDOW FRAMING, ETC.
NO PATTERN	ALUMINUM	CLEAR ANODIZED (SILVER)	(11) (A) (11) (B)	1" DEEP SURFACE-MOUNTED CAST ALUMINUM SIGNAGE AT VEHICULAR ENTRY (A) = 10" HIGH AND (B) = 6" HIGH
NO PATTERN	PVC	BLACK BACKGROUND WITH WHITE REFLECTIVE LETTER DIE-CUT TEXT	(12)	10" DIAMETER X 10'-0" LONG SUSPENDED SIGNAGE AT VEHICULAR ENTRY
NO PATTERN	CAST-IN-PLACE CONCRETE	STANDARD GRAY CONCRETE	(13)	EXPOSED CONCRETE FOUNDATIONS BELOW PRECAST PANELS

Design Builder:

Mortenson
M. A. MORTENSON COMPANY
300 Park Boulevard, Suite 100
Itasca, IL 60143
Tel: 847.581.8600
www.mortenson.com

Design Consultants:

WALKER
CONSULTANTS

Parking Consultant / Structural Engineer

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Hoffman Estates, IL 60169
Tel: 847.697.2540
www.walkerconsultants.com
LICENSE NO. 184.000947-0006

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LICENSE NO. 184.000214-0015

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Civil Engineering / Landscape Architecture

145 Commerce Drive, Suite A
Grayslake, IL 60030
Tel: 847.223.4804
www.esa-llc.com
LICENSE NO. 184.003220-0002



VILLAGE OF GLEN ELLYN
PUBLIC PARKING GARAGE

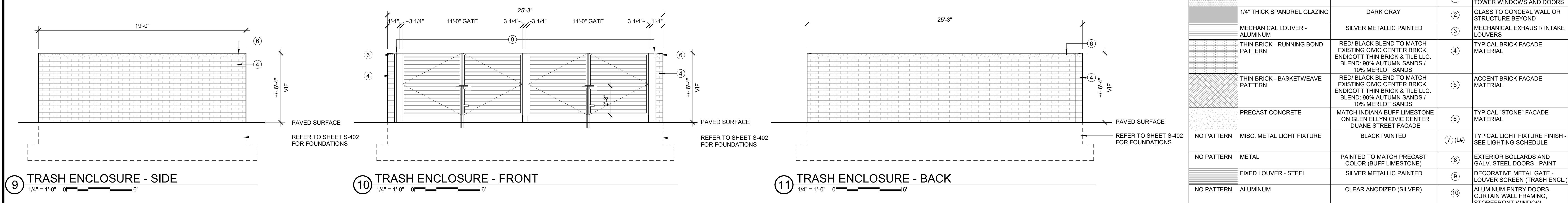
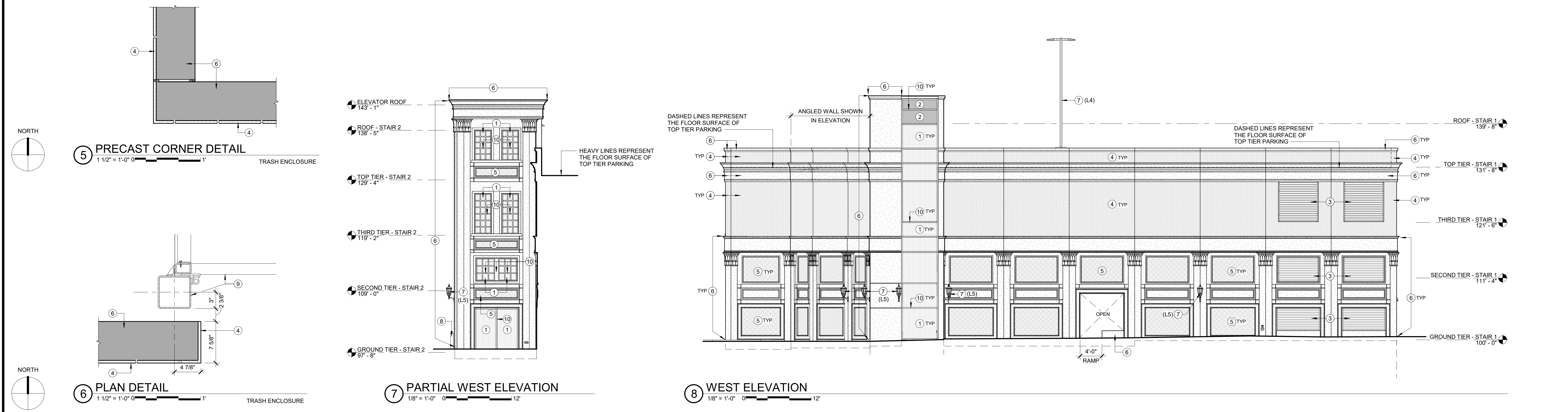
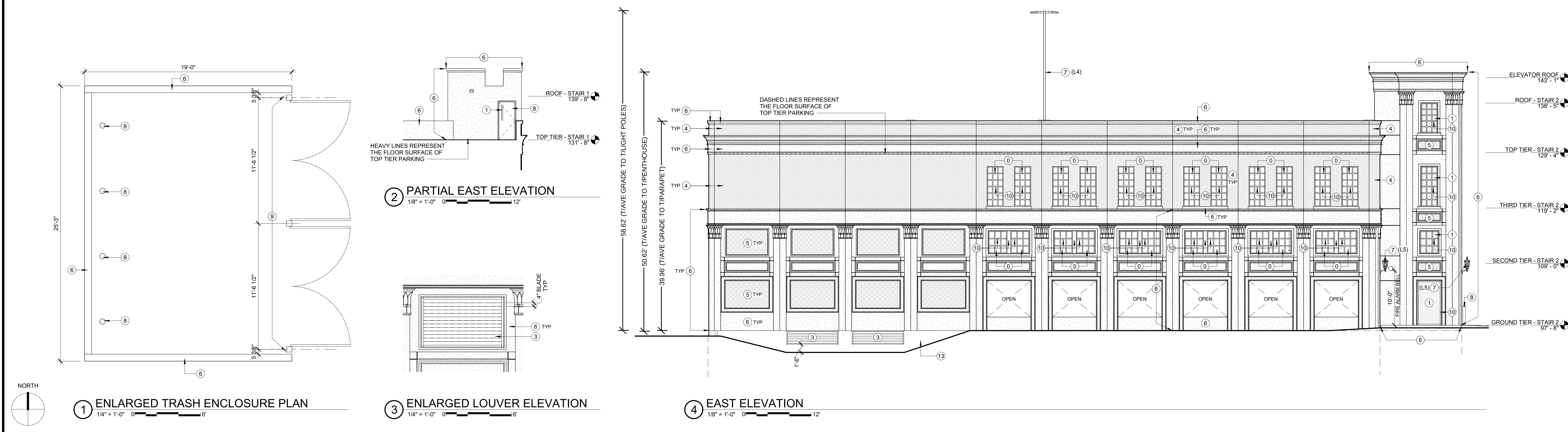
535 Duane Street
Glen Ellyn, IL 60137

MARK	DATE	DESCRIPTION
		REVISIONS

ISSUE: ZONING RESUBMITTAL #3
ISSUE DATE: 08/29/2019
PROJECT NO: 7182780
DRAWN BY: CH
CHECKED BY: VR
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SHEET TITLE
EXTERIOR ELEVATIONS

A200



EXTERIOR ELEVATION LEGEND				
MATERIAL SHADING	MATERIAL	COLOR	MATERIAL SPEC	PURPOSE
NO PATTERN	OPEN FRAME - NO GLASS	NONE	(0)	OPEN AIR FROM EXTERIOR INTO GARAGE STRUCTURE
	1/4" THICK CLEAR GLAZING	CLEAR	(1)	GLASS AT STAIR & ELEVATOR TOWER WINDOWS AND DOORS
	1/4" THICK SPANDREL GLAZING	DARK GRAY	(2)	GLASS TO CONCEAL WALL OR STRUCTURE BEYOND
	MECHANICAL LOUVER - ALUMINUM	SILVER METALLIC PAINTED	(3)	MECHANICAL EXHAUST/ INTAKE LOUVERS
	THIN BRICK - RUNNING BOND PATTERN	RED/ BLACK BLEND TO MATCH EXISTING CIVIC CENTER BRICK. ENDICOTT THIN BRICK & TILE LLC. BLEND: 90% AUTUMN SANDS / 10% MERLOT SANDS	(4)	TYPICAL BRICK FACADE MATERIAL
	THIN BRICK - BASKETWEAVE PATTERN	RED/ BLACK BLEND TO MATCH EXISTING CIVIC CENTER BRICK. ENDICOTT THIN BRICK & TILE LLC. BLEND: 90% AUTUMN SANDS / 10% MERLOT SANDS	(5)	ACCENT BRICK FACADE MATERIAL
	PRECAST CONCRETE	MATCH INDIANA BUFF LIMESTONE ON GLEN ELLYN CIVIC CENTER DUANE STREET FACADE	(6)	TYPICAL "STONE" FACADE MATERIAL
NO PATTERN	MISC. METAL LIGHT FIXTURE	BLACK PAINTED	(7) (L#)	TYPICAL LIGHT FIXTURE FINISH - SEE LIGHTING SCHEDULE
NO PATTERN	METAL	PAINTED TO MATCH PRECAST COLOR (BUFF LIMESTONE)	(8)	EXTERIOR BOLLARDS AND GALV. STEEL DOORS - PAINT
	FIXED LOUVER - STEEL	SILVER METALLIC PAINTED	(9)	DECORATIVE METAL GATE - LOUVER SCREEN (TRASH ENCL.)
NO PATTERN	ALUMINUM	CLEAR ANODIZED (SILVER)	(10)	ALUMINUM ENTRY DOORS, CURTAIN WALL FRAMING, STOREFRONT WINDOW
NO PATTERN	ALUMINUM	CLEAR ANODIZED (SILVER)	(11) (A) (11) (B)	1" DEEP SURFACE-MOUNTED CAST ALUMINUM SIGNAGE AT VEHICULAR ENTRY (A) = 10" HIGH AND (B) = 6" HIGH
NO PATTERN	PVC	BLACK BACKGROUND WITH WHITE REFLECTIVE LETTER DIE-CUT TEXT	(12)	10" DIAMETER X 10'-0" LONG SUSPENDED SIGNAGE AT VEHICULAR ENTRY
NO PATTERN	CAST-IN-PLACE CONCRETE	STANDARD GRAY CONCRETE	(13)	EXPOSED CONCRETE FOUNDATIONS BELOW PRECAST PANELS

Design Builder:
Mortenson
M. A. MORTENSON COMPANY
300 Park Boulevard, Suite 100
Itasca, IL 60143
Tel: 847.581.8600
www.mortenson.com

Design Consultants:
WALKER CONSULTANTS
Parking Consultant / Structural Engineer
2895 Greenspoint Parkway, Suite 600
Hoffman Estates, IL 60169
Tel: 847.697.2540
www.walkerconsultants.com
LICENSE NO. 184.000947-0006

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Architect / MEP - FP Engineer
440 North Wells Street, Suite 320
Chicago, IL 60664
Tel: 312.224.5500
www.shive-hattery.com
LICENSE NO. 184.000214-0015

ERIKSSON ENGINEERING ASSOCIATES, LTD.
Civil Engineering / Landscape Architecture
145 Commerce Drive, Suite A
Grayslake, IL 60030
Tel: 847.223.4804
www.esa-llc.com
LICENSE NO. 184.003220-0002

