

AGENDA
Glen Ellyn Architectural Appearance Commission
Wednesday, November 9, 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street



1. **Call to Order.**
2. **Approval of Draft Minutes.**
 - October 12, 2022 Architectural Appearance Commission Meeting Minutes
3. **Public Comment (non-agenda items).**
4. **Exterior Appearance Reviews.**
 - **411 N. Main St:** Exterior Appearance Review for Brick & Mortar, a co-working office space. Continued discussion from October meeting.
 - **552 Crescent Blvd:** Exterior Appearance Review for Tutto Bene Italian Ristorante.
 - **504 Crescent Blvd:** Exterior Appearance Review for Five-0-Four Kitchen, a new restaurant. Continued discussion from October meeting.
5. **Trustee's Report.**
6. **Chairman's Report.**
7. **Staff Report.**
8. **Other Business and Adjourn.**

Dear Petitioner(s) and Interested Citizens:

Once an Exterior Appearance request has been reviewed by the Architectural Appearance Commission, the commission may make a recommendation and minutes of the meeting are prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Community Development Department at (630) 547-5250.

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.

cc: Architectural Appearance Commission
Anne Gould, Trustee Liaison
Atrian Fard, Staff Liaison
Barbara Dutton-Thomas, Recording
Secretary
Martin Scott, Community Development
Director
Taylor Gendel, Associate Planner
Brad Iwicki, Planning Intern

Mark Franz, Village Manager
Emily Rodman, Assistant Village
Manager
Meredith Hannah, Economic
Development Coordinator
Lori Gloude, Executive Assistant
Brian Baltudis, Facilities Manager



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/9/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2866)**

DOC ID: 2022-2866

Approval of Draft Minutes from October 12, 2022 Architectural Appearance Commission Meeting

Statement of the Issue:

Please review attached meeting minutes.

Analysis:

Please review attached meeting minutes.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please review attached meeting minutes.

Attachments:

1. 10-12-22 AAC Meeting Minutes-DRAFT

DRAFT MINUTES
ARCHITECTURAL APPEARANCE COMMISSION MEETING
October 12, 2022

Call to Order and Roll Call

The meeting was called to order at 7:10 p.m. by Architectural Appearance Commission (AAC) Chairperson Susan Jacobson, who gave background on the Commission's role and function and outlined public input procedures, saying comments will be recorded. Absent: Also present were Village personnel Sr. Planner Atrian Fard, Associate Planner Taylor Gendel, Planning Intern Brad Iwicki and Recording Secretary Barbara Dutton-Thomas. Roll was called. Present: Chairperson Jacobson and Commissioners Albrecht, Goronov, Mees, Rahn, Salwasser and Smith.

Public Comment on a Non-Agenda Item

None.

Approval of Meeting Minutes

A motion to accept the minutes of August 10, 2022 was made by Commissioner Mees and seconded by Commissioner Goronov. The motion passed by voice vote.

Exterior Appearance Review: 411 N. Main St.

Staff Presentation

Intern Iwicki related that the Petitioner, Brick and Mortar, requests an Exterior Appearance Review to accommodate the façade remodel of the existing building at 411 N. Main St. The subject site is improved with a two-story building constructed in 1927, he stated. The gross floor area of the building is 5,350SF, with two one-bedroom apartments on the second story and the former restaurant and bar, McMaes, on the ground floor. McMaes closed in 2019, continued Mr. Iwicki. The building's Tudor style façade features natural brick, timber, and stone of the colors red, buff and cream, and matches the architecture of adjacent buildings in style, texture and color, he said. The subject property is in the South Historic District and located on the east side of Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core Subdistrict. The Petitioner, related Mr. Iwicki, is proposing the complete remodel of the building's west, south and east elevations while maintaining the building's Tudor style. The modifications, he said, include resurfacing the façade, expanding the front entry, adding new lighting fixtures, and replacing shingles at the front roof section as well as all windows and doors. The Petitioner proposes replacing the façade with timber and Hardie panels in light gray with darker gray accents. The masonry fenestration at the building partition is specified to remain. The updated trim and the extruded box window will be black. The *Appearance Review Guidelines (ARG)* references "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," which directs that the historic character and distinctive features should not be replaced, covered or destroyed. When replacement is necessary, the new feature shall match the old design in color, texture and, where possible, materials. Per the *ARG*, brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality while trim and panel systems are not recommended.

The Petitioner proposes expanding the storefront vestibule, continued Mr. Iwicki, who said that the existing doorway features distinctive red paint, while the proposed vestibule features a dark bronze door with large glass pane extending to the ground and a side window with a grid design glass extending to the ground. He noted that the ARG supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing. The existing ground-floor features picture windows on both sides of the door, explained the Intern, adding that the current second-floor façade is characterized by an extruded box window with a grid design. The renderings for the first floor propose changing the proportion and style of the original openings by vertically extending the windows towards the ground, said Mr. Iwicki. The Petitioner will cover the existing window opening near the exit door to blend with the proposed façade, continued the Intern, who added that all windows on the front façade will feature a grid design and dark bronze aluminum frames. According to Mr. Iwicki, the ARG specifies that materials and finishes not recommended include rustic-finished wood, aluminum siding, trim or panel systems and glass storefront wall systems that extend to the ground.

The proposal calls for removal of the five existing gooseneck light fixtures on the front façade of the building and installing new recessed LED light fixtures with adjustable white color, related Mr. Iwicki. These light fixtures are to be located with four on the second-floor overhang, three under the extruded box window to illuminate the business signage, three above the storefront vestibule, and two above the exit door, he elaborated. The existing gooseneck light fixtures could be considered architectural elements that would articulate the building's entrance and are in context with the Downtown historic character, said Mr. Iwicki, who also related that the east and south courtyard elevations consist of cinderblock and brick that is proposed to be cemented over and painted, matching the front façade in color. (Currently, he noted, all the structures adjacent to the courtyard feature brick in the colors buff, red and cream.) The AAG, he stated, directs that original building materials not be covered, and new construction should use the same or similar materials on the original building in terms of type, texture and color; particularly inappropriate are veneers of artificial stone, metal panels, vinyl siding, rough-sawn wood, and stucco applied over brick surfaces. The existing openings in the courtyard elevation, he added, will be improved with new picture windows and doors matching the building's frontage. The Petitioner proposes new shingles on the west elevation's roof pitch (front). Other improvements to the roof will not be visible from Main Street and include the new roof structure and membrane on the rear portions of the buildings, explained Mr. Iwicki. The interior of the building will be renovated as part of the project to prepare the space for a new co-working office. A building permit has been applied for by the Petitioner. There are no additions or new structures are proposed for the property, stated Intern Iwicki, who outlined Commission action.

Commissioner Albrecht remarked that while it's great the building is being renovated, given that the *2001 Comprehensive Plan* spells out protections for downtown buildings (and a 2008 study identified the subject property as a "Notable Historic Structure") she advised care be taken. She said she couldn't imagine replacing the façade with Hardie board, and while expressing some flexibility over windows, identified the proposed colors as an issue. Agreeing, Commissioner Goronov stressed even more concern over proposed alterations to the building's "distinct" Tudor Style, describing these as between Tudor and Modern. He said that while the building needs updating, a refresh can be done easily at probably less expense. Given the ordinance for preservation, he said

the proposed is unacceptable and he wouldn't recommend it for approval. He added that the entry door in its current configuration is "lost in translation," suggesting that the floor plan could be designed to accommodate it. Referencing Brick and Mortar's branding, Commissioner Mees suggested that the Petitioner might find a way to work its white-and-black motif into the façade while preserving building details (and perhaps garnering award recognition). To illustrate this idea, she presented renderings, including one depicting the "Liberty of London" building featuring the store's name atop iconic Tudor Style expression. She remarked that a center entrance is more appropriate. While voicing agreement with the previous comments, Commissioner Rahn, said he didn't have as large an issue with the modern approach to the street level, but would like to see a closer relationship with the original upper floor. He pronounced the elimination of brick a "missed opportunity" to link to the community's heritage.

Commissioner Questions

Commissioner Salwasser questioned the historic significance of the Gooseneck lighting. Mr. Iwicki said they were installed in 2001. A brief discussion of awnings ensued. Citing a May 2021 ordinance specifying that in this historic district the façade could not be disturbed, Commissioner Albrecht asked if renovation work on it has started. Mr. Iwicki replied affirmatively re: the façade and Sr. Planner Fard interjected that the Petitioner, who she said she thinks wasn't aware of the exterior review process, started the work (mostly for interiors), but *has* been told by Staff of the architectural review requirement. Commissioner Goronov asked if work started without a permit, to which Sr. Planner Fard said the Petitioner had a permit in process for interiors but not for exterior, a sequence Commissioner Goronov termed "unusual." He asked if the intent is to keep the original roof, to which Petitioner Adam Clabaugh said the slate is to be preserved. Commissioner Albrecht averred for careful permitting, saying change is "sometimes something you can't put back."

Petitioner Presentation

Adam Clabaugh, who introduced his partner Andrew Nast, responded to a request from Commissioner Smith to speak to the condition of the existing brick on the second-floor façade and in the courtyard and why the plan is to replace rather than repair it. Mr. Clabaugh responded that the façade brick is neither structural or in good shape. The rear brick is fair but doesn't flow with the cinderblock, he said, but indicated he is open to suggestions regarding treatment. Commissioner Goronov, who called the brick pattern/texture "unique," wondered if the brick might be tuck-pointed and painted. From a branding perspective, Commissioner Salwasser asked if the Petitioners could keep the brick in the front and not cover it up. Mr. Clabaugh replied that it's faux brick not in good shape, and that it has to be replaced with something. Complimenting Commissioner Mees' renderings, he reiterated that the Petitioners are open to suggestions. "We're not hanging our hats super hard on anything," he said, expressing the hope of a solution that would accommodate both brand and environment. Commissioner Salwasser asked how the sign is to be illuminated, to which Mr. Clabaugh replied that recessed can lighting is envisioned. In response to a suggestion from Commissioner Mees to keeping or replicating the window box detail, Mr. Clabaugh said he's open to the idea though everything on the front of the building has to be replaced, as it is "in bad shape." Commissioner Goronov asked if the street-level floor plan would allow keeping the symmetrical entrance, to which Mr. Clabaugh replied, "Unfortunately not," a situation the Commissioner called "unfortunate."

Commissioner Comments

Commissioner Albrecht said she loves the idea of the can lines, which she called a “modern touch that provides light to this great space.” She suggested leaving the side brick exposed and focusing on trying to copy it in the cinderblock portion. She said she would hate to see the window box go, but conceded that Hardee board could work if used judiciously. Chairperson Jacobson said she liked the comments offered, and said that Commissioner Mees’ “doodle” captures the look desired. She said a “strictly” black-and-white approach is not going to fit with the other façades on the street, but said she doesn’t have a problem with the entryway being off-center. She also wishes to see some brick. Commissioner Smith suggested a warm gray be used (Mr. Clabaugh sounded amenable to a cream and brown combination), though said it’s not so much the color choices that matter as much as their tone, but expressed that she doesn’t think replacing one faux material with another adds charm. Commissioner Albrecht said she’d like to a door treatment that corresponds with mullions.