VILLAGE OF GLEN ELLYN
PUBLIC PARKING GARAGE
535 Duane Street
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MARK	DATE	DESCRIPTION
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SHEET TITLE: EXTERIOR ELEVATIONS

A201



Proposed Precast Concrete

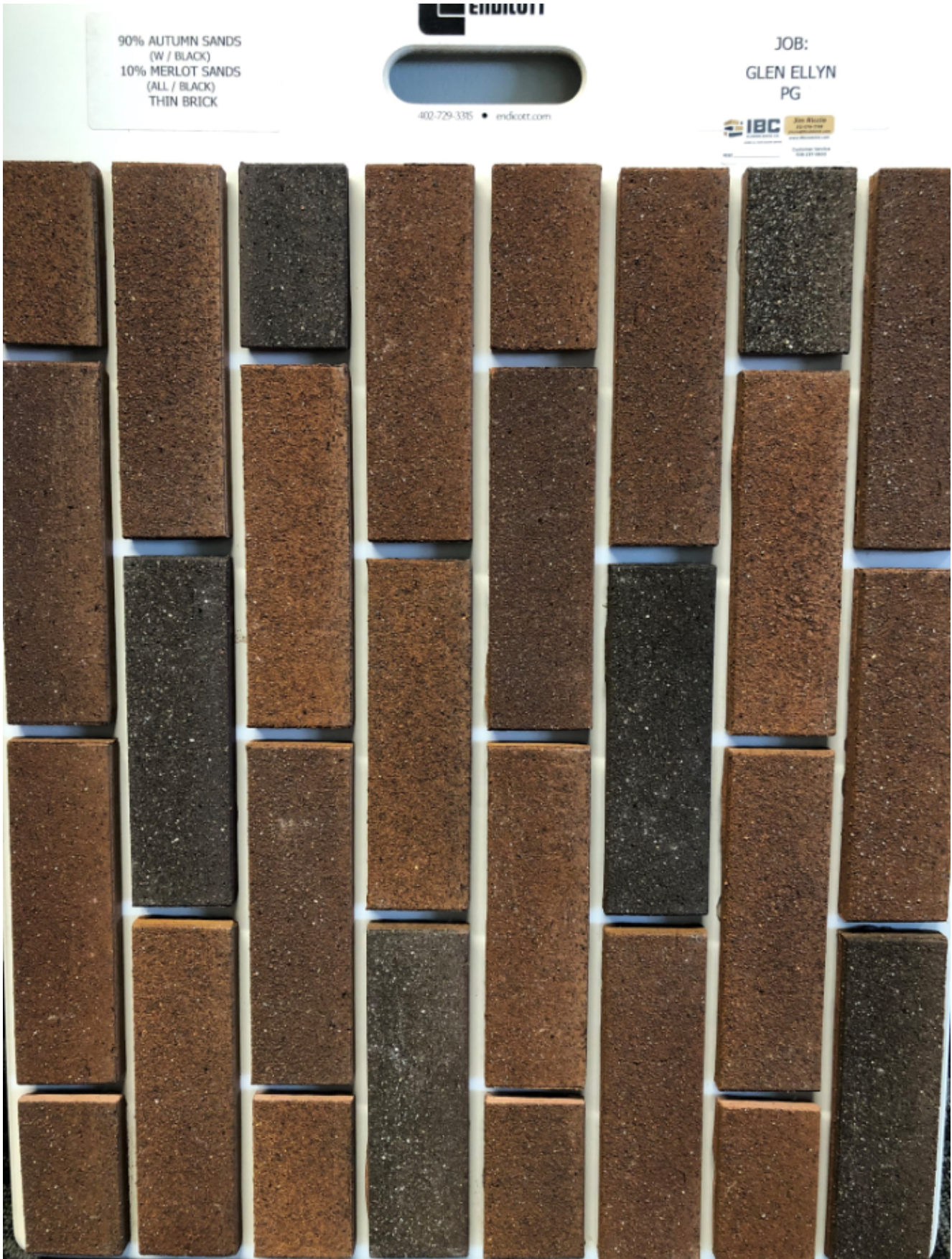
Existing North Facade of
the Civic Center

Proposed Precast
Concrete Sample

ICP

Precast Concrete

Attachment: 8. Proposed Materials (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)



Attachment: 8. Proposed Materials (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

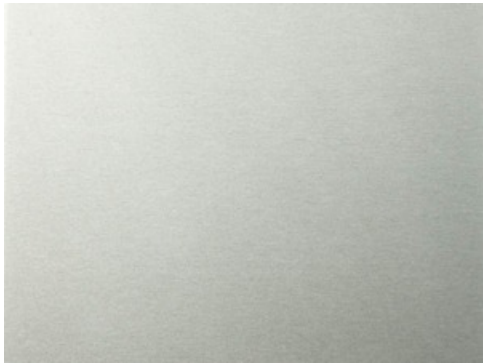
Proposed Thin Brick Sample

Existing Facade of
the Civic Center
near Garage Doors

Proposed Brick

Attachment: 8. Proposed Materials (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

Proposed Thin Brick Sample



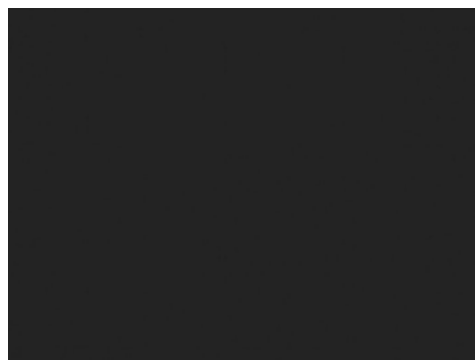
Window Frame - Aluminum
with clear anodized finish



Window Glazing - Clear
glazing in stairwells, Gray
spandrel glass when
required to conceal wall or
structure beyond. Gray
spandrel shown above.



Metal Louvers - Silver
metallic



Exterior Light Fixtures -
Black



Front Entrance from Duane Street



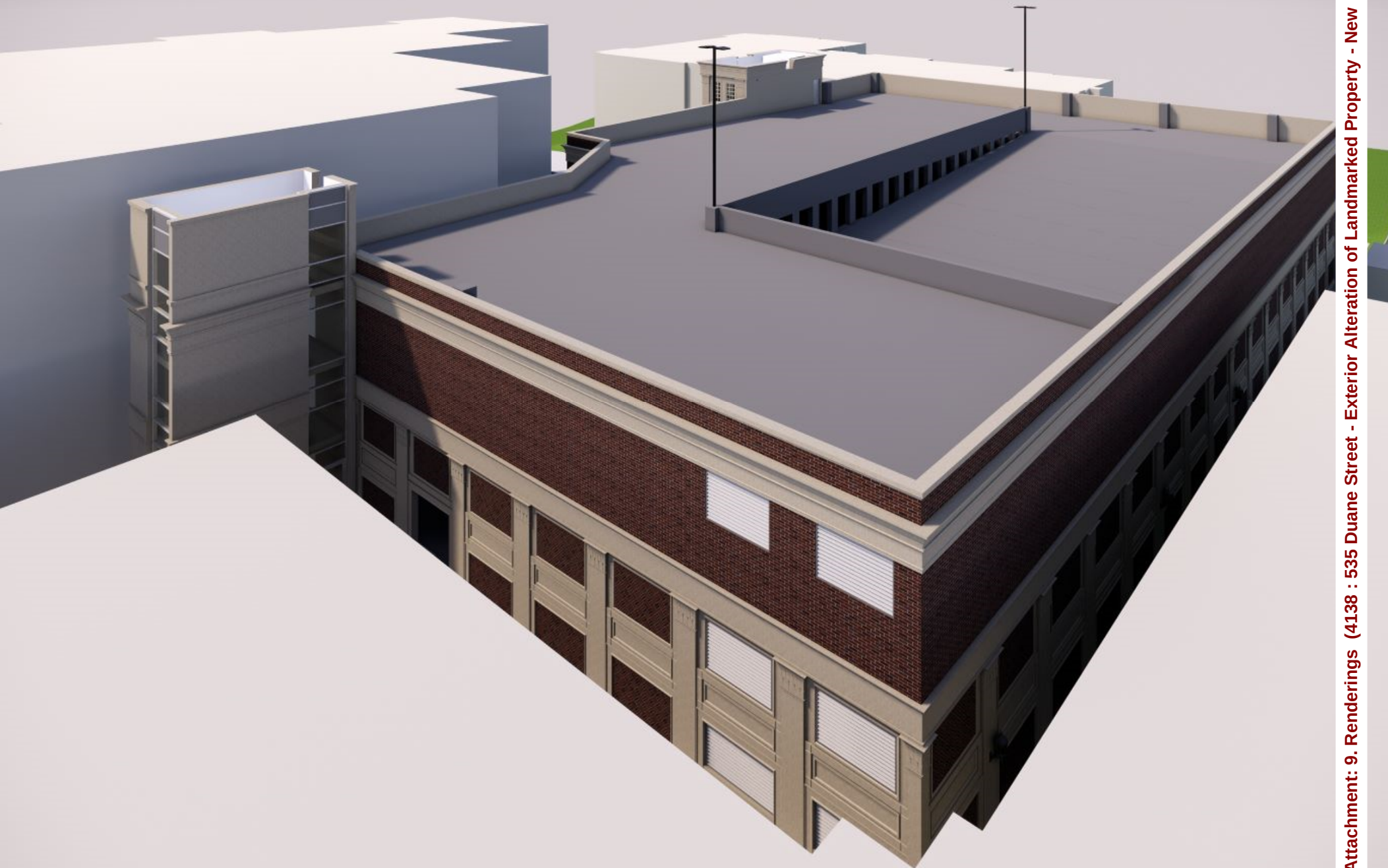
Birds Eye View looking South West



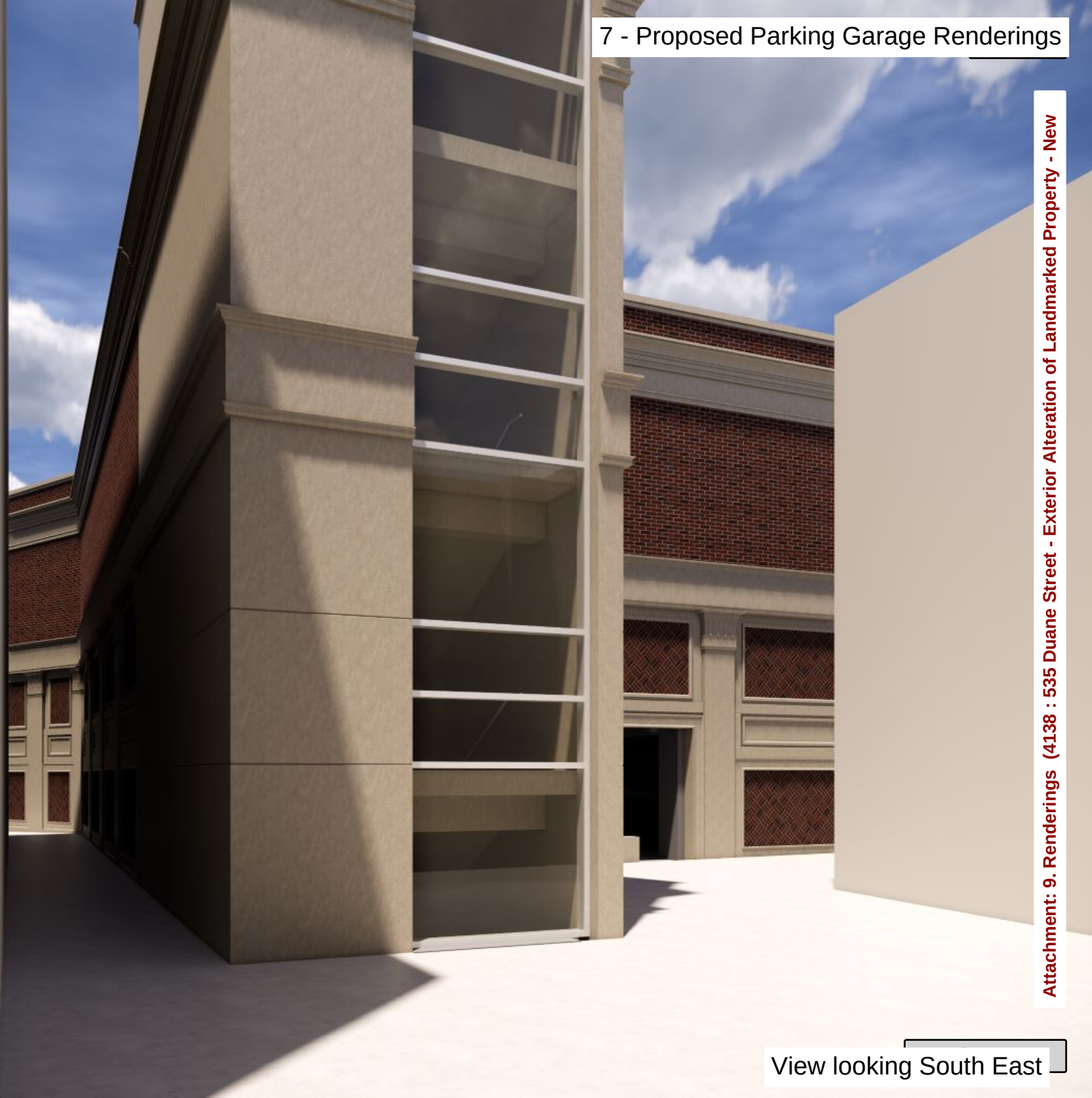
Birds Eye View looking North West
Note: entrance from Forest Ave removed



View looking North West
Note: entrance from Forest Ave removed









Cooper Lighting
by **EATON**

Attachment: 10. Light Fixture Specs [Revision 1] (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

Galleon LED Design Excellence

Stepping Up to the Challenge

The Galleon LED luminaire delivers exceptional performance in a highly scalable, low-profile design. The patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. With HID equivalents ranging from 100W up to 1000W, the Galleon LED luminaire is designed to meet the toughest lighting challenges.

Construction

- Extruded aluminum driver enclosure
- Heavy-wall die-cast aluminum end caps
- 3G vibration rated
- IP66-rated housing and LED Light Squares
- Optional tool-less entry

Electrical

- Operates in -40°C to 40°C ambient with optional high ambient 50°C ambient configuration
- Proprietary circuit module designed to withstand 10kV of transient line surge
- >L90 60,000 hours at 40°C, compliant with IESNA TM-21
- 120V-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation

Controls

- Standard with 0-10V dimming driver(s)
- Optional occupancy sensor
- Optional wireless control and monitoring system

Finish

- Five-stage, super durable TGIC paint resists extreme weather conditions while providing optimal color and gloss retention. It's available in standard grey or optional bronze, black, dark platinum, graphite metallic or white.



Grey



Bronze



Black



Dark Platinum



Graphite Metallic



White

Warranty

- Five-year warranty



Surge Protection

A 10kV common surge (line-to-ground) and differential surge (line-to-line) mode protection is standard.



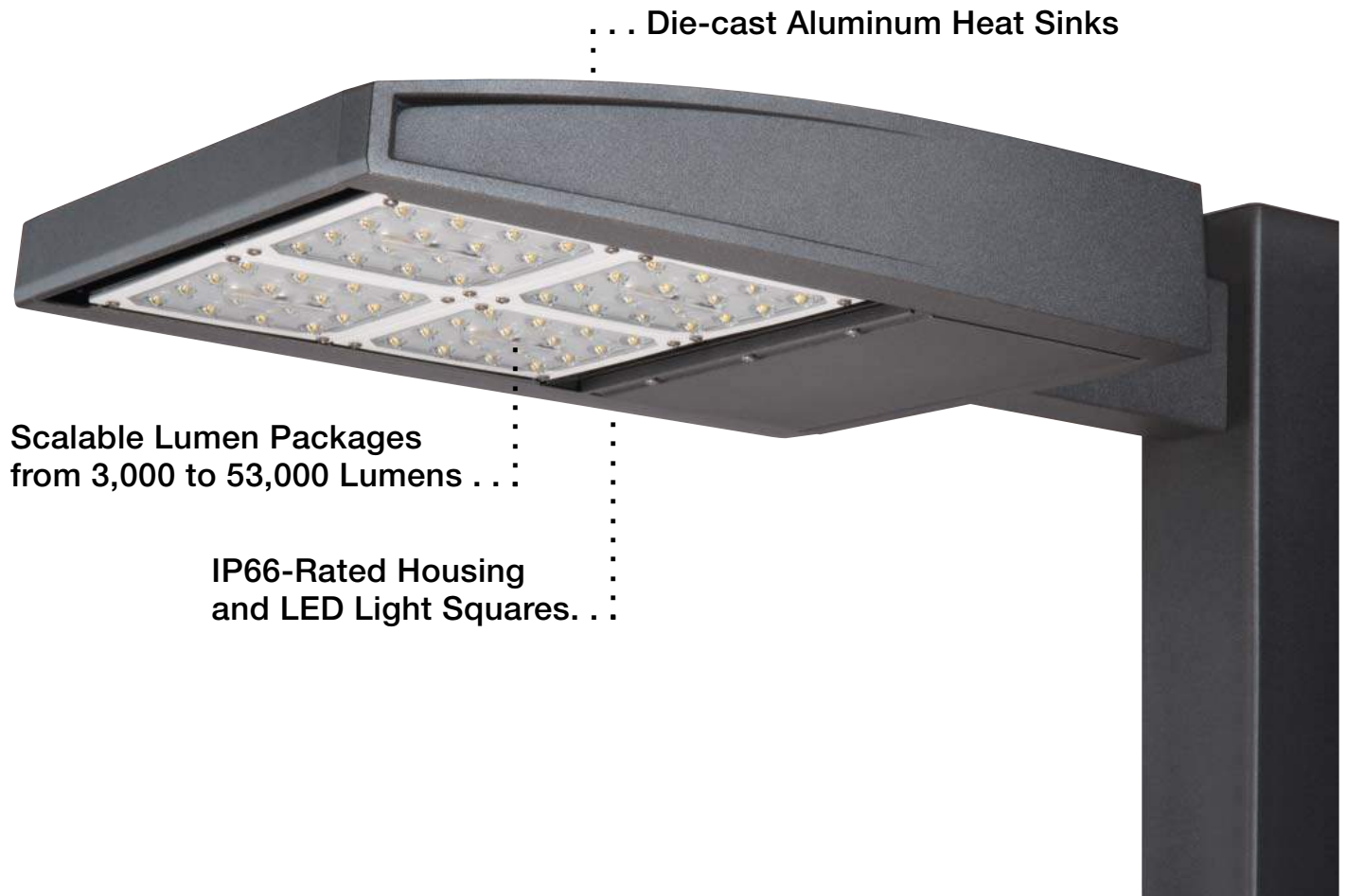
NEMA Twistlock Photocontrol Receptacle

An optional gasketed receptacle allows for mounting the standard NEMA photocontrol (order separately).



Light Square Trim Plate Finish

An optional finish to match LED trim plates to the housings exterior allows luminaire to blend seamlessly in any site lighting application.



... Die-cast Aluminum Heat Sinks

Scalable Lumen Packages
from 3,000 to 53,000 Lumens ...

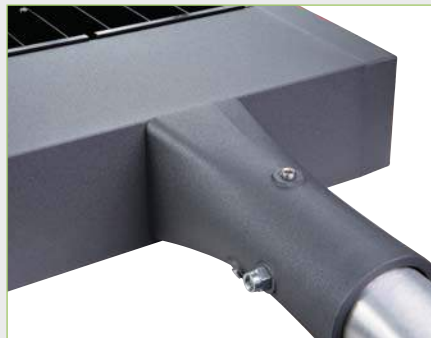
IP66-Rated Housing
and LED Light Squares. ...

Mounting Options



Occupancy Sensor

The optional motion sensor reduces energy use for site lighting applications.



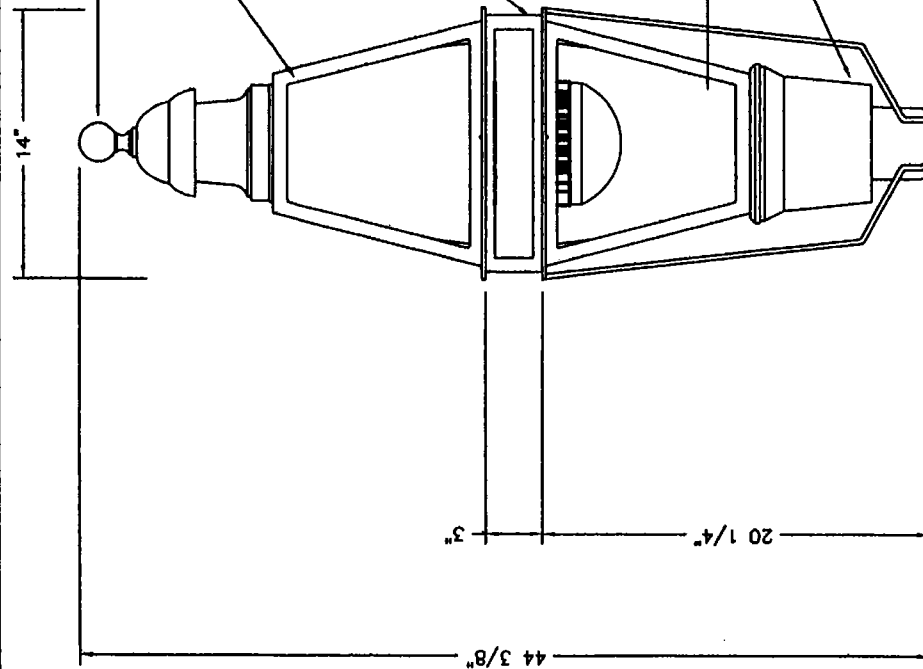
Mast Arm Adapter

An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm.