Sr. Planner Fard clarified that interior work can proceed, but no changes are to be made to the exterior without approval. Saying she would like to see a revised concept, Commissioner Albrecht moved that the Petitioner have the option of putting some of these comments and questions in place and come back and have us take a look at them. Seconded by Commissioner Goronov, the motion passed unanimously by roll call vote.

Exterior Appearance Review: 1186 Roosevelt Rd.

Staff Presentation

Associate Planner Gendel related that the Petitioner is Amanda Conway, Senior Project Coordinator at CESO, on behalf of the property owners proposing the remodel of an existing 3,704SF office building into an outpatient, Neuragenex medical treatment center. Neuragenex, she explained, is a pain management facility providing non-invasive procedures and is classified as a medical use under the Village of Glen Ellyn Code. Ms. Gendel stated that the current architectural style will remain as is with a few changes proposed, including the removal of a door from the east elevation and infilling the brick in its place, the addition of four windows on the east wall to allow for more natural light into the building, and painting of the brick walls, soffit, fascia, and wood and metal panel systems to present a modern look to the façade.

Brick and siding will be painted “Pure White,” and the brick accent and the canopy’s metal panel system will be “Grizzle Gray,” continued the Associate Planner, who related that the Village’s ARG states that “brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.” She said, however, the white painted brick façade *will* match the property to the west of the building. All existing exterior finishes to remain shall be restored to like new conditions and re-painted to match existing finishes, including the doors, said Ms. Gendel, who noted that roofing will be painted according to the specs provided. The existing gutter and downspout will be painted “Grizzle Gray,” and any damaged, failing or eroding conditions on the exterior elevations will be repaired or replaced with like-kind materials to match what’s existing, she explained. The existing trash enclosure is in disrepair and will be replaced with like-kind to match the building with brick and paint in compliance with Code, related Ms. Gendel. The brick veneer will be “Glen Gray” to match the building color, and the gate will be primed and painted a dark bronze color complying with ARG regulation, she continued. The submitted Planting Plan does

not propose any trees or plants listed on the *ARG* Recommended Plant List, she reported, but said it appears that most proposed plantings are comparable in type and size. Ms. Gendel provided direction for AAC deliberation.

Commissioner Questions

Commissioner Albrecht wondered if the Petitioner might incorporate items from the recommended plant list into the landscape at the site – which she called “stark.” Sr. Planner Fard said that while any variations would need to come before the Plan Commission, the AAC is welcome to provide input into landscape plans.

Commissioner Goronov asked if the scope of work included work to the parking lot, to which Ms. Gendel responded affirmatively, saying that the Petitioner will have to meet accessibility and parking code provisions. Commissioner Goronov noted an alley in the back, which he described as being “in very bad shape.” The Associate Planner said the Petitioner could address this, adding that she thinks there are plans for resurfacing the parking lot.

Petitioner Presentation

Owner Representative Tom Libelich said he had no formal presentation but would be glad to answer questions.

Commissioner Comments

Calling the proposed “a nice refresh,” Commissioner Albrecht reiterated the need for landscape accents, which she said would be “frosting on the cake.” The Petitioner offered assurance that the lot won’t be left in disrepair. Commissioner Goronov congratulated the Petitioner on the effort, saying the proposed will be “a great addition to the streetscape of Roosevelt Road.” He added that landscaping would help “soften the big, hard surface” of the parking lot. Mr. Libelich said he was happy to take any recommendations from the Commission, and that The Petitioner is “not married to the Landscape Plan. Commissioner Rhan said the plan represents a “wonderful refresh,” though wondered if, given that the corridor is predominantly white, whether the Petitioner had any thoughts about changing the color to differentiate the building. Mr. Libelich replied that the design represents the aesthetic the Petitioner uses across the country, and that it is “their look,” though indicated the Petitioner could consider “toning it down.” Citing concerns over plants specified in the Landscape Plan, Chairperson Jacobson recommended selecting alternatives.

Commissioner Salwasser moved for the following:

After conducting a public meeting and deliberating on the request of the petitioner, Amanda Conway of CESO, Inc., for approval of an exterior appearance review for 1186 Roosevelt Road in the C3 Service Commercial District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on October 12, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented, with a consideration for a softer white color palette, at the October 12, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.
2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan with the suggested landscape changes, and be continuously maintained in perpetuity.
3. The photometric plan and the parking lot alterations shall conform to the Village Zoning, Building, and Accessibility Codes as well as stormwater regulations, and a building permit shall be issued for the exterior alterations.

Seconded by Commissioner Smith, the motion passed unanimously by roll call vote of all the AAC Commissioners.

Exterior Appearance Review: 504 Crescent Blvd.

Staff Presentation

Sr. Planner Fard related that the Petitioner, Sylvia Xim'enez, representing Five-0-Four Kitchen, is requesting approval of the exterior appearance review to accommodate the renovation of the existing building at 504 Crescent Blvd. The subject property is located on the north side of Crescent Blvd. between Main St. and Glenwood Ave. in the C5A Central Business District, in the North Downtown Historic District, explained Ms. Fard, who added that the subject unit was formerly occupied by Rue Restaurant and has been used primarily as a retail core use. The existing building was constructed in 1918 and is improved with a one-story building, she noted.

The Petitioner plans to renovate the southern, western and northern elevations of the building, said the Sr. Planner. On the south elevation, she elaborated, the Petitioner plans on replacing brick with natural stone marble featuring cream-white hues with a textured finish. The proposal, she stated, also calls for the renovation of the entrance vestibule with full-height glass door and windows, and the replacement of storefront windows with bi-fold glass doors and windows, to the right and left of the entrance, respectively. All windows and doors will feature dark bronze aluminum framing. Ms. Fard said that the *ARG* states that, "Materials and finishes not recommended include...aluminum siding, trim or panel systems; glass storefront wall systems that extend to the ground." The proposed storefront includes aluminum framing and panels, as well as the glass storefront portion that extends to the ground. Also, she said the *ARG* states that "windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim." Additional changes include removal of existing awnings, new air curtains atop new doors, and new light fixtures. The *ARG* supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing. Also, she said, the guidelines encourage awnings providing protection from wind, rain, and hot sun to the benefit of pedestrians and protection of window displays.

The brick is currently painted on the western elevation, continued the Sr. Planner, who said that it will be washed, sandblasted and tuck-pointed to restore the underlying cream brick tone. Broken bricks will be replaced, and the surface will be UV varnished for further protection. A similar

treatment, she said, is to be applied to the northern elevation. The *ARG*, she related, states that, "Original masonry wall surfaces should not be cleaned with abrasive methods such as sandblasting ... unless the building has no distinctive historic or architectural character." The rooftop equipment is currently screened by a 2- to 3-ft.-high parapet wall on three sides of the building, said Ms. Fard. The screen is made of light beige/gray Rolex Aluminum panels with flashing caps. As part of the renovation project, explained Ms. Fard, adding that the Petitioner intends to replace parts of the screen wall which are currently in disrepair, including metal studs and pressure-treated blocking, while maintaining the existing metal paneling, perhaps moving them a little. No changes to the color and materials are proposed, and the screen will match the building. The interior of the building will be renovated as part of the project to prepare the space for the new restaurant. A building permit has been applied for and is in process. Sr. Planner Fard provided a list of considerations the Commissioner might discuss.

Commissioner Questions

Commissioner Rahn asked if extending the storefront to the ground is acceptable by the Village. Ms. Fard said the guideline discourages it, but it's not law. Commissioner Goronov asked if the proposed included cleaning up the original brick on the south elevation. Ms. Fard replied it is to instead be replaced with "marble stone." The Commissioner requested further information about this material and about the window configuration envisioned, to which Ms. Fard deferred to the Petitioner. Remarking that the palette is contemporary overall, Commissioner Smith wondered about the vision for the south elevation. Commissioner Albrecht said she wants to see a front elevation illustration and a depiction of material colors.

Commissioner Goronov asked if the Petitioner would be seeking approval for a terrace in the street, such as the previous restaurant in the space had. Associate Planner Gendel said the terrace was part of a pilot program. Ms. Fard explained that outdoor dining/seating is a special use to be sought separately after the new use moves in, and said she hasn't heard anything about plans for such use.

Petitioner Presentation

Petitioner Sylvia Xim'enez related that her family has been operating the Santa Fe restaurant for almost 42 years, originally occupying the subject site before transferring over to 426 Main. The Crescent Blvd. space, she said, was rented first to Vittorio's and later to Rue, before a fire damaged the building a few years ago. Five-0-Four Kitchen, she said, will feature a renowned chef, with the goal of offering breakfast and lunch and three days of service for dinner. She said changes to the exterior will involve the addition of bi-fold windows and clean-up of the brick in a revocation of the existing architecture. Sandblasting to remove layers of paint, she said, will be followed by a UV coat.

She said the floor-to-ceiling bi-fold windows are only envisioned for one side of the front, as the floor of the other side slopes 9 inches to the alley. She said there is no proposal for outdoor seating as of yet, pending sidewalk improvements (though a delay in the streetscape could prompt the Petitioner to apply for a Special Use Permit). Ms. Xim'enez explained that the front and west façades of the building are original brick, and said that while her concept is to renovate the front one to marble stone to match the adjacent former bank building, she is not opposed to displaying the original brick. She also expressed flexibility in light fixtures, expressing a desire to maintain the "beauty of Glen Ellyn."

Commissioner Comments

Commissioner Albrecht said that given the topography the window arrangement makes sense, and favors the idea of fixing the brick on the alley wall. Sr. Planner Fard said she could inquire of the Building Department about less abrasive methods to remove paint. The Petitioner said there isn't much brick on the front, but isn't opposed to keeping it. Commissioner Goronov said he likes the idea of what appears to be limestone, and favored the idea of continuing it along the base of the west elevation as an accent, cleaning the brick above. Ms. Xim'enez said she isn't sure how aesthetically pleasing this treatment would be. Not knowing the streetscape specification for a tree in front of the building, the Petitioner expressed ambivalence about leaving an awning, given her experience replacing several because of sap damage. Commissioner Goronov recommended looking at the whole elevation. Commissioner Mees said it would be great to see a rendering without the awning, as losing it would be a "big change," and asked about signage. In lieu of a printed awning, Ms. Xim'enez described a concept for an LED-illuminated, carved faux limestone feature. Commissioner Mees said she would like to see an illustration of this. Commissioner Rahn suggested painting the brick of the west façade a bold color, maybe with graphics or a mural.