Wall Mount Bracket

An optional wall-mount plate is secured to wall by four lag bolts (supplied by others).

wall mtd

CLEAR ACRYLIC LENS PANEL

20 WATT UPPER LED ARRAY WITH SEPARATE DRIVER AND CIRCUIT FOR CONVERTIBLE UP-LIGHT SYSTEM

PROVIDED WITH POLE BASE MOUNTED SWITCH TO BE FIELD CONVERTIBLE TO ALLOW SOURCE TO BE SHUT DOWN AND PROVIDE FOR DARK SKY COMPLIANCE

356 ALLOY, CAST ALUMINUM FIXTURE BODY, SOLID ALUMINUM CENTER PANELS, PAINTED TO MATCH FIXTURE

DOWNWARD FACING LED ENGINE

- 75 CRI
- 58 WATT, 3000K COLOR TEMP
- TYPE 5 DISTRIBUTION
- APPROX 3850 LUMENS
- ELECTRICAL SURGE PROTECTION IN ACCORDANCE WITH ANSI C62.41.2
- UL LISTED FIXTURE
- 120 TO 277 VOLT OPERATION
- SUPPLIED WITH DIMMABLE DRIVER AND FIELD CONFIGURABLE SWITCHED DIMMING BOARD

SOFTWARE1 LENS OVER LED ARRAY ONLY

CLEAR ACRYLIC LENS PANEL

356 ALLOY, CAST ALUMINUM DRIVER COMPARTMENT

STANDARD STERNBERG POWDER COAT BLACK FINISH

ALL EXPOSED HARDWARE IS STAINLESS STEEL AND FINISHED TO MATCH

STANDARD 7 YEAR LED, FIXTURE AND FINISH WARRANTY

TO SUP FIT 3" OD X 3" TALL TENON

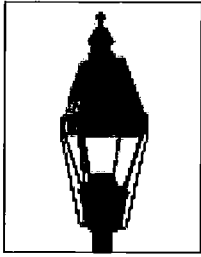
REV	REVIEWS	DATE	RVSD
A	ORIGINAL	8/30/16	
B	UPDATED FREQ ----> FREQ	10-5-16	AMK

vsd	Glen Ellyn LED Decorative Luminaire
-----	-------------------------------------

962TC-OTLED/PT/XRLED-93L30T3-MDL14-SVT/CA/FDRB/BK

SternbergLighting
ESTABLISHED 1923 EMPLOYEE OWNED

SC26494A



962TC-XRLED GLEN ELLYN SERIES

LED

EPA
3.65 (ft²)
WEIGHT
36 LBS

5 YEAR
WARRANTY

LUMEN
RANGE
1,550 to
5,210

LIFE SPAN
L70
MINIMUM
50,000
HOURS

UL
LISTED

CLICK
FOR FAQ'S

JOB NAME _____

FIXTURE TYPE

L5

MEMO _____

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-962TC-XRLED-12L45T5-MDL14-CA-HSS-FHD/478PM/2112FP5/SCC/BKT

OPTIONAL ACCESSORIES	Fixture	LED	CCT	Type	Driver	Lens	Option House Side Shield	Option Fuse	Option Internal Lens	Option Soft Vue Diff. Lens	Option Soft Vue Heavy Diff. Lens	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

- 1W • 2A • 3A90 • 1AM
- PT • 2A90 • 3APT • 2AM
- 1A • 2APT • 4A • 450PB
- 1APT • 3A • 4APT

W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mid-Mount PB = Pler Base

Fixture

- 962TC • 962TCGT (Glow Top)¹

¹ Add 10 watts.

LED

- XRLED-9L • XRLED-12L

CCT - Color Temperature (K)

- 45(00) • 35(00) • 27(00) • 30

Type

- T2 • T3 • T4 • T5

Driver

- MDL07 (120v-277v, 700Ma)²
- MDL14 (120v-277v, 1400Ma)
- MDH07 (347v-480v, 700Ma)²
- MDH14 (347v-480v, 1400Ma)

² For use with 9L system only.

Lens (Click here to link to lens options)

- SV1 (Flat Soft Vue Medium Diffuse Acrylic)
- SV2 (Flat Soft Vue Heavy Diffuse Acrylic)
- CA (Clear Acrylic)
- CTA (Clear Textured Acrylic)
- CSA (Clear Seeded Acrylic)
- PA (Pristmatic Acrylic)
- WA (White Acrylic) • 5YT

Options (Click here to view accessories sheet)

- HSS House Side Shield
- FHD³ Dual Fuse & Holder
- SVD1 Soft Vue Medium Diffuse, Internal Dome Lens
- SVD2 Soft Vue Heavy Diffuse, Internal Dome Lens

³ Ships loose for installation in base.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 478 • 480 • 6236 • 579 • TA • TASC

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes⁴

- BKT Black Textured • BK
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

⁴ Smooth finishes are available upon request

Custom Finishes⁵

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

⁵ Custom colors require upcharge.

Sternberg Select Finishes

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

The 962TC fixture shall be 14" wide and the overall height shall have 42". It shall be made of heavy wall cast aluminum, 356 alloy and lenses shall be made of vandal resistant acrylic. The fixture cage shall be cast in one piece and shall have a lift hinged door. The four paneled roof shall be closed with solid aluminum panels. The Luminaire shall be UL approved in US and Canada.

Fitter

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to accept a 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

LEDs

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be downward facing to minimize up-light. The LED's and printed circuit boards shall be environmentally friendly and 100% recyclable, they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 50,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4500K (3500K or 2700K option) color temperature with a typical of 70 CRI. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

See next page



SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

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Packet Pg. 54

962TC-XRLED GLEN ELLYN SERIES

LED

Electronic Drivers

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

For sources over 50w: The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection.

For sources under 50w: The driver shall have a minimum efficiency of 88%.

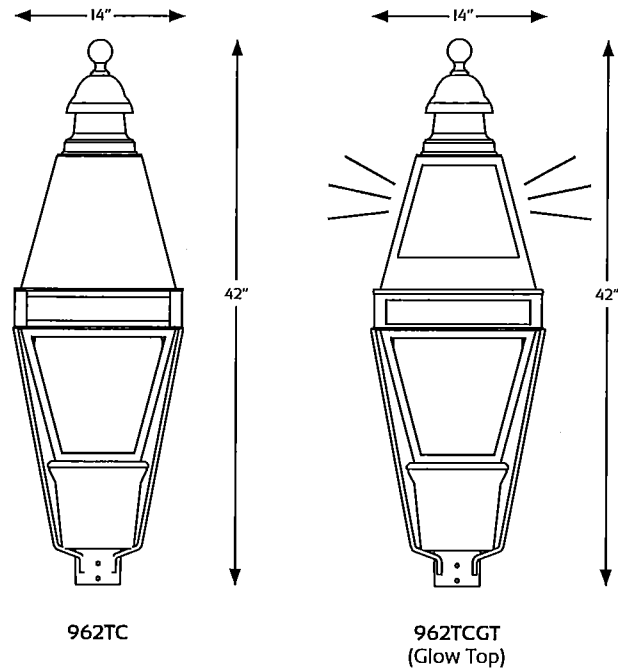
Warranty

Five-year warranty. See product and finish warranty guide for details.

Finish

Refer to website for details.

Fixtures

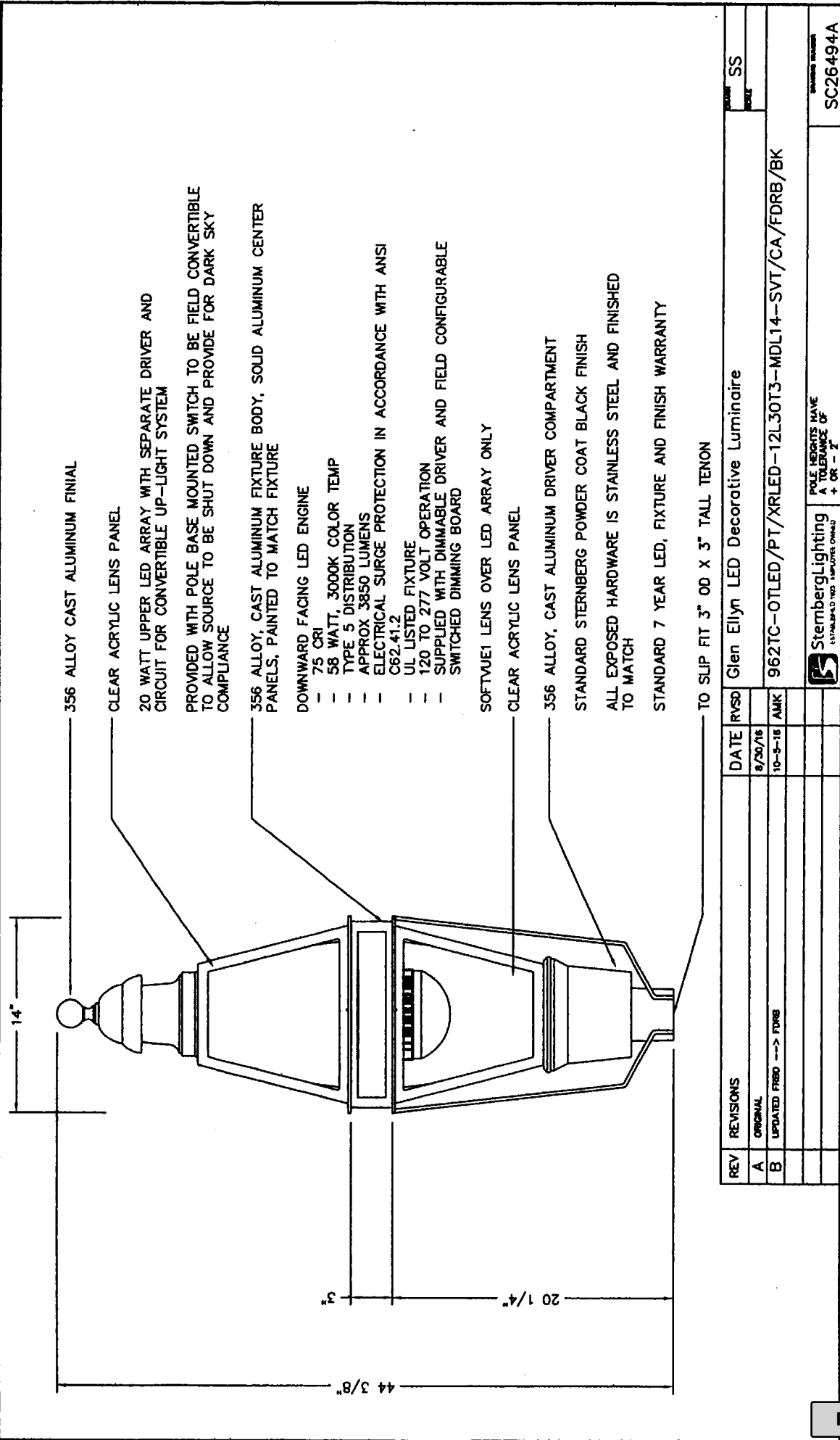


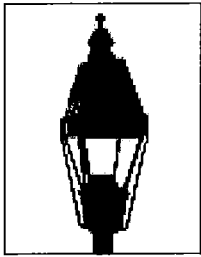
Performance (Based on CSA Lens)

LIGHT SOURCE	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE*
09L27T_-MDL07	1610	73.1	1600	72.6	1550	70.3	1670	75.9	22
09L35T_-MDL07	1895	86	1880	85.5	1820	82.8	1965	89.4	22
09L45T_-MDL07	2035	92.5	2025	92	1960	89	2115	96.1	22
09L27T_-MDL14	2860	59.6	2810	58.5	2745	57.1	2960	61.6	48
09L35T_-MDL14	3370	70.2	3310	68.9	3230	67.3	3485	72.6	48
09L45T_-MDL14	3625	75.5	3560	74.1	3470	72.3	3745	78	48
12L27T_-MDL14	4060	67.6	3960	66	3945	65.7	4120	68.6	60
12L35T_-MDL14	4780	79.6	4660	77.7	4640	77.4	4850	80.8	60
12L45T_-MDL14	5140	85.6	5010	83.5	4990	83.2	5210	86.9	60

*Glow top option adds 10 watts.

TYPE L6





962TC-XRLED GLEN ELLYN SERIES

LED

EPA
3.65 (ft²)
WEIGHT
36 LBS

5 YEAR
WARRANTY

LUMEN
RANGE
1,550 to
5,210

LIFE SPAN
L70
MINIMUM
50,000
HOURS

UL
LISTED

CLICK
FOR FAQ'S

JOB NAME _____

FIXTURE TYPE

L6

MEMO _____

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-962TC-XRLED-12L45T5-MDL14-CA-HSS-FHD/478PM/2112FP5/SCC/BKT

Mounting Config	Fixture	LED	CCT	Type	Driver	Lens	Option House Side Shield	Option Fuse	Option Internal Lens	9L 3500K 4000K 4500K 5000K 5500K 6000K 6500K 7000K	9L 3500K 4000K 4500K 5000K 5500K 6000K 6500K 7000K	Finish

Mounting Configuration

(Click here to view mounting configuration sheet)

- 1W • 2A • 3A90 • 1AM
- PT • 2A90 • 3APT • 2AM
- 1A • 2APT • 4A • 450PB
- 1APT • 3A • 4APT

W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mid-Mount PB = Pier Base

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CCT - Color Temperature (K)

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Type

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- MDH07 (347v-480v, 700Ma)²
- MDH14 (347v-480v, 1400Ma)

² For use with 9L system only.

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- CSA (Clear Seeded Acrylic)
- PA (Pristmatic Acrylic)
- WA (White Acrylic) • SVT

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- SVD2 Soft Vue Heavy Diffuse, Internal Dome Lens

³ Ships loose for installation in base.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 478 • 480 • 6236 • 579 • TA • TASCAR

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes⁴

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- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

⁴ Smooth finishes are available upon request

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- RT Rust
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- CD Cedar
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CA/FDRB/BK

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See next page



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ESTABLISHED 1923 / EMPLOYEE OWNED

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555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
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Packet Pg. 57

962TC-XRLED GLEN ELLYN SERIES

LED

Electronic Drivers

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

For sources over 50w: The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection.

For sources under 50w: The driver shall have a minimum efficiency of 88%.

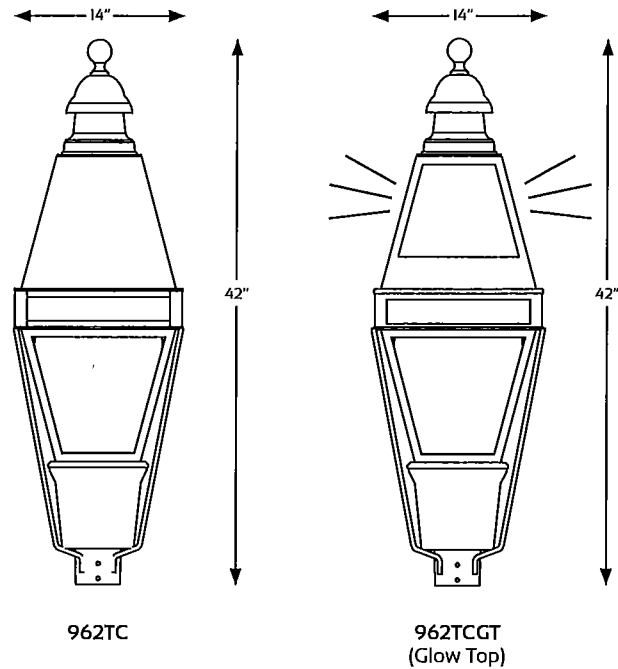
Warranty

Five-year warranty. See product and finish warranty guide for details.

Finish

Refer to website for details.

Fixtures



Performance (Based on CSA Lens)

LIGHT SOURCE	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE*
09L27T_-MDL07	1610	73.1	1600	72.6	1550	70.3	1670	75.9	22
09L35T_-MDL07	1895	86	1880	85.5	1820	82.8	1965	89.4	22
09L45T_-MDL07	2035	92.5	2025	92	1960	89	2115	96.1	22
09L27T_-MDL14	2860	59.6	2810	58.5	2745	57.1	2960	61.6	48
09L35T_-MDL14	3370	70.2	3310	68.9	3230	67.3	3485	72.6	48
09L45T_-MDL14	3625	75.5	3560	74.1	3470	72.3	3745	78	48
12L27T_-MDL14	4060	67.6	3960	66	3945	65.7	4120	68.6	60
12L35T_-MDL14	4780	79.6	4660	77.7	4640	77.4	4850	80.8	60
12L45T_-MDL14	5140	85.6	5010	83.5	4990	83.2	5210	86.9	60

*Glow top option adds 10 watts.



962TC-XRLED GLEN ELLYN SERIES

LED

EPA
3.65 (ft²)
WEIGHT
36 LBS

5 YEAR
WARRANTY

LUMEN
RANGE
1,550 to
5,210

LIFE SPAN
L70
MINIMUM
50,000
HOURS

UL
LISTED

CLICK
FOR FAQ'S

JOB NAME

FIXTURE TYPE L6

MEMO 962TC-XR-LED-12L45T2
-MDL14-HSS

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-962TC-XRLED-12L45T5-MDL14-CA-HSS-FHD/478PM/2112FP5/SCC/BKT

Mounting Config.	Fixture	LED	CCT	Type	Driver	Lens	Option House Side Shield	Option Fuse	Option Internal Lens	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish
PT	962TC	XRLED-1	45	T2	MDL14		HSS					BKT

Mounting Configuration

(Click here to view mounting configuration sheet)

- IW
- PT
- IA
- IAPT
- 2A
- 2A90
- 2APT
- 3A
- 3A90
- 3APT
- 4A
- 4APT
- IAM
- 2AM
- 450PB

W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mid-Mount PB = Pier Base

Fixture

- 962TC
- 962TCGT (Glow Top)¹

¹ Add 10 watts.

LED

- XRLED-9L
- XRLED-12L

CCT - Color Temperature (K)

- 45(00)
- 35(00)
- 27(00)

Type

- T2
- T3
- T4
- T5

Driver

- MDL07 (120v-277v, 700Ma)²
- MDL14 (120v-277v, 1400Ma)
- MDH07 (347v-480v, 700Ma)²
- MDH14 (347v-480v, 1400Ma)

² For use with 9L system only.

Lens (Click here to link to lens options)

- SV1 (Flat Soft Vue Medium Diffuse Acrylic)
- SV2 (Flat Soft Vue Heavy Diffuse Acrylic)
- CA (Clear Acrylic)
- CTA (Clear Textured Acrylic)
- CSA (Clear Seeded Acrylic)
- PA (Pristmatic Acrylic)
- WA (White Acrylic)

Options (Click here to view accessories sheet)

- HSS House Side Shield
- FHD³ Dual Fuse & Holder
- SVD1 Soft Vue Medium Diffuse, Internal Dome Lens
- SVD2 Soft Vue Heavy Diffuse, Internal Dome Lens

³ Ships loose for installation in base.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 478
- 480
- 6236
- 579
- TA
- TASCR

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes⁴

- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

⁴ Smooth finishes are available upon request

Custom Finishes⁵

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

⁵ Custom colors require upcharge.

Sternberg Select Finishes

- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

Specifications

Fixture

The 962TC fixture shall be 14" wide and the overall height shall have 42". It shall be made of heavy wall cast aluminum, 356 alloy and lenses shall be made of vandal resistant acrylic. The fixture cage shall be cast in one piece and shall have a lift hinged door. The four paneled roof shall be closed with solid aluminum panels. The Luminaire shall be UL approved in US and Canada.

Fitter

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to accept a 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

LEDs

The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be downward facing to minimize up-light. The LED's and printed circuit boards shall be environmentally friendly and 100% recyclable, they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 50,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4500K (3500K or 2700K option) color temperature with a typical of 70 CRI. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

See next page

962TC-XRLED GLEN ELLYN SERIES

LED

Electronic Drivers

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For sources under 50w: The driver shall have a minimum efficiency of 88%.

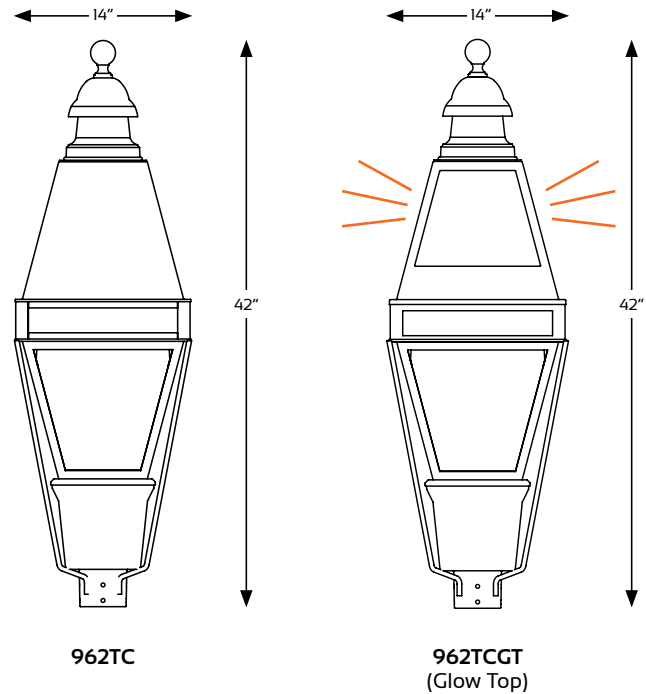
Warranty

Five-year warranty. See product and finish warranty guide for details.

Finish

Refer to website for details.

Fixtures



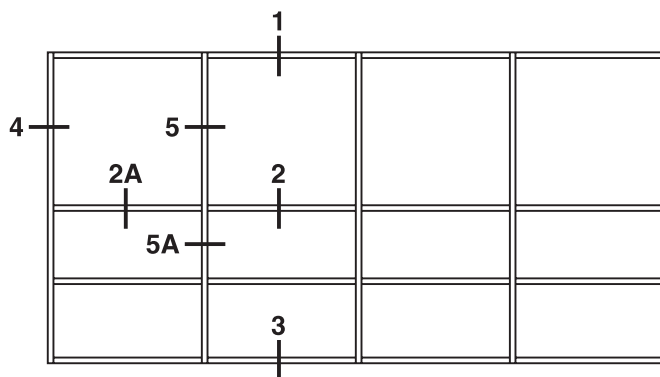
Performance (Based on CSA Lens)

LIGHT SOURCE	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE*
09L27T_-MDL07	1610	73.1	1600	72.6	1550	70.3	1670	75.9	22
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09L45T_-MDL07	2035	92.5	2025	92	1960	89	2115	96.1	22
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12L45T_-MDL14	5140	85.6	5010	83.5	4990	83.2	5210	86.9	60

*Glow top option adds 10 watts.

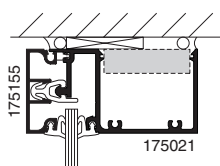
Additional information and CAD details are available at www.kawneer.com

8 - Sample cutsheets - Refer to elevations for size and mullion configuration.