Expressing the goal of improving the building and the downtown, the Petitioner indicated she is flexible, and that she could provide renderings. Commissioner Smith said that, after viewing an online illustration of the type of limestone-type material described by the Petitioner, she preferred to keep the existing brick rather than replace it with "cultured stone," which, she said, does not fit in with the context. She further said she likes the awning windows, but is concerned about the palette, and said the light fixtures specified are too contemporary for a "very charming" brick building. Ms. Xim'enez conveyed that she has "no problem" keeping the brick. Commissioner Smith asked the Petitioner's construction contractor (Chris) his thoughts about limestone on the west façade. He said he thinks limestone is too prone to winter damage from snowplowing and salt. Ms. Xim'enez declared, "I think we're keeping the brick." Citing the lack of a rendering as an obstacle to making a decision, Chairperson Jacobson expressed a preference for keeping the brick, a dislike for the mural idea, and the view the AAC is "a little bit on the fence" about the stone vs. brick. She said it's difficult to visualize the front without the awning and how the signage would fit. Renderings with and without the awning and a depiction of the limestone were requested. The discussion was tabled.

Staff Report

Sr. Planner Fard related that a request to legalize a canopy at Tutto Bene is in process.

Commissioner Goronov said he wants to see a floor plan for 411 N. Main, which he called "a jewel," adding that it would be easy to make the building "true to itself and be fresh." Ms. Fard said she can add this to requirement for everyone, though it's not under AAC purview to request changes to it.

Adjournment

Chairperson Jacobson adjourned the meeting at 9:38 p.m., following a voice vote on a motion by Commissioner Albrecht and seconded by Commissioner Goronov.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/9/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Atrin Fard, Brad Iwicki

AGENDA ITEM
(ID # 2022-2867)

DOC ID: 2022-2867

411 N. Main St.: Exterior Appearance Review for Brick & Mortar, a co-working office space. Continued discussion from October meeting.

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached.

Attachments:

1. Staff Report 411 N Main AAC 11_9_22 - Copy
2. 1. Exterior Appearance Review Application
3. 2. Narrative Statement
4. 3. Aerial Map
5. 4. Building Elevation Renderings
6. 5. Roof plan and building section
7. 6. Lighting Use and Care Guide
8. 7. List of Materials and Colors
9. 8. Existing Conditions Photos
10. 9. Floor Plans
11. 10. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner
Brad Iwicki, Planning Intern

FOR: November 9, 2022 Architectural Appearance Commission Meeting

SUBJECT: 411 N. Main Street – Brick and Mortar – Exterior Appearance Approval

REQUEST: The petitioner is Brick and Mortar, represented by Adam Clabaugh. The petitioner is requesting an Exterior Appearance Review to accommodate the exterior facade remodel of the existing building at 411 N. Main Street. Brick and Mortar, a shared coworking office space, will be occupying the building. The building's current Tudor style façade features natural brick, timber, and stone of the colors red, buff, and cream, and matches the architecture of the adjacent buildings in style, texture, and color. In order to proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the project.

**PUBLIC
MEETING
SUMMARY:**

On October 12, 2022, the Architectural Appearance Commission (AAC) reviewed the existing conditions and proposed exterior improvements to the building. Commissioners expressed concern with the design and style of the façade, particularly the wood-texture Hardie board material replacing faux brick, and the black and gray color scheme. The petitioner was encouraged to include brick on the front façade and utilize warmer tones of gray and brown to fit with the character of the adjacent buildings. The Commission stressed the importance of preserving major architectural features such as the original board and batten pattern, box window, the symmetry of the entryway, and brick on the rear courtyard elevations.

The Commission motioned to defer making a recommendation in order for the petitioner to propose a revised concept. The AAC requested to see interior first floor plan for the meeting on November 9th, 2022.

**PROJECT
SUMMARY:**

The petitioner submitted new renderings proposing the remodel of the building's west (front), south, and east elevations. The revisions show the exterior design, materials, color, and interior floor plan. More information about the project is below:

West Elevation: The existing façade is brick, stone, and timber with masonry fenestration. The petitioner proposes to replace the ground

floor façade with Lorraine White brick veneer (Glen-Gray Lorraine White Handmade). The petitioner proposes two design options for the second-floor front façade: Option 1 features Hardie planks in light gray (BM Gray Owl) paired with darker gray (BM Horizon Gray) board and batten, and Option 2 represents dark (BM Onyx) boards with Horizon Gray Hardie planks. Both options will include Onyx trims with dark bronze aluminum windows.

East and South Elevations: The courtyard consists of brick that will be painted in light gray (BM Gray Owl) while preserving brick's texture. A portion of the south elevation is cinder block that will be covered with cement coating. All surfaces of the courtyard will be painted to match the front façade in color. The existing openings on the south and east courtyard elevations will be improved with new picture windows and doors match the building frontage.

Interior Renovation: The interior of the building will be renovated as part of the project to prepare the space for the new co-working office. The new proposal shows the mail boxes on one side of the storefront vestibule. The petitioner stated that the symmetry of the entryway cannot be maintained and provided the building's first floor plan at the Commission's request. A building permit has been applied for by the petitioner.

Lighting: The front façade of the building will feature recessed LED can light fixtures with adjustable white color temperature. There has been no change in style or location of the lighting fixtures with this proposal.

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial. Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the November 9, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Narrative Statement
3. Aerial Map
4. Building Elevation Rendering

Brick and Mortar, 411 N. Main Street
Exterior Appearance

Page 3

5. Roof plan and Building Sections
6. Lighting Use Guide
7. List of Materials and Colors
8. Existing Condition Photos
9. First Floor Plan
10. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Adam Clabaugh, Petitioner
Andrew Nast, Petitioner

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Mortar\Meeting\AAC\AAC 2nd meeting 11_9_22

RECEIVED
SEP 16 2022
VILLAGE OF GLEN ELLYN



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

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

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: _____ B: Application No. _____

C. Project Name: **Brick & Mortar Glen Ellyn**

D. Project Description:

Redevelopment of restaurant to coworking/shared office space

E. Address of Property: **411 N Main St, Glen Ellyn IL 60137**

F. Permanent Index No.: **05-11-328-009** G. Zoning: **C5A**

H. Name of Applicant: **Brick & Mortar | Adam Clabaugh**

I. Address of Applicant: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

J. Phone No. (Business): **847-777-3808** (Home) _____

K. (Mobile) **630-992-0821** (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: **adam@yourbrickandmortar.com**

N. Name of Property Owner: **411 Main LLC**

O. Address of Property Owner: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

P. Phone No. (Business): _____ (Home) **630-992-0821**

Q. E-Mail Address of Property Owner: **adam@yourbrickandmortar.com**

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

As requested during the planning and zoning process, we chose to maintain the existing Tudor style for the building's facade, while making improvements to modernize/repair.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

Both buildings to the north and south are Tudor style, with wood and brick exterior

T. Please explain how the project complies with the Appearance Review Guidelines:

The project is maintaining the existing style of the building for continuity with the rest of the block, while making much needed repairs/improvements to the structure/facade.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

Signature: _____

Date: 9/16/22

Project Submittals List

- | | |
|---|-------|
| 1. Application Form | _____ |
| 2. Application Fee | _____ |
| 3. Escrow | _____ |
| 4. Proof of Ownership | _____ |
| 5. Affidavit of Authorization | _____ |
| 6. Disclosure of Interest | _____ |
| 7. Narrative Statement / Project Description | _____ |
| 8. Plat of Survey/Legal Description | _____ |
| 9. Existing Site Plan | _____ |
| 10. Site Plan | _____ |
| 11. Landscape Plan | _____ |
| 12. Tree Survey | _____ |
| 13. Building Elevation Drawings – Existing | _____ |
| 14. Building Elevation Drawing – Proposed | _____ |
| 15. Floor Plans | _____ |
| 16. Color Rendering | _____ |
| 17. Photo, Slide(s) | _____ |
| 18. List of Building Materials & Colors | _____ |
| 19. Rooftop Plan | _____ |
| 20. Specifications for Rooftop Screening | _____ |
| 21. Sign Plan | _____ |
| 22. List of Signs | _____ |
| 23. Sign Elevations | _____ |
| 24. Building Elevation Drawings-Sign Location | _____ |
| 25. Trash Enclosure Exterior Equipment/
Fences/Screening | _____ |
| 26. Lighting Plan | _____ |
| 27. Light Fixture Cut Sheets | _____ |
| 28. Streetscape Elevation | _____ |
| 29. Outline Perspective View, Photo Imaging | _____ |
| 30. Staff & Developer Site Visit Pre-Arranged | _____ |
| 31. Affidavit Affirming No Conflict of Interest | _____ |

MBR- May be Required

Brick & Mortar Glen Ellyn**Narrative Statement of Purpose**

Exterior Improvements 411 N Main St, Glen Ellyn

Thank you for taking the time to review our Exterior Appearance Review Application, we truly appreciate it.

Our primary goal is to make the exterior of 411 N Main St as beautiful as the surrounding buildings and streetscape. To accomplish this we will be removing all of the facade on the building's frontage, and replacing it with new hardie board and timber. This will be painted to compliment the surrounding structures while also leaning in a modern direction that matches the company's branding.

In addition to the facade, we will be replacing all of the windows and doors throughout the property. All windows and doors will have dark bronze aluminum frames, and the windows on the frontage will additionally have a grid design similar to what is existing—but much more modern. The windows throughout the rest of the space will be picture windows with no grids.

The South and East elevations of the building are currently a mix of brick and cinder block (and vines...). We will be applying a skim coat of cement over all of the surfaces on these two elevations to create a uniform look, which will then be painted to match the colors used on the frontage.