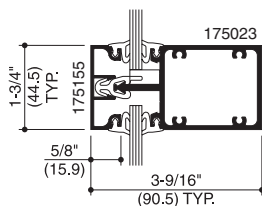


ELEVATION IS NUMBER KEYED TO DETAILS

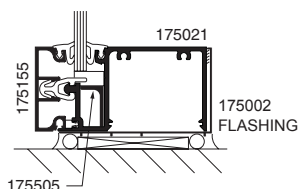
1/4" INFILL



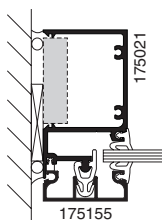
1
HEAD



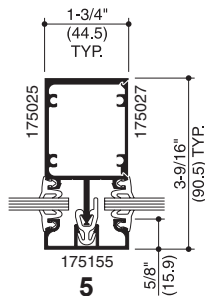
2
HORIZONTAL



3
SILL

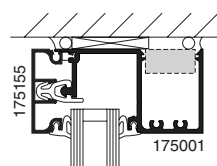


4
JAMB

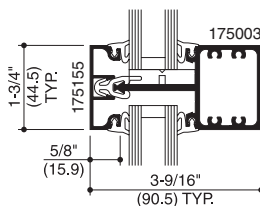


5
MULLION

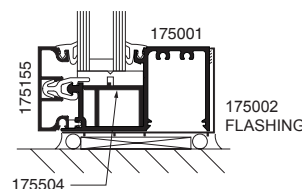
1" INFILL



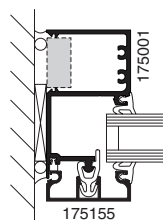
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HEAD



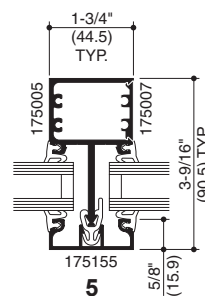
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HORIZONTAL



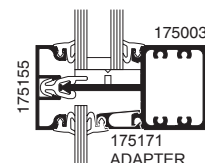
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SILL



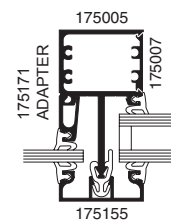
4
JAMB



5
SPLIT
MULLION



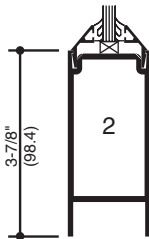
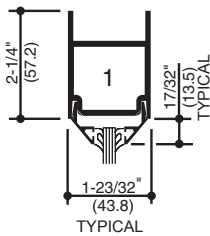
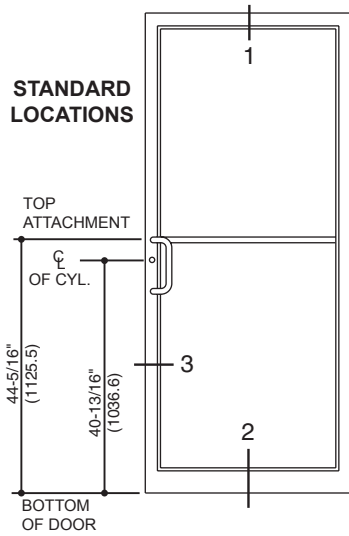
2A
HORIZONTAL
W/ 1/4" ADAPTER



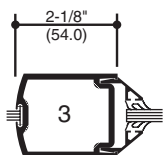
5A
SPLIT MULLION
W/ 1/4" ADAPTER

Additional information and CAD details are available at www.kawneer.com

190 NARROW STILE

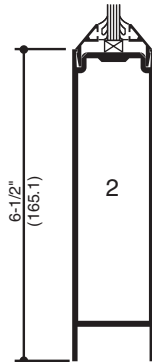
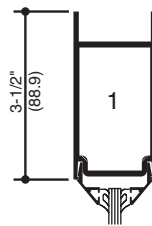
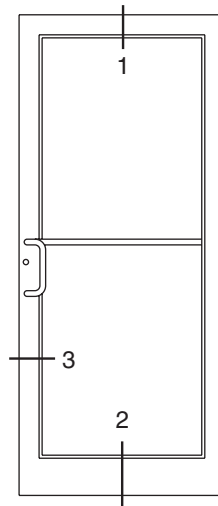


SINGLE ACTING

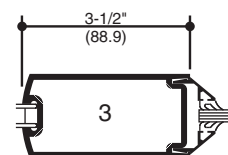


DOUBLE ACTING

350 MEDIUM STILE

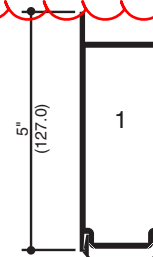
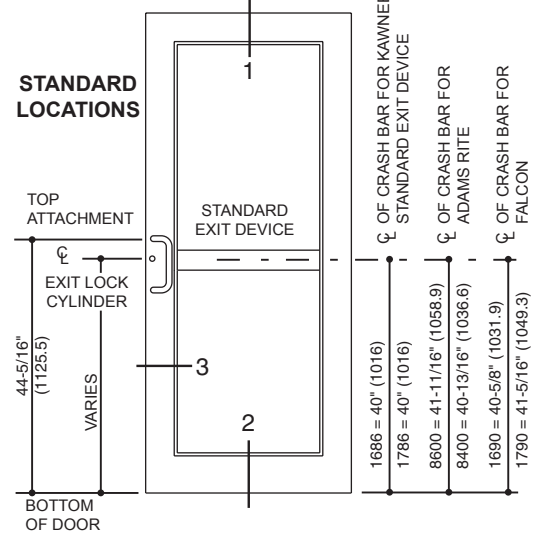


SINGLE ACTING

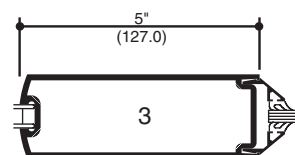


DOUBLE ACTING

500 WIDE STILE



SINGLE ACTING



DOUBLE ACTING

Kawneer reserves the right to change configuration without prior notice when deemed

Laws and building codes governing the design and use of glazed doors and windows are subject to change without notice. Kawneer assumes no responsibility for any errors or omissions in this document.

Attachment: 11. Window and Door Details (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

R95-008327

95 JAN 20 PM 1:30

RECORDER
DU PAGE COUNTY*Blaney*

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4214AN ORDINANCE DESIGNATING THE PROPERTY
AT 535 DUANE STREET (GLEN ELLYN CIVIC CENTER)
AS A GLEN ELLYN LANDMARKADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 28TH DAY OF NOVEMBER, 1995.Published in pamphlet form by
the authority of the President
and Board of Trustees of the
Village of Glen Ellyn, DuPage
County, Illinois, this 29TH
day of NOVEMBER, 1995.✓
PREPARED BY & RETURNED TO:
VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, IL 60137

ORDINANCE NO. 4214

AN ORDINANCE DESIGNATING THE PROPERTY
AT 535 DUANE STREET (GLEN ELLYN CIVIC CENTER)
^{21A} AS A GLEN ELLYN LANDMARK

WHEREAS, on July 28, 1994, the Historical Sites Commission ("Commission") made a preliminary determination that the nominated property at 535 Duane Street (known as The Glen Ellyn Civic Center) be designated as a Glen Ellyn landmark; and

WHEREAS, following notification of said determination, the Village of Glen Ellyn, owner of the subject property, submitted written consent to the proposed designation; and

WHEREAS, in accordance with procedures established in Article 2, Ch. 13 of the Village Code, known as the Historical Preservation Ordinance ("Ordinance"), the Commission conducted a public hearing on November 17, 1994, on the question of whether the subject property meets one or more of the criteria set forth in Section 2-13-3(A) of the Ordinance and should be permanently designated a Glen Ellyn historical/architectural landmark and considered the evidence and testimony presented at the public hearing; and

WHEREAS, the Commission has submitted to the Board of Trustees of the Village of Glen Ellyn its final report of said hearing and its recommendation that the subject property be officially designated a historical/architectural landmark, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the Village Board has reviewed the report and recommendation of the Commission and the applicable landmark designation criteria and finds that the subject property satisfies one or more of said criteria;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: That the preamble of this ordinance is hereby incorporated into and made a part hereof as findings of the Village Board.

SECTION 2: That the Village Board hereby adopts the findings set forth in the report and recommendation of the Commission, Exhibit "A" appended hereto, regarding subject property located at 535 Duane Street in Glen Ellyn, Illinois, and legally described as follows:

Lot 3 and Lot 4 in Block 12 in County Clerk's Fifth Assessment Division, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois and Lot 1 (except the South 19.96 feet of the West 212.8 feet thereof and except the West 100 feet thereof) in Subdivision of Lot 6 in Block 12 in Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois

P.I.N.# 05-11-328-024.

SECTION 3: That the subject property is hereby determined to be a Glen Ellyn landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance: (1) Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; (2) Its exemplification of an architectural type or style distinguished by rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; (3) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the Village of Glen Ellyn.

SECTION 4: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION 5: That the Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten(10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file

R95 08327

or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, and Milton Township Assessor and appropriate Village departments.

SECTION 6: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 28TH day of NOVEMBER, 1994, on first reading, second reading not being requested.

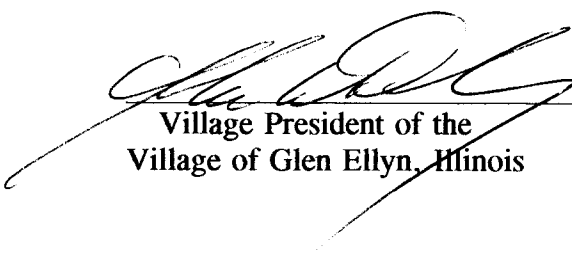
AYES: RENNARD, WARK, EILKERSON, MATHEWS, POERPEL

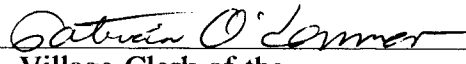
NAYS: - 0 -

ABSENT: FRANKE

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH day of NOVEMBER, 1994.

ATTEST:


Village President of the
Village of Glen Ellyn, Illinois


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 29TH day of NOVEMBER, 1994.)

Attachment: 12. Ordinance 4214 (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)

REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN HISTORICAL SITES COMMISSION
ON THE DESIGNATION OF
535 DUANE STREET
(GLEN ELLYN CIVIC CENTER)
AS A GLEN ELLYN LANDMARK

TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
GLEN ELLYN, ILLINOIS.

The Glen Ellyn Civic Center at 535 Duane Street has been nominated for designation as a Glen Ellyn Historical/Architectural Landmark.

The nomination was referred to the Historical Sites Commission to consider such a designation and conduct a public hearing thereon pursuant to the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825-VC). At its regular meeting on Thursday, July 28, 1994, the Historical Sites Commission made a preliminary determination that the nominated property be designated as a Glen Ellyn landmark. The Historical Sites Commission set the public hearing date for Thursday, November 17, 1994, and the meeting was held as scheduled. Notice of the hearing was published in the Glen Ellyn News on November 2, 1994, and distributed to properties within 250 feet of the subject property. A sign was also placed on the property announcing that there would be a public hearing concerning this site.

The Historical Sites Commission issued the following report and recommendation:

I. REPORT

- A. Location - The subject property is located on the south side of Duane Street one lot east of Main Street. The common address is 535 Duane Street.
- B. Characteristics of the Surrounding Area - The property is in the C5B District in the Central Business District. Businesses exist on two sides. Immediately to the east is a church and to the south is single and multifamily housing.

Report/Recommendation
Historical Sites Commission
535 Duane Street

- C. Public Hearing - Commissioner Marks noted the following for the record.

The property is eligible for the National Register of Historic Places and is an excellent example of adaptive reuse.

It was also noted that this property is an example of the Colonial Revival style of architecture.