0 100 200
ft

Print Date: 10/7/2022

Notes

Exterior Appearance Review

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

Option 1



Hardie Plank
& trim boards

Glen Gary
Brick Veneer



Color Selections

- BM Gray Owl
- BM Onyx
- BM Horizon Gray

Option 2



Hardie Plank
& trim boards

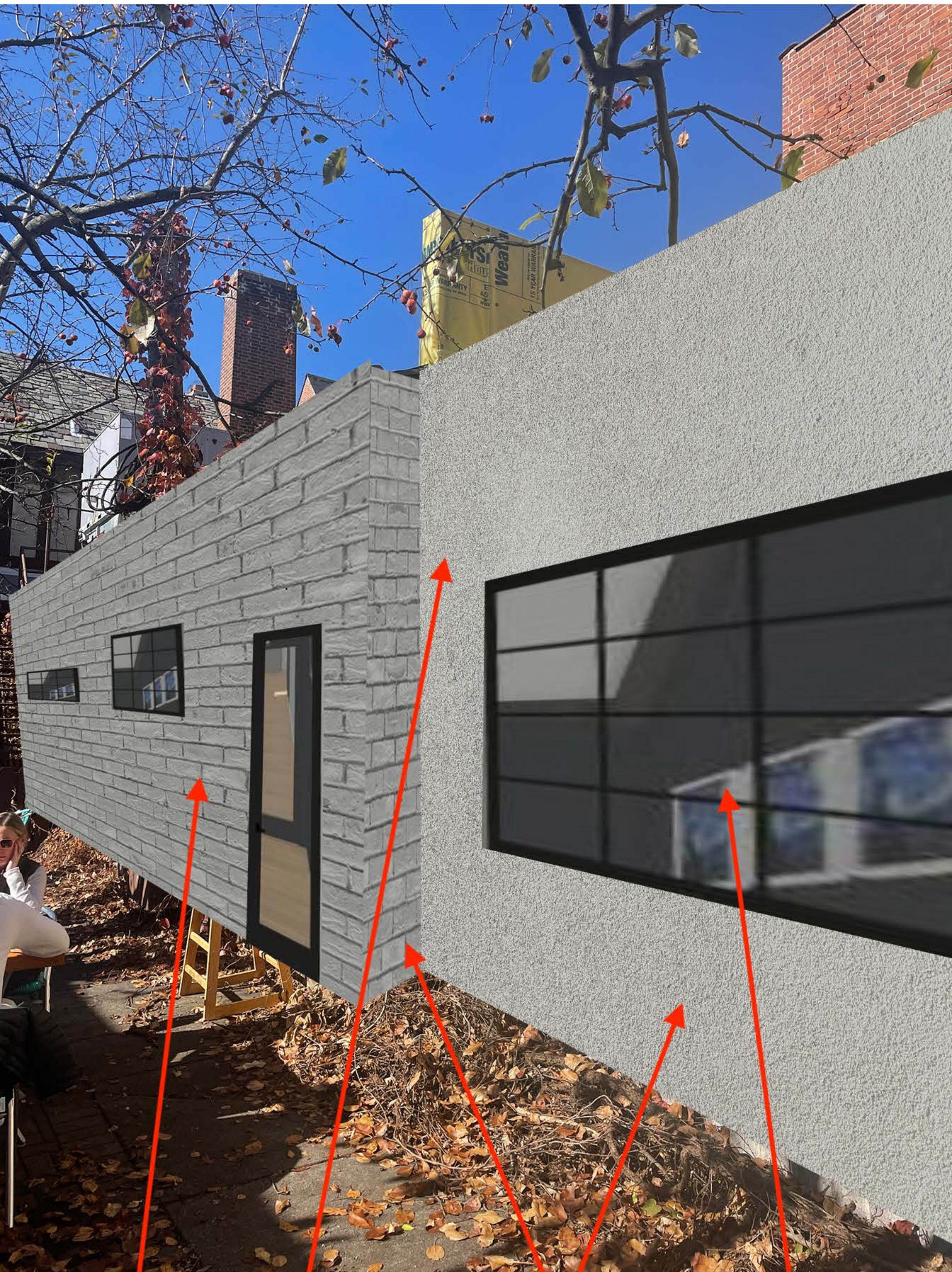
Glen Gary
Brick Veneer



Color Selections

- BM Gray Owl
- BM Onyx

Proposed

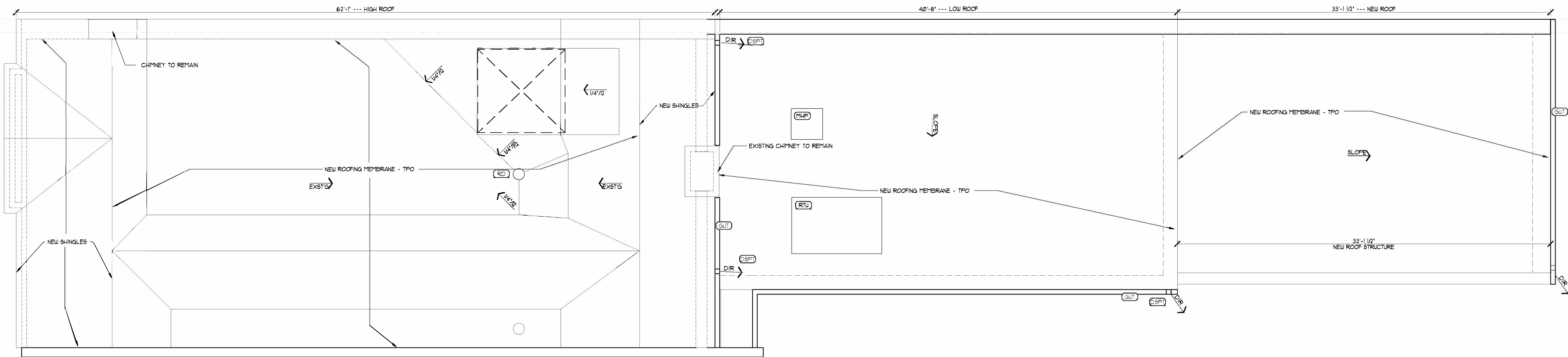


Existing brick,
painted

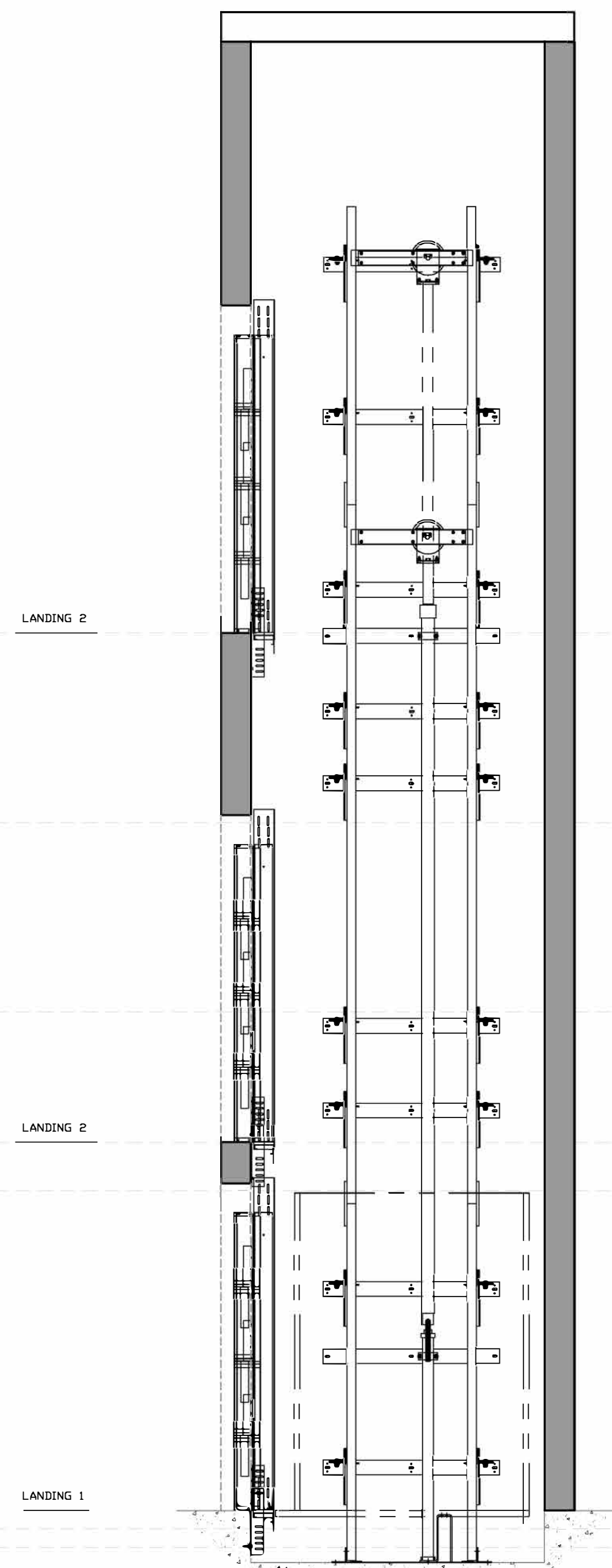
Skim coat
over
existing
cinder block

Color Selections
- BM Gray Owl

Picture window,
NO grids

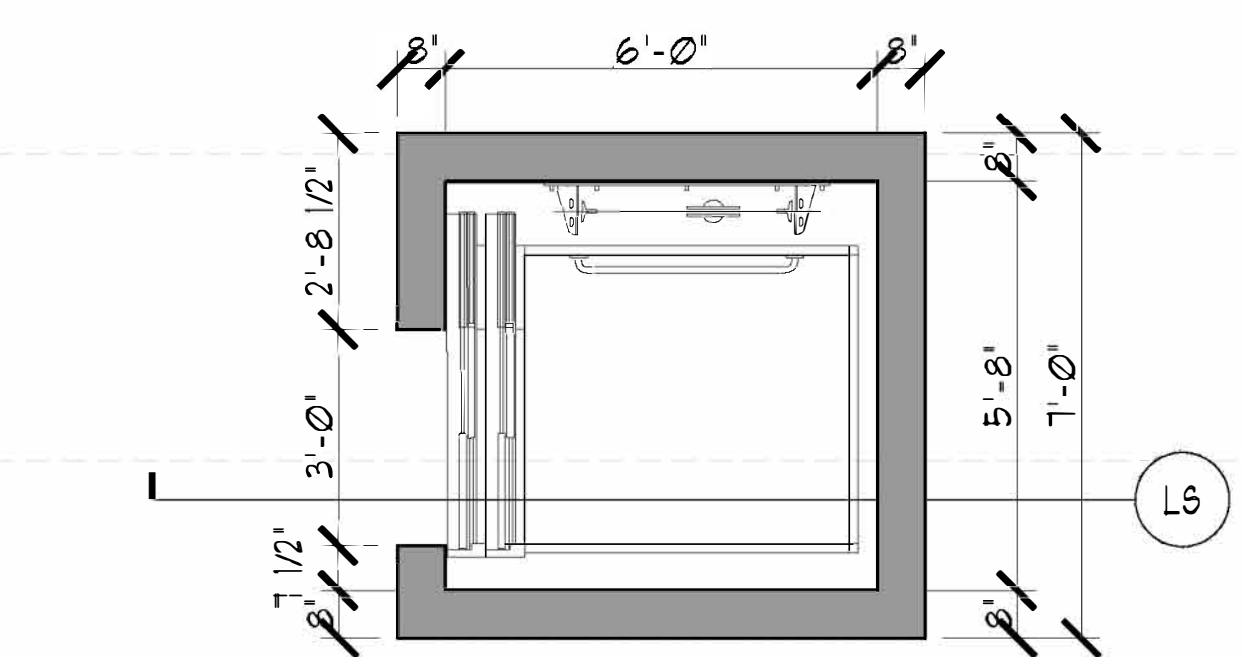


ROOF PLAN
1/4" = 1' - 0"