The following exhibits were presented at the public hearing and made part of the official record concerning the designation of this property as a Glen Ellyn Landmark:

- Exhibit 1 - Historical landmark nomination form
- Exhibit 2 - Minutes from the meeting of July 28, 1994 showing a motion of resolution proposing property 535 Duane Street for designation as a Glen Ellyn landmark approved by the Historical Sites Commission. (Preliminary determination).
- Exhibit 3 - Written and notarized consent from a representative of the owners of record received October 4, 1994.
- Exhibit 4 - Planning report from the Planning and Development Director.

D. Historical Sites Commission findings -

1. The property was originally built as the Duane Street Junior High in 1927. The building was designed in a Colonial Revival Architectural style.
2. The property is eligible for the National Register of Historic Places.
3. The property is an excellent example of adaptive reuse of an historic structure. The property houses the Glen Ellyn Village offices and the Glen Ellyn Civic Center.

Report/Recommendation
Historical Sites Commission
535 Duane Street

II. Recommendation

The Historical Sites Commission recommends that the Village Board approve the designation of property at 535 Duane Street as a Glen Ellyn landmark. The designation would be appropriate in that the property meets the following criteria set forth in Section 2-13-3(A) of Ordinance #3825-VC as follows:

(1) Its value as an example of the architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

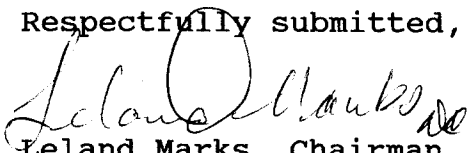
(2) Its exemplification of an architectural type of style distinguished by rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

(3) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the Village of Glen Ellyn.

The proposed designation will not have an adverse effect on the property or the neighborhood.

Upon motion to recommend approval, all members present voted "aye."

Respectfully submitted,


Leland Marks, Chairman
Historical Sites Commission

Date of Hearing: November 17, 1994

Attachment: 12. Ordinance 4214 (4138 : 535 Duane Street - Exterior Alteration of Landmarked Property - New Construction)



C E R T I F I C A T I O N

I, Patricia A. O'Connor, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 4214 passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 28TH day of NOVEMBER, 1994, and that the same was signed and approved by the President of said Village on the 28TH day of NOVEMBER, 1994.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 18TH day of JANUARY, 1995.

Patricia A. O'Connor
Village Clerk

CORPORATE SEAL



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/19/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Cole Jackson
Category: Discussion Item
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4140)

DOC ID: 4140

Discussion on Potential Landmarking Process Update

Potential Landmarking Process Update

The Historic Preservation Commission listed several goals for 2019 including continuing to encourage landmarking of Village residences and commercial buildings. Currently, all landmarking applications require two meetings before the Historic Preservation Commission, a preliminary determination if a property meets landmarking eligibility criteria and a public hearing to determine if the property should be recommended to the Village Board for landmarking. In order to streamline the landmarking application process and promote landmarking within the Village staff is considering language that would reduce the number of required meetings to one, if the property was nominated for landmarking by the property owner. In these cases, the Historic Preservation Commission could determine landmark eligibility, hold a public hearing, and make a recommendation all at one meeting. If a property was nominated by someone other than the property owner staff recommends keeping the two-step process to insure in the owner of the property be notified of the nomination.

Staff is requesting the Commission's comments on this potential update. If the Commission would like to see these changes made staff can begin writing the correct code amendments which will be brought before the Historic Preservation Commission and the Village Board.



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AGENDA ITEM (ID # 4141)

DOC ID: 4141

Informational Memo

1. Potential Website Updates

The Village recently updated its website including new pages for the Historic Preservation Commission. The landing page currently includes bullet points with the intent and purpose of the Commission and links to relevant documents. Staff is requesting the Commission's thoughts on including an introduction to the Commission on that page. A potential introduction could read:

"The Glen Ellyn Historic Preservation Commission seeks to preserve the Village's rich historic character. The Commission achieves this by providing a plethora of resources and programs while educating the community about the importance of preservation. Specifically, the Commission offers opportunities to landmark a historically significant property, considers alteration applications for landmark provides guidelines for historic preservation, and hosts the annual historic preservation awards. Historic Preservation Committee meetings are open to the public and all are encouraged to attend and contribute."

Staff is also requesting any additional comments on the Historic Preservation Commission webpages so that any updates can be made.

2. McKee House Updates

On August 2, 2019, Historic Preservation Commission Chair Tim Loftus, members of the Village Board, members of Village staff, and community members including members of the McKee Preservation Group met to tour the McKee House Property. The McKee Preservation Group is continuing to fundraise for the restoration of the property and has proposed incorporating a maker's space into the redevelopment. The McKee Preservation Group is supposed to raise \$400,000 by October 2019 in accordance with the agreement between the Village and the Forest Preserve District.

3. Letter on Landmarking

At the July meeting, staff presented a letter to be sent to homes potentially eligible for landmarking. The letter was originally drafted by Commissioner Manak and edited by staff. At the meeting the Commission recommended revisions to the letter. An updated letter is attached for the Commission's consideration. If the Commission approves, staff will send the letter to homes in the community that are plagued by the Historic Society and may be eligible for landmarking.

4. CLG Annual Report

Each year staff puts together the CLG annual report. The report is sent to the Illinois Historic Preservation Agency and is a requirement for all certified local governments. Please find the attached CLG annual report for the fiscal year 2018-2019. Please read the report

before the meeting and let staff know of any suggested edits prior to us submitting the report.

Attachments:

Letter on Landmarking
FY 2018-2019 CLG Annual Report

ATTACHMENTS:

- 2019 Certified Local Government Annual Report (PDF)
- Letter on Landmarking (PDF)



Glen Ellyn Historic Preservation Commission Certified Local Government Annual Report

FY 2019

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Overview & History

The Glen Ellyn Historic Preservation Commission (“Commission”) has many responsibilities in the Village. The Commission, under the original name Historical Sites Commission, was established in 1975 via Ordinance No. 1944 for the general welfare of the citizens of the Village to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the Village, including “Stacy’s Tavern”, eligible for designation by ordinance as Glen Ellyn Landmarks.

The Commission’s intent and purpose has further evolved to include additional responsibilities. The Commission hosts an annual awards program that aims to recognize



Glen Ellyn Horse Trough

homeowners, builders, and architects for outstanding construction or enhancements in the Village. Awards are given for renovations, remodels, streetscape compatibility (new construction) and architectural details.

A third responsibility that the Commission has undertaken is assisting with architectural resource surveys within the Village. Since 2002, the Village has undergone five independent surveys that have collectively inventoried over 4,550 residential and commercial properties.

In addition to these responsibilities, the Commission has also hosted several community events designed to educate property owners on landmarking, tax incentive programs, and the national register. In the future, the Commission hopes to educate homeowners about local landmark districts.

This annual report has been prepared in fulfillment of the Village of Glen Ellyn’s annual reporting requirement under the National Park Service’s Certified Local Government Program established under the National Preservation Act. The Village of Glen Ellyn has been a “Certified Local Government” since 2004.

The Purpose

The Purpose of the Glen Ellyn Historic Preservation Commission is to encourage the rehabilitation and utilization of structures, places and works of art having a special *historic, architectural or aesthetic value* or interest to the community, and to identify those buildings and such worthy of designation as official Glen Ellyn landmarks.

Landmark Designations

The landmark designation process is initiated when a Glen Ellyn Local Landmark Nomination Form is submitted to the Village administrative offices. The structure being proposed for landmarking must be at least 50 years old and each nomination must provide substantial evidence that it meets at least two of the following criteria:

- Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
- Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; or
- Its location as a site of an important archaeological, significant historic, or natural event; or
- Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- It be one of the few remaining examples of a particular architectural style; or
- Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
- Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States; or
- Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous; or
- Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Each nomination is required to be submitted along with historic photographs or property information relevant to each case. Once a nomination form is submitted, the Commission will vote to make a preliminary determination of landmark designation. After a preliminary determination is made, the Commission will host a public hearing to consider recommending such designation to the Village Board of Trustees. If the landmark is granted the Village issues the property owner a plaque to display on the structure. All costs associated with landmarking are absorbed by the Village and come at no cost to the property owner.

Landmark Designations



Glen Ellyn Landmark 754 Lennox Road

Since 1992, the Commission has recommended approval of 43 landmark designations and three National Register Historic Districts (one residential and two in the Central Business District) to the Village Board of Trustees. One of these landmark properties was later removed while 42 landmarked properties remain. Since the FY 2018 CLG report, one new property has been landmarked. The table on the following pages lists the Village's landmarks and their

architectural styles.

Some of the Village's most notable landmarks include: the Orrin D. Dodge house at 542 Hillside Avenue, which was lived in by Orrin Dodge, a prominent figurehead in the Village during the early 1920s; Charles Kerr, founder of Kerr Publishing in Chicago, built and lived in the home at 566 Hillside Avenue; the home at 525 Forest Avenue was built by Amos Churchill, a prominent builder in the community during the early 1900s and lastly, the Glen Ellyn Horse Trough is a cast iron trough that was donated to the Village in 1907 by prominent figurehead William Newton.

In March of 2019, the Commission reviewed the landmark nomination of 451 Taylor Avenue and made a preliminary determination that the property qualified for landmarking. In April of 2019 the Commission held a public hearing for the landmarking of 451 Taylor Avenue and approved the landmarking application which was then brought to the Village Board for final approval. Note, there have not been any landmark nominations that were rejected by the Commission.

Landmark Spotlight

This bungalow at 451 Taylor Avenue was built in 1925. It includes many notable features including double hung wooden windows, stucco cladding, and architectural detailing. The home is the most recent Glen Ellyn landmark receiving its certification in May of 2019.



List of Landmark Designations

B—Building A—Piece of Art P—Property D—District

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
1/13/1992	3890	B/D	574 N. Main	Queen Anne
1/13/1992	3891	B/D	583 N. Main	Queen Anne
1/13/1992	3889	B/D	577 N. Park	Queen Anne
10/11/1993	4055	B/D	563 N. Main	Gothic Revival
10/11/1993	4054	B	364 Prospect	Victorian
10/11/1993	4053	B	272 Hill	Bungalow
7/11/1994	4156	B	627 Euclid	Lexington
11/28/1994	4214	B	535 Duane	Colonial Revival
11/28/1994	4213	A		U.S. Post Office Mural "Settlers"
9/23/1996	4419	B	545 N. Park	Queen Anne
2/14/2000	4810	B	404 Prospect	Queen Anne
7/22/2002	5076	B	633 Davis	Victorian
7/14/2003	5179	B	557 Geneva	"L" Form
11/24/2003	5206	B	367 Duane	Wood Frame
10/25/2004	5300	B	602 Prairie	Queen Anne
5/23/2005	5361	B	342 Montclair	Craftsman
8/8/2005	5381	B	677 Highland	Queen Anne
10/10/2005	5400	B/D	620 N. Main	Victorian
4/10/2006	5456	B	490 Phillips	Queen Anne
5/17/2007	5575	B	421 Ridgewood	Gabled "L"
3/14/2011	5923	B	671 Prairie	Ranch
11/14/2011	5971	B	542 Hillside	Victorian
11/14/2011	5972	B	418 Ridgewood	Craftsman
2/13/2012	6001	B	525 Forest	Victorian
5/14/2012	6027	B	566 Hillside	Victorian
7/23/2012	6055	P		Glen Ellyn Horse Trough
7/23/2012	6056	B	369 N. Main	Queen Anne Bungalow
9/24/2012	6077	B	716 Crescent	Prairie
8/12/2013	6159	B	754 Lenox	Queen Anne

Attachment: 2019 Certified Local Government Annual Report (4141 : September 2019 Informational Memo)

DATE OF PASSAGE	ORD. #	TYPE	ADDRESS/LOCATION	ARCH STYLE/NOTES
8/12/2013	6159	B	754 Lenox	Queen Anne
9/9/2013	6162	B	644 N. Main	Queen Anne
10/28/2013	6180	B	684 Highland	Tudor Revival
11/12/2013	6183	B	253 Anthony	Gable Front Cottage
2/10/2014	6213	A		Forest Hill of Glen Ellyn Cemetery
6/9/2014	6238	B	725 Highland	Tudor Revival
5/23/2016	6404	B	425 Arlington	Queen Anne w/ Craftsman influence
8/15/2016	6429	B	709 Crescent	Craftsman
1/9/2017	6476	B	250 Regent	Mid Century Modern Ranch
2/27/2017	6475	P	645 Lenox	Lake Ellyn Park & Boathouse
8/27/2018	6623	B	869 Hillside	Bungalow
8/27/2018	6624	B	371 Elm	Vernacular Homestead
5/28/2019	6694	B	451 Taylor	Bungalow

Local Landmarks Removed from Designation

10/11/1993	4053	B	364 Prospect	Designation Rescinded on 2/24/2003
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Glen Ellyn Landmark 272 Hill Avenue

Committee Activity

Certificate of Appropriateness

The Village of Glen Ellyn Historic Preservation Commission did not grant any Certificates of Appropriateness (COA) over the last five years. However, the Commission has provided guidance for several projects.

- projects on historic properties;
- Maintenance of the Certified Local Government Status achieved by the Village in 2004, and the access to federal funding for historic preservation efforts that comes with the designation;

National Register Property Nominations

No national registry nominations were considered during this fiscal year.

Monitoring

The Village of Glen Ellyn Historic Preservation Commission did not provide any comments on alterations or demolitions to National Registry or Illinois Registry properties. The Commission did monitor preservation issues more generally including passing a resolution concerning a development adjacent to the national historic district.

Survey Activity

The Village of Glen Ellyn has conducted five Architectural Resource Surveys within the northern portions of the community since 2002. The Village has conducted these surveys for several purposes including:

- Expansion of the Village's body of data on existing historic homes;
- Creation of residential interest in preservation;
- Encouragement of homeowners to consider local landmarking;
- Encouragement of homeowners to apply for placement on the National Register;
- Encouragement of homeowners to apply for property tax freeze, available for restoration

To date, the Village has conducted five surveys that have examined approximately 60% of the Village's residential properties. Approximately 54.8% of the homes surveyed are either contributing or significant architectural or historic structures. These surveyed areas include some of the earliest subdivisions within Glen Ellyn, and contain several significant and potentially significant buildings.

The Turner-Roosevelt Survey was completed by Ramsey Historical Consultants in August, 2018. A total of 1,067 principal structures were surveyed; 62 were identified as significant and 29 were identified as potentially significant and surveyed more intensively. The survey revealed that 41% of the structures within the surveyed area would contribute to the character of a potential historic district, 5% were determined to have architectural distinction and approximately 3% were shown to be potentially significant (distinctive, but with alterations). The lower percentage of significant and potentially significant properties in this survey is largely attributable to the later development of this part of the Village. Many of the structures in this area are less than 50 years old.

Full survey reports are available on Glen Ellyn's website at www.glenellyn.org under My Government/Boards & Commissions/Historic Preservation Commission

Committee Activity Timeline

- August – Meeting cancelled
- September – Reviewed a presentation of the 2017-2018 Turner and Roosevelt Architectural Resource Survey by Lara Ramsey of Ramsey Historical Consultants. Discussed HPC awards, the comprehensive plan update, and downtown signage.
- October – Reviewed outreach relating to the Turner Roosevelt Architectural Resource Survey
- November – Discussed 2019 HPC goals and means of promoting the HPC. Considered means of contacting plaqued properties. The HPC also discussed promoting historic preservation in public places such as the to-be-built parking garage. The HPC also discussed state legislation relating to tax credits for historic properties.
- December – Further discussed 2019 goals, 2019 preservation month event ideas and budgeting, and how to engage millennials in historic preservation.
- January – Discussed the proposed Apex 400 PUD, discussed plans for the Horse Trough with Glen Ellyn Public Works, and passed a resolution stating that developments downtown should fit the size and character outlined in existing Village plans and the zoning code and that any new developments preserve the character of downtown.
- February – The Commission heard comment from the Forest Preserve regarding the preservation of the McKee House and adopted the 2019 Commission goals. The Commission discussed its action plan for landmarks and the preservation month event.
- March – The Commission reviewed the landmark nomination of 451 Taylor Avenue and made a preliminary determination that the property qualified for landmarking. The Commission also discussed the preservation awards, McKee House fundraising efforts, and the historic preservation month event.
- April – The Commission held a public hearing for the landmarking of 451 Taylor Avenue and approved the landmarking application. The Commission also discussed the landmark initiative.
- May – The Commission reviewed nominations for the 2018 Historic Preservation awards and selected winners. The Commission also discussed the landmark initiative. Commission members passed out treats and historic preservation literature at the Taste of Glen Ellyn event.
- June – Meeting canceled. Commission Chair Tim Loftus passed out the 2018 Historic Preservation Awards to the winning homeowners at the June 29, 2019 Village Board meeting.
- July—Meeting cancelled.

Membership Activity

P = Present A = Absent - = Not on Commission C = Meeting Canceled

Date	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	
Member													
Leland Marks	C	P	P	P	P	-	-	-	-	-	-	-	
Kelli Christansen	C	P	P	P	P	P	P	P	P	-	-	-	
Nathan Darga	C	P	A	P	P	P	P	P	P	P	A	C	
Robert Dieter	C	A	A	P	P	P	P	A	A	A	P	C	
Tim Loftus	C	P	P	P	P	P	P	P	P	P	P	C	
James Manak	C	P	A	P	P	P	P	P	P	P	P	C	
Kim Veum-Welsh	C	P	P	P	A	P	P	A	P	P	P	C	
Ian Hood	-	-	-	-	-	P	A	P	P	P	P	C	
Penn French	-	-	-	-	-	-	-	-	-	P	A	C	

In the News

Preservationists Again Working To Save Glen Ellyn's McKee House - 03/01/2019 — Chicago Daily Herald

Glen Ellyn's Historic Horse trough will be Refurbished -- and Replicated — 02/26/2019 - Chicago Daily Herald



September 19, 2019

NAME
ADDRESS
ADDRESS LINE TWO
Glen Ellyn, IL ZIP CODE

Village President
Diane McGinley

RE: Glen Ellyn Historic Landmark Designation

Trustees

Kelli Christiansen
Bill Enright
Gary Fasules
Craig Pryde
Mark Senak
Steve Thompson

Dear homeowner,

You are receiving this letter because your home has been plaqued by the Glen Ellyn Historical Society in honorary acknowledgment of its historical or architectural significance. The Village of Glen Ellyn Historic Preservation Commission is a separate organization and we are contacting you because your home may also be eligible for designation as a local landmark by the Village.

Village Manager
Mark T. Franz

While the Historical Society's plaque is an honorary designation, the Village Historic Preservation Commission's landmarking designation provides real protections and economic benefits for your home. For example, if a home is landmarked by the Village it may be entitled to a property tax assessment freeze through the Illinois State Historic Preservation Office. Please note that the Village covers all expenses related to landmarking your home.

Village Attorney
Gregory S. Mathews

If you would like additional information about landmarking or other historic preservation opportunities please see the historic preservation page on the Village's website, or feel free to attend a Historic Preservation Commission meeting on regularly scheduled the 3rd Thursday of each month. If preferred, members of the Historic Preservation Commission would be happy to meet with you informally to answer any questions you may have. For additional information or to set up a meeting please contact me at 630-547-5246.

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Community Development
630-547-5250

Thank you,

Police
65 South Park Boulevard
Glen Ellyn, IL 60137
630-469-1187

Cole Jackson
Associate Planner
Staff Liaison to the Historic Preservation Commission
Village of Glen Ellyn
535 Duane Street, Glen Ellyn, IL 60137
630-547-5246
www.glenellyn.org

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

Attachment: IDNR Property Tax Assessment Freeze Informational Sheet
Historic Preservation in Glen Ellyn brochure

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180



Property Tax Assessment Freeze

What is it?	The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied, principal residence for eight years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners.
Benefits	The Program benefits both the owner-occupant and the community by: ► encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; ► increasing the value of the rehabilitated property; ► returning underutilized structures to the tax rolls; ► revitalizing and stabilizing neighborhoods and often increasing the amount of available housing within a community; and ► sustainably reusing the built environment.
Provisions	To qualify for the Program, a property must: ► be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic-preservation ordinance; ► be a single-family, owner-occupied, principal residence; or a condominium building; or a cooperative building; or a residential building with up to six units as long as the building owner resides in a unit; ► undergo a rehabilitation whose budget exceeds 25% of the property's assessor's fair market value within a 24-month period; and ► undergo a rehabilitation that meets the Secretary of the Interior's "Standards for Rehabilitation."
How to apply	Step 1: Determine if you qualify ► Contact the IL SHPO or your local landmark commission to ask if your property qualifies as a certified historic structure. ► Determine the assessor's fair market value (or fair cash value) of your property by contacting your assessor or referring to your current property-tax bill. ► Decide whether the work (interior and exterior) will cost more than 25% of the assessor's fair market value. ► Contact the IL SHPO to discuss whether your work (interior and exterior) can meet the "Standards." Step 2: Get your planned work approved ► Consult IL SHPO's website for a more thorough explanation of the program, its application and instructions. ► Prior to construction, if possible, fill out and mail in Parts 1 and 2 of the application with the rehabilitation plans and pre-construction photographs. ► The IL SHPO will determine if the interior and exterior work complies with the "Standards." The IL SHPO's review may differ from that of your local commission. Once your Part 2 is approved by the IL SHPO, proceed with the rehabilitation. Step 3: Get your finished work approved ► When the project is finished, fill out and submit the Part 3 with photographs showing the completed work, a spreadsheet of expenses, and copies of receipts. ► If the IL SHPO determines the project meets all the requirements, it will mail you and the assessor a Certificate of Rehabilitation.
Important points	It is strongly recommended that you contact the IL SHPO early in the design process and submit Parts 1 and 2 prior to beginning any work. ► If the scope of work changes during construction, consult the IL SHPO to ensure the work continues to meet the "Standards." ► Applications must be submitted within two years of a project's completion. ► Any work done to the property during the freeze period must meet the "Standards." Contact the IL SHPO for their approval prior to commencing. ► If the property is sold within the twelve-year freeze period or if its use changes from that of a single-family, owner-occupied, principal residence, the freeze will be cancelled for the remainder of the freeze period. ► An owner may receive approval on Parts 1 and 2 and complete the rehabilitation, then sell the property to a new owner-occupant who signs and submits the Part 3 and takes the freeze. ► Condominiums and cooperatives should contact the IL SHPO to discuss how the Program may work best for their buildings.
Questions?	IL SHPO—Tax Incentives Coordinator Illinois Department of Natural Resources One Old State Capitol Plaza Springfield, Illinois 62701 (217) 524-0276 http://www2.illinois.gov/ihpa/Preserve/Pages/taxfreeze.aspx