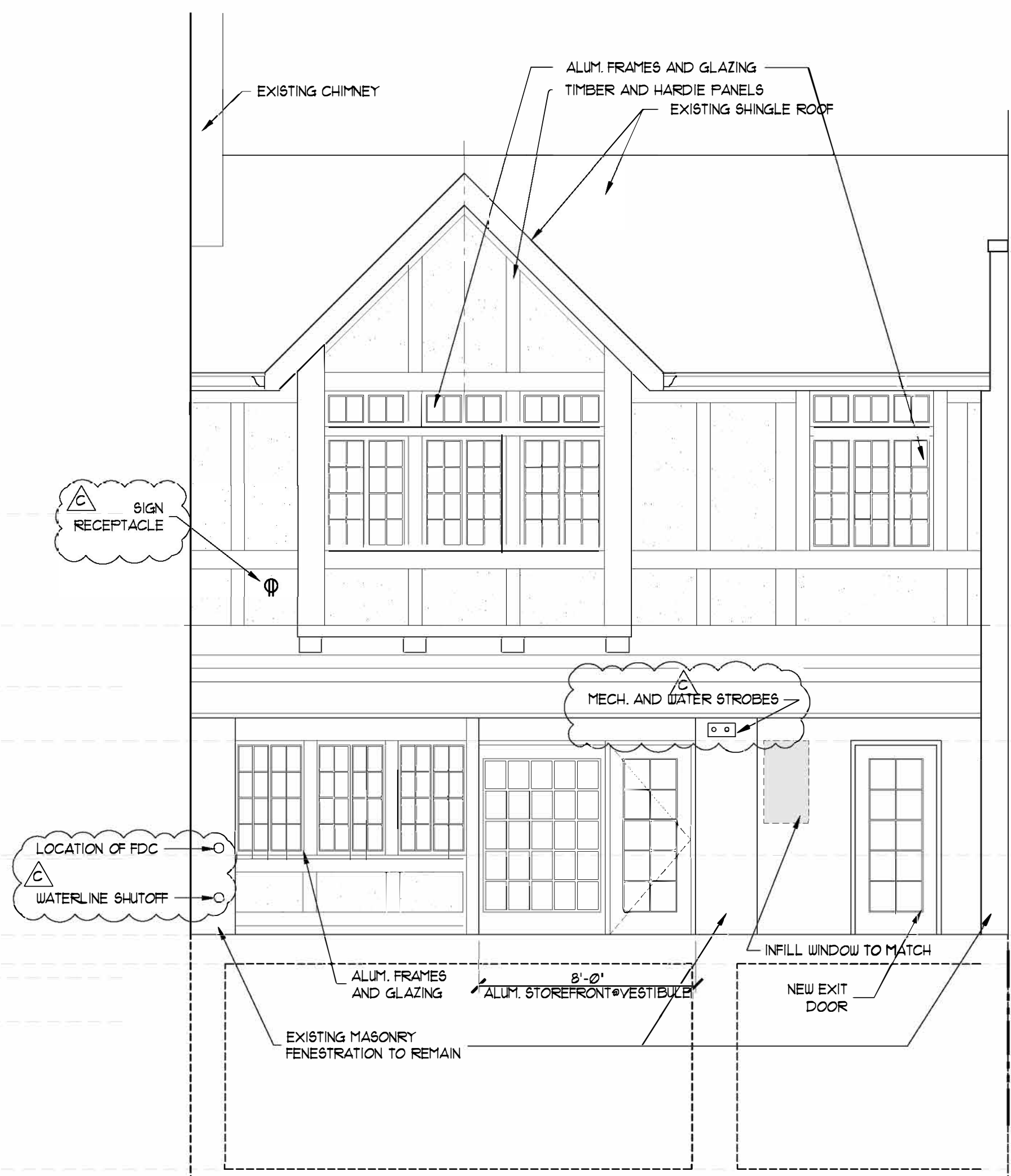


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

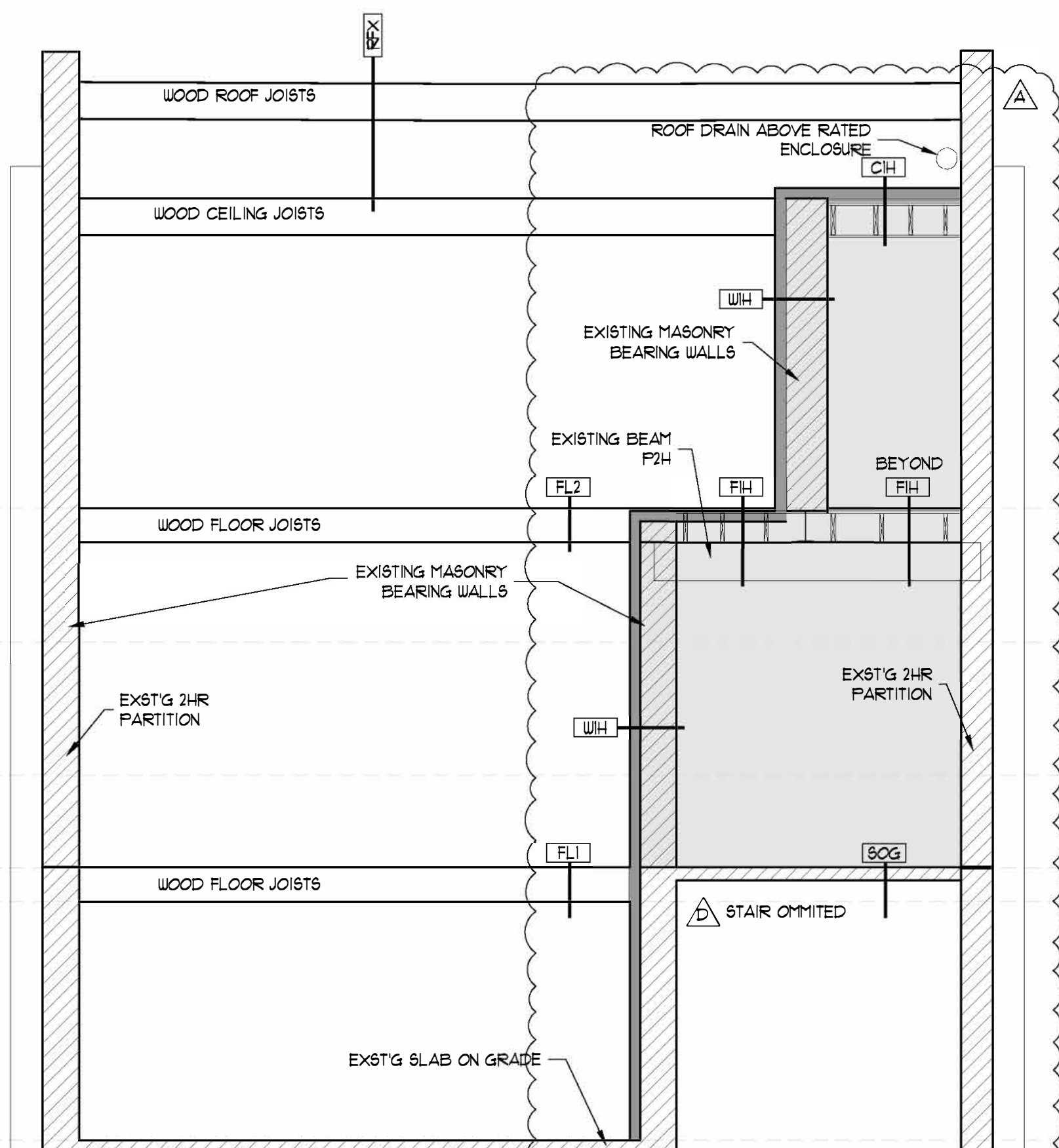
PLATFORM LIFT SECTION
3/8" = 1' - 0"



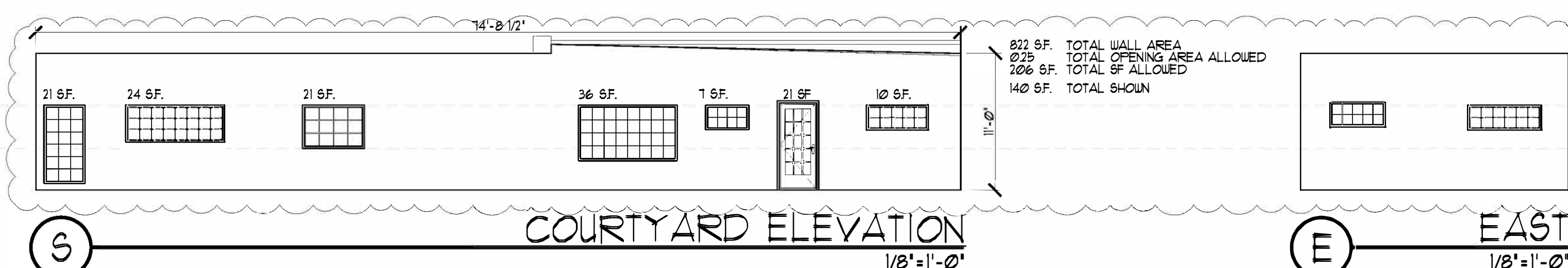
PLATFORM LIFT PLAN
3/8" = 1' - 0"



WEST ELEVATION
1/4" = 1' - 0"



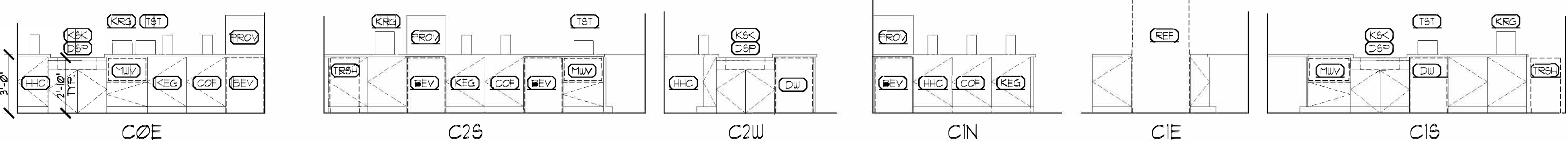
SECTION THRU RATED STAIRS/CORRIDOR
1/4" = 1' - 0"



COURTYARD ELEVATION
1/8" = 1' - 0"

LEGEND

- BEV - BEVERAGE REFRIGERATOR
- BM - STEEL BEAM - SEE STRUCTURAL
- BSK - BATH SINK
- HWC - HOT/COLD/CHILLED WATER DISPENSER
- COF - COFFEE MAKER
- DRY - HAND DRYER
- DSP - DISPOSAL
- D8PT - DOWNGROUT
- DW - DISHWASHER
- EJP - EJECTOR PIT
- EM - ELECTRIC METER
- EP - ELECTRIC PANEL
- GAS - GAS SERVICE - EXIST'G LOCATION
- H2O - EXISTING WATER SERVICE
- HWC - WATER SERVICE - HOT/COLD
- KEG - KEG REFRIGERATOR
- KRG - KEG REFRIGERATOR
- KSK - KITCHEN SINK
- LAV - LAVATORY
- LDR - LADDER
- MOP - MOP SINK
- MOK - MOP SINK
- MUV - UNDERCOUNTER MICROWAVE
- PROV - PROVISIONAL STATION
- RAMP - RAMP 1/2" WITH HANDRAILS
- REF - REFRIGERATOR
- SMP - SUMP PUMP
- SK - SINK
- TSSH - TRASH LOCATION
- TST - TOASTER
- TV - TV W/LOCKING - H/O ELEC
- WB - WHITE BOARD
- WC - WATER CLOSET
- WH - UNDERCOUNTER MICROWAVE
- WH - 100% ELECTRIC WATER HEATER



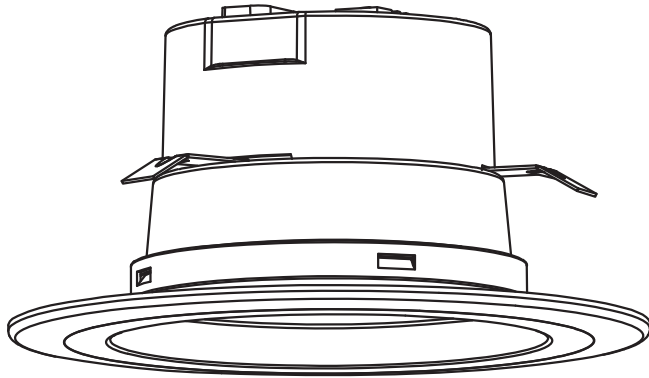
CAFE ELEVATION N 6
1/4" = 1' - 0"

ASSEMBLY TYPES

- C1H - 2HR CEILING OVER RATED STAIR
- R49 INSULATION
- 1 hour Intumescent Paint - UL# 263 - BOTH SIDES
- 5/8" GYP. BOARD
- EXISTING 2X STRUCTURE
- 5/8" - GYP. BOARD
- CLG - DROP CEILING OVER OFFICES/TOILETS
- 5/8" - GYP. BD.
- SOUNDBATTS - FULL
- 2X6 STUDS - UNO
- 5/8" - GYP. BD.
- F1H - 1 HOUR FLOOR BXUV, L504 - SYSTEM 7 - ABV&BLW RATED AREAS
- 5/8" GYP. BOARD
- 3/4" T&G PLYWOOD SHEATHING
- 2X WOOD JOISTS - EXISTING
- SOUND BATT INSULATION
- SOUND DEADENING BOARD
- 5/8" TYPE X GYP. BOARD - 1 LAYERS
- F11 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED
- 3/4" T&G PLYWOOD SHEATHING
- 2X WOOD JOISTS - EXISTING
- SOUND BATT INSULATION
- 5/8" TYPE X GYP. BOARD
- F12 - 2ND FLOOR DECK OVER MAIN FLOOR AREAS
- 5/8" GYP. BOARD
- 3/4" T&G PLYWOOD SHEATHING, 2 LAYERS, STAGGERED
- 2X WOOD JOISTS - EXISTING
- BATT INSULATION FOR SOUND
- 5/8" TYPE X GYP. BOARD - 1 LAYERS
- Rfx - EXISTING ROOF CONSTRUCTION OVER ATTIC AREAS - FRNT&MID
- TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O.
- EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ.
- 2X ROOF FRAMING - EXISTING
- R49 INSULATION-AS SELECTED
- 2X CEILING FRAMING - EXISTING
- 5/8" GYP. BOARD
- RFV - EXISTING ROOF CONSTRUCTION - VAULTED AREA
- TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O.
- EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ.
- 2X ROOF FRAMING - EXISTING
- R39 CLOSED CELL - AS REQ.
- EXISTING RAFTER TIES
- 5/8" GYP. BOARD
- Rfn - ROOF CONSTRUCTION - NEW VAULTED ROOF IN REAR
- TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O.
- EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ.
- TJ1 ROOF FRAMING - SEE STRUCTURAL
- R39 CLOSED CELL - AS REQ.
- 5/8" GYP. BOARD
- W1H - 1 HOUR GYP. BD. PARTITION
- Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX)
- WOOD OR METAL STUDS
- SOUNDBATTS - OPTIONAL
- Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX)
- 1 hour Intumescent Paint - UL# 263 - BOTH SIDES
- P1H - 1 hour Intumescent Paint - UL# 263
- W14 - 4" FURRED WALL
- BUILDING PAPER - VAPOR BARRIER
- 2x FURRING - SEE PLAN FOR SIZES
- R15 INSULATION
- 5/8" GYP. BD.
- WLT - TYPICAL INTERIOR WALL
- 5/8" GYP. BD.
- SOUNDBATTS - FULL
- 2X4 STUDS - UNO
- 5/8" - GYP. BD.
- W1AT - WALLS IN ATTIC
- 1/2" GYP. BD.
- R15 BATT INSULATION
- 2X4 WD STUD FRAMING
- 1/2" GYP. BD.
- W1X - EXTERIOR FRONT WALL
- EXTERIOR FINISH - SEE FAÇADE DRAWING
- 1/2" EXTERIOR GRADE SHEATHING
- R21 BATT INSULATION
- 2X6 WD STUD FRAMING
- 5/8" GYP. BD.
- S.O.G. - EXISTING TO REMAIN AND NEW SLAB ON GRADE
- 4" CONCRETE SLAB ON GRADE W/FIBERGLASS REIN.F.

USE AND CARE GUIDE

4 in. WHITE RECESSED LED TRIM



Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM



THANK YOU

We appreciate the trust and confidence you have placed in Commercial Electric through the purchase of this LED light. We strive to continually create quality products designed to enhance your home. Visit us online to see our full line of products available for your home improvement needs. Thank you for choosing Commercial Electric!

Table of Contents

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Safety Information

WARNING: Carefully read and understand the information given in this manual before beginning the assembly and installation. Failure to do so could lead to electric shock, fire, or other injuries which could be hazardous or even fatal.

WARNING: Ensure the electricity to the wires you are working on is shut off. Either remove the fuse or turn off the circuit breaker.

WARNING: Risk of fire or electric shock. Installation of this LED Retrofit Kit assembly requires a person familiar with the construction and operation of the light fixture's/luminaire's electrical system and the hazard involved. If not qualified, do not attempt installation. Contact a qualified electrician.

WARNING: Install this kit only in luminaires (light fixtures) that have the construction features and dimensions shown in the photographs and/or drawings included in these installation instructions, and where the input rating of the retrofit kit does not exceed the input rating of the luminaire.

WARNING: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

WARNING: To prevent wiring damage or abrasion, DO NOT expose the wiring to sheet metal edges or other sharp objects.

WARNING: Not intended for use with emergency exit fixtures or emergency exit lights. Suitable for wet locations.

CAUTION: Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate the equipment.

CAUTION: Risk of electrical shock. Do not open. There are no user serviceable parts inside. Turn the power off before inspection, installation, or removal. The lamp is suitable for use in wet locations. Use only on 120 VAC, 60 HZ circuits.

NOTICE: Each light shall be installed only in its intended manner and orientation. Not all existing recessed cans that meet these requirements will be compatible with Commercial Electric recessed LED Trim. To ensure compatibility, a test installation should be conducted. The minimum starting temperature is -4 °F.

NOTICE: This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions:
☐ This device may not cause harmful interference, and
☐ This device must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- ☐ Reorient or relocate the receiving antenna
- ☐ Increase the separation between the equipment and the receiver.
- ☐ Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- ☐ Consult the dealer or an experienced radio/TV technician for help.

Warranty

FIVE-YEAR LIMITED WARRANTY

The manufacturer warrants this lighting fixture to be free from defects in materials and workmanship for a period of five (5) years from date of purchase. This warranty applies only to the original consumer purchaser and only to products used in normal use and service. If this product is found to be defective, the manufacturer's only obligation, and your exclusive remedy, is the repair or replacement of the product at the manufacturer's discretion, provided that the product has not been damaged through misuse, abuse, accident, modifications, alterations, neglect, or mishandling.

WHAT IS NOT COVERED

This warranty shall not apply to any product that is found to have been improperly installed, set-up, or used in any way not in accordance with the instructions supplied with the product. This warranty shall not apply to a failure of the product as a result of an accident, misuse, abuse, negligence, alteration, faulty installation, or any other failure not relating to faulty material or workmanship. This warranty shall not apply to the finish on any portion of the product, such as surface and/or weathering, as this is considered normal wear and tear.

The manufacturer does not warrant and specifically disclaims any warranty, whether express or implied, of fitness for a particular purpose, other than the warranty contained herein. The manufacturer specifically disclaims any liability and shall not be liable for any consequential or incidental loss or damage, including but not limited to any labor / expense costs involved in the replacement or repair of said product.

Contact the Customer Service Team at 1-877-527-0313 or visit www.HomeDepot.com

Pre-Installation

PLANNING INSTALLATION

Before beginning assembly, installation or operation of product, make sure all parts are present. Compare parts with the package contents list. If any part is missing or damaged, do not attempt to assemble, install or operate the product. Contact customer service for replacement parts.

WARNING: Shut off the power at the circuit breaker or fuse panel before removing the old fixture.

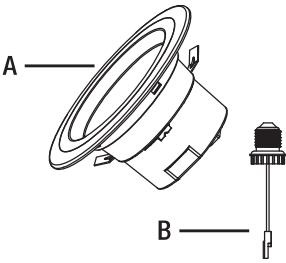
NOTE: Keep your receipt and these instructions for proof of purchase.

TOOLS REQUIRED



Pre-Installation (continued)

PACKAGE CONTENTS

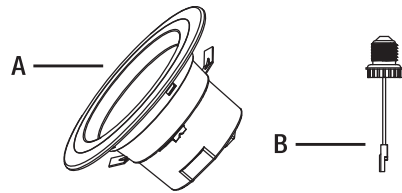


Item #	Part	Description	Quantity
1002936175	A	LED downlight	1
	B	Medium Base (E26) Socket Adapter	1
1002936194	A	LED downlight	2
	B	Medium Base (E26) Socket Adapter	2
1002936200	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4
1004325342	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4

Installation

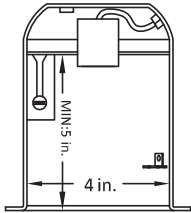
1 Preparing the LED Downlight

- Remove the fixture (A & B) from the packaging.



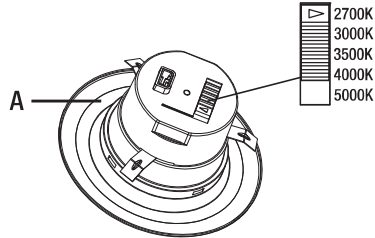
2 Preparing the installation location and compatible housing

- Remove the existing trim and bulb from the housing, revealing the existing socket.
- Locate the socket in your existing recessed housing and remove any screws that prevent the socket bracket from being removed.



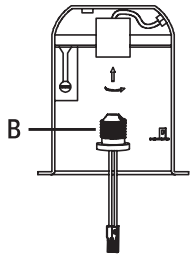
3 Selecting the Correlated Color Temperature (CCT)

- Before installation, select your preferred CCT by moving the switch to either 2700 K, 3000 K, 3500 K, 4000 K, or 5000 K.



4 Connecting the socket adapter

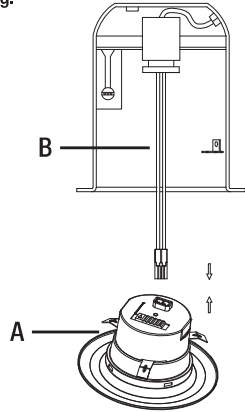
- Screw the medium base (E26) socket adapter (B) into the socket in the recessed housing.



Installation (continued)

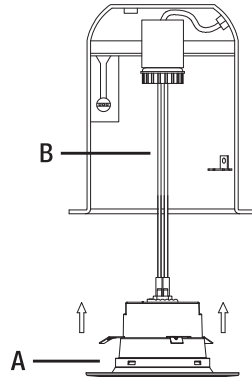
5 Connecting the cables

- Insert the orange female connector on the LED downlight (A) into the orange male connector on the socket adapter (B) screwed into the compatible housing.



6 Finishing the installation

- Push the LED downlight (A) up into the housing until the trim ring is flush with the ceiling.



Care & Cleaning



CAUTION: Before attempting to clean the fixture, disconnect the power to the fixture by turning the breaker off or removing the fuse from the fuse box.

- Clean the fixture with a soft, dry cloth.
- Do not use cleaners with chemicals, solvents, or harsh abrasives.

Troubleshooting



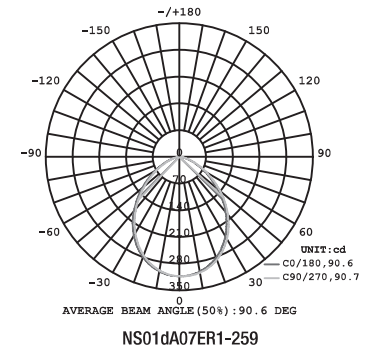
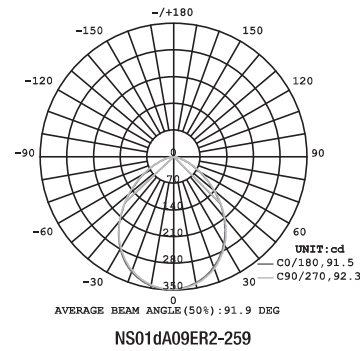
WARNING: Before doing any work on the fixture, disconnect power to the light fixture by turning the breaker off or removing the fuse from the fuse box.

Minor problems often can be fixed without the help of an electrician.

Problem	Possible Cause	Corrective Action
The fixture will not light.	The power is off.	Ensure the power supply is on.
	The circuit breaker is off.	Ensure the circuit breaker is in the on position.
	There is a bad connection.	Check to ensure proper wire connections are made. Contact a qualified electrician.
	There is a defective switch.	Contact a qualified electrician.
The fuse blows or the circuit breaker trips when the light is turned on.	The wires are crossed or the power wire is grounding out.	Check the wire connections. Contact a qualified electrician or call Commercial Electric customer service 1-877-527-0313.

Light Distribution

Model	Input Volts (V)	Input Frequency (Hz)	Input Watts (W)
NS01dA09ER2-259	120	60	8.5
NS01dA07ER1-259	120	60	7.2



Compatibility

FOR USE WITH HOUSING MODELS:

COMMERCIAL ELECTRIC - HBR2000B, HBR2000R, HBR2000BICAT; ALLPRO - ET400RATSB, ET400ATSB, EI400ATSB; CAPRI - CM4-A300, R4, RR4; CORDELIA - X2000LICAT, X2000LRICAT, X2000LICATB; DMF - DH4RT-ATQ, DH4ICATQ; ELCO - EL99A, EL99RA, EL99ICA; ELITE-B4, B4R, B4RIC; JUNO - TC1, TC1R; HALO - H99T, H99RT, H99ICT, H99ICAT, H99RTAT, H99TAT; LIGHTOLIER - P4, P4R, P4ASIC; LITHONIA - L3, L3R; NORA - NS-401QAT, NSR-404QAT, NSIC-401QAT; PROGRESS - P832-TG, P830-TG; SEA GULL - 1115, 1105; THOMAS - PS4, PS4RM;

DIMMING

Dimming performance may depend on the dimmer, the dimmer range adjustment setting (for dimmers with brightness range adjustments), the wiring method, and/or the number of LED modules installed onto the dimmer circuit.

- For dimmer selection, it is recommended to use one of the following dimmers: Leviton Decora SureSlide® - 6672, 6631, 6674 (Universal); Lutron Ariandni®/Toggler® - TGCL-153P, TG600P; Lutron Diva® - DVWL-153P, DVCL-153P; Lutron Maestro® - MACL-153M; Lutron Skylark Contour® - CTCL-153P, S-600P, SCL-153P.
- For best results, it is recommended to install a minimum of four LED modules onto one dimmer.
- Before turning on the LED lights, set dimmer position at maximum before adjusting to a lower light level.
- Please follow the dimming control manufacturer's instructions for the installation, of all dimming controls.

FCC compliance information is listed as below:

Responsible party: Leedarsen America, Inc.

Responsible party address: 300 Technology Court SE Suite 100, Smyrna, GA 30082

Telephone number: (678) 293-8382



Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM

Retain this manual for future use.

Paint Colors



Board & Batten
BM Horizon Gray 2141-50



Body & Brick Color:
BM Gray Owl 2137-60



Trim
BM Onxy 2133-10

Light Fixtures

4" CE White LED Can
with Recessed Trim



Windows/Doors

Custom built to order,
dark bronze aluminum



Front Facade

Hardie plank & trim



Brick Veneer

Glen Gary
Loraine White Handmade













McMae's on Main

McMae's on Main

© 2021 Google

Existing



BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

NOTE:
A MASTER KEY WILL BE PROVIDED FOR THE KEY BOX TO OVERRIDE THE ELECTRONIC SWIPE-IN SYSTEM AT ALL EXIT DOORS.

NOTE:
FRAMING HAS BEEN REINFORCED TO PROVIDE 100PSF LOADING CAPACITIES.

10-19-2022



STATE OF ILLINOIS
DAVID B. BLOCK
001-016092
LICENSED ARCHITECT

LICENSE EXPIRATION DATE: NOVEMBER 2024
DESIGNER SIGNATURE: 001-016092

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODES AND ORDINANCES OF:

GLEN ELLYN, ILLINOIS

APPLICABLE CODES

- ICC 2009 International Building Code
- ICC 2009 International Residential Code
- ICC 2009 International Fire Code
- ICC 2009 International Mechanical Code
- ICC 2009 International Property Maintenance Code
- ICC 2009 International Fuel Gas Code
- NEC 2011 - National Electrical Code
- ICC 2018 - Illinois Energy Conservation Code
- DuPage County Countywide Stormwater Floodplain Ordinance, 2019
- Illinois State Plumbing Code, 20045
- (superceded by Illinois State Plumbing Code, 2014)
- Illinois, NFPA 101 Life Safety Code, 2009
- ALL APPLICABLE AMENDMENTS

EXIT REQUIREMENTS

Occupancy Use Group	B - BUSINESS
Floor Area per Occupant	100 sf
Total Area	5930 S.F.
Total Occupants	60
Number of Exits Required	2
Number of Exits Provided	2
Egress Width per Occupant	0.2 in
Egress Width Required	12 IN.
Required Travel Distance (Sprinklered)	100 ft/300 ft

REQUIRED STRUCTURAL LOADS

DESIGN LOADS (MINIMUMS)		
LOCATION	LIVE LOAD	DEAD LOAD
ROOF LOADS	: 30 P.S.F.	15 P.S.F.
TYPICAL FLOORS	: 50 P.S.F.	15 P.S.F.
STAIRS	: 100 P.S.F.	15 P.S.F.
LOBBIES AND CORRIDORS	: 100 P.S.F.	15 P.S.F.

SHEET INDEX

TI	TITLE SHEET, SITE PLAN
G1	GENERAL NOTES
A0	EXISTING / DEMO PLANS
A1	FLOOR PLANS
A2	REFLECTED CEILING PLANS
A3	BUILDING SECTIONS
A4	ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES
S1	STRUCTURAL PLANS
M	MECHANICAL PLANS
EP	ELECTRICAL POWER PLANS
EL	ELECTRICAL LIGHTING PLANS
PW	PLUMBING WASTE PLANS
PS	PLUMBING SUPPLY PLANS
PD	PLUMBING RISER DIAGRAMS

BUILDING INFORMATION

DESCRIPTION	: USE GROUP B - BUSINESS
CONSTRUCTION	: MASONRY/STEEL BEARING
BUILDING CLASS	: TYPE 3B

ZONING INFORMATION

ZONING	C-1	LOCATION	VILLAGE CENTER
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DESIGN FIRM REGISTRATION # 04-000864

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F

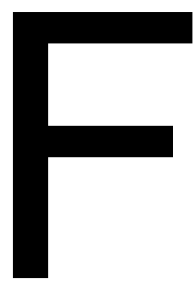
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1	1-4-22	PERMIT SET A1
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D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E
F	10-17-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137

TITLE SHEET

DATE	10/18/2022
PROJECT NUMBER	21898
SHEET NUMBER	TI



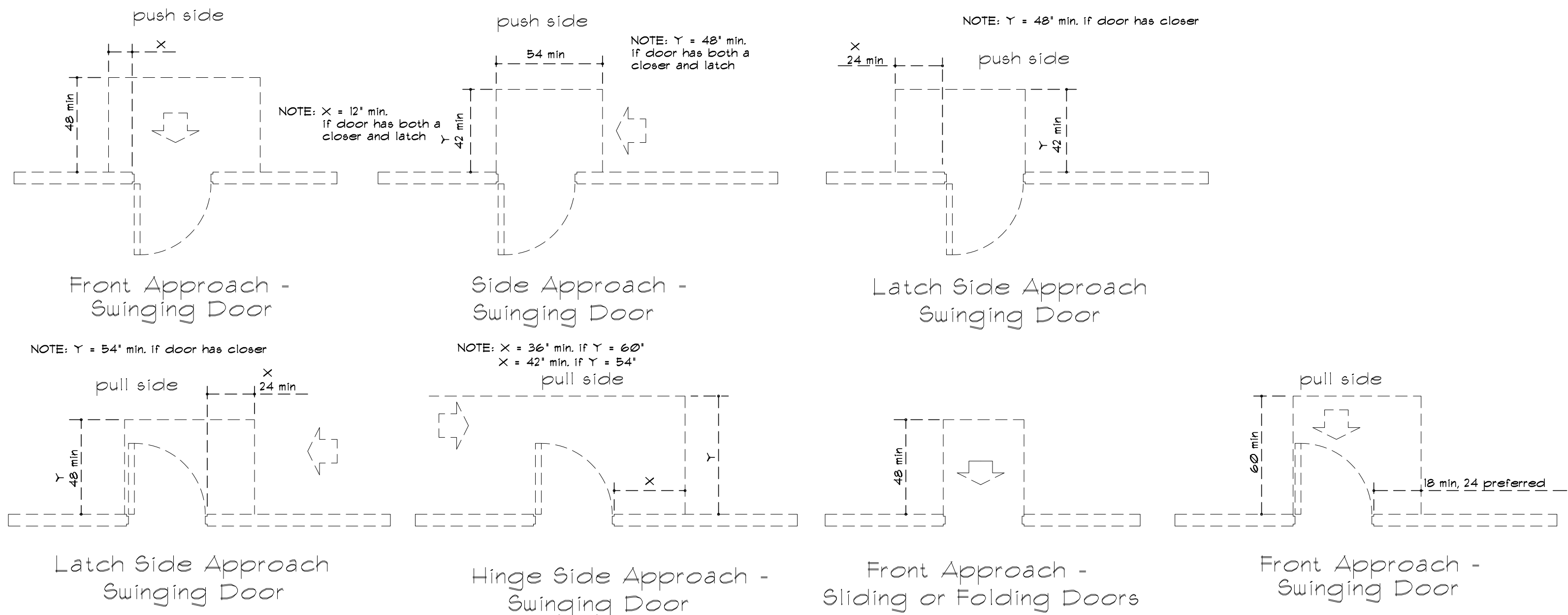
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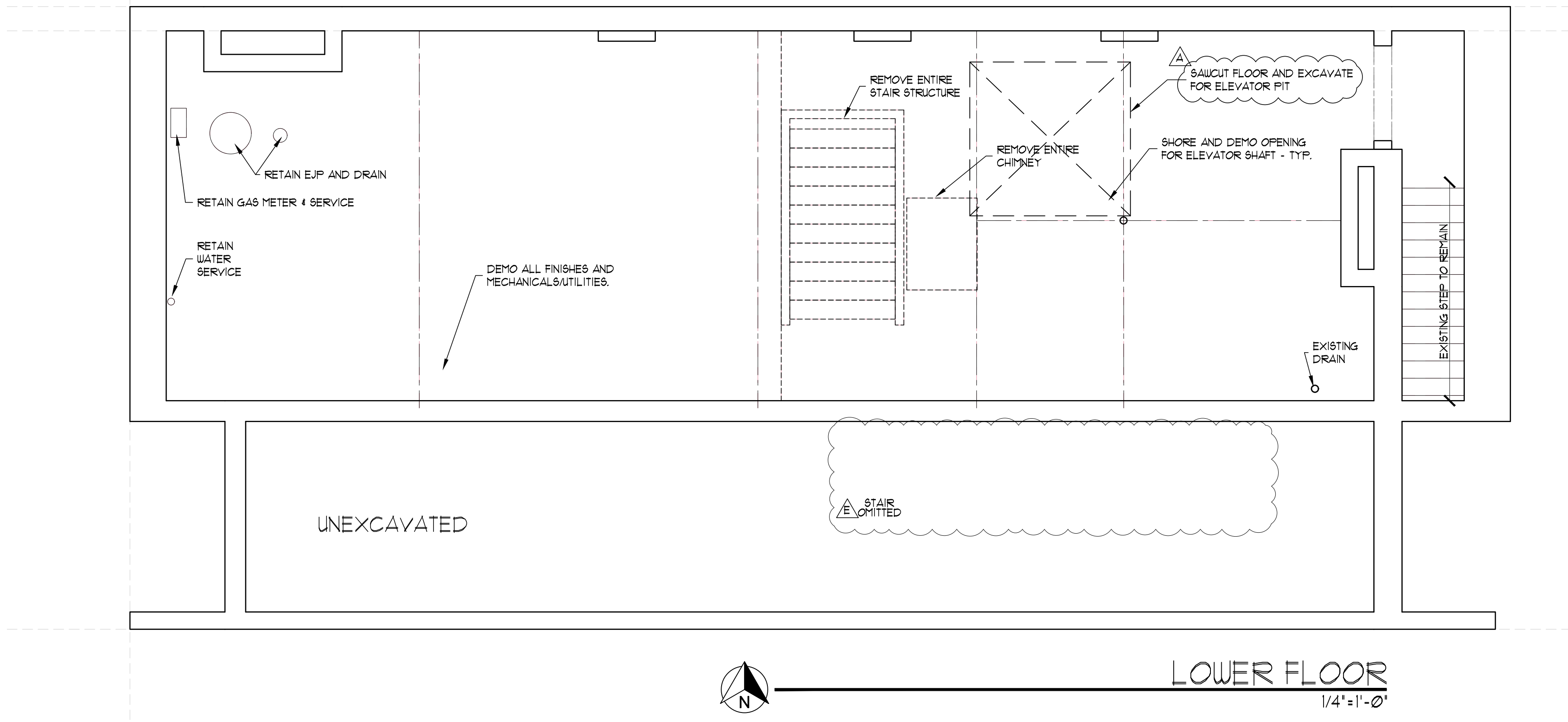
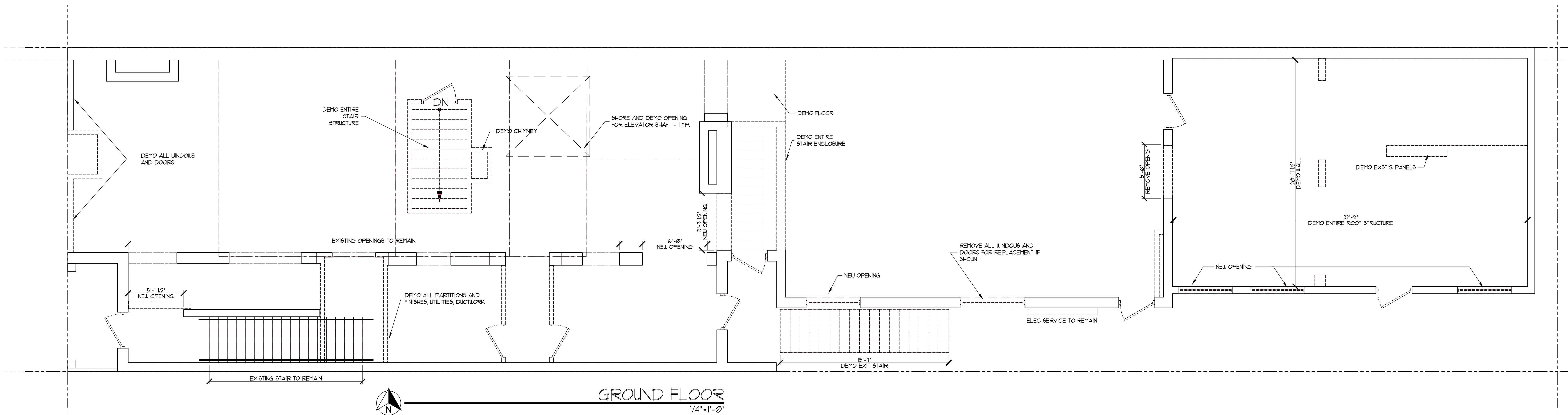
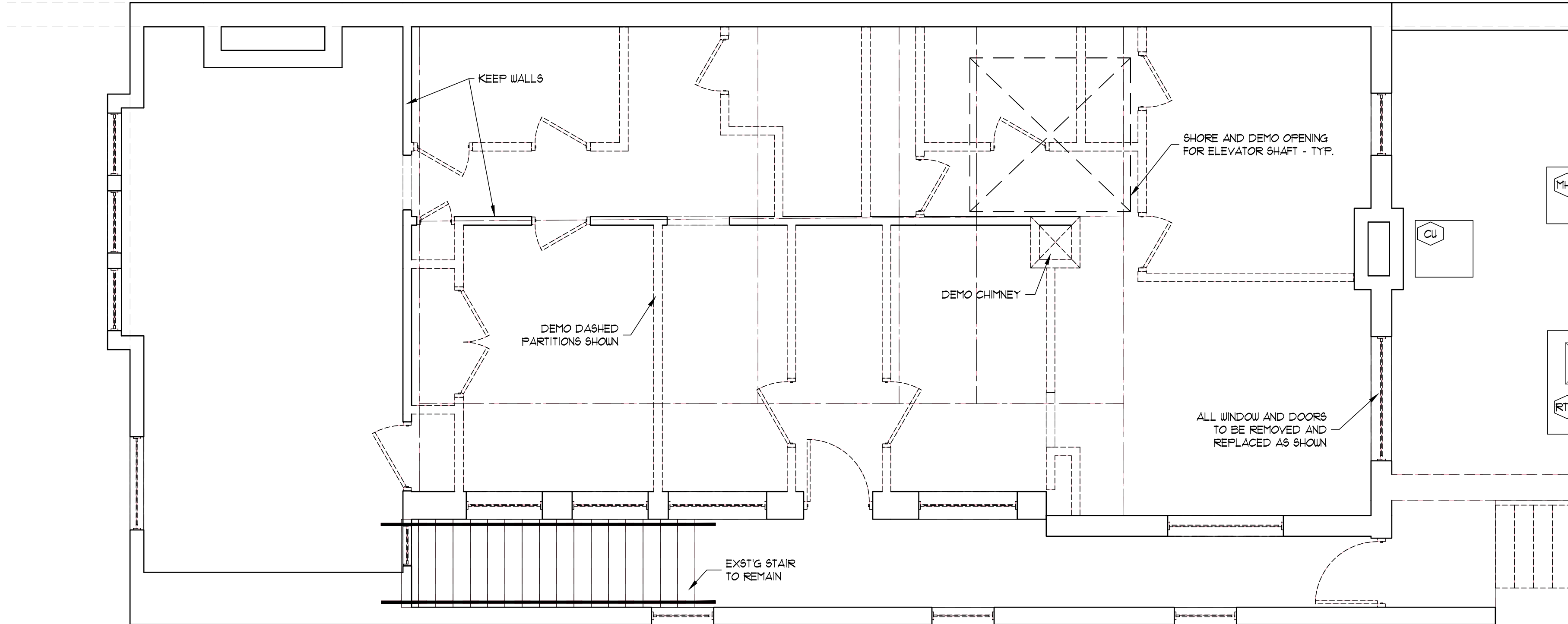
CLIENT: PROJECT NAME / ADDRESS / SHEET TITLE	
BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES 411 MAIN ST., GLEN ELLYN, IL 60137	
GENERAL NOTES	
DATE	10/18/2022
PROJECT NUMBER	21898
SHEET NUMBER	G1

STRUCTURAL DESIGN CRITERIA (psf, typical)

Floor - 50# LL 10# DL typical all areas
Ceiling - 20# LL 10# DL limited attic storage
Cathedral - 30# LL 10# DL all slopes
Roof - 30# LL 10# DL roof slope over 3/12
Balcony - 100# LL 10# DL exterior
Deck - 100# LL 30# DL exterior
Flat RF deck- 100# LL 30# DL
Stairwell - 100# LL 40# DL
Wall - 60 p.s.f. or actual load
Wind load - 20 p.s.f.
Parapets - 40 p.s.f.
Corners - 30 p.s.f.
Snow load - 30 p.s.f.
Soil bearing- 3000 psf.
Concrete - 3000 psi.
Flat work - 4000 psi.
Reinf. steel - A36/A572-Grade 60
Struct. steel - A992-50 ksi for "W" Sections
Fy = 46 ksi for Tube sections, A36 for all other sections
Structural Framing Lumber:
Grade #1 species SPF Canadian Balsa PB + 875
Grade #2 species SYP domestic Balsa PB + 875 treat.
Grade #1 species hem-fir Balsa PB + 1050
Manufacturer: Trus Joist McMillan Microlam LVL
Spec: 1.3/4"x 10"x1600 psi, E = 1.9
GC shall verify all assumed bearing conditions.

- ENERGY CONSERVATION CODE
- Project shall comply with sections of applicable code, identified as "mandatory" and with either sections as "prescriptive" or the performance approach.
 - Insulation & Fenestration requirements:
 - Climate Zone - 5
 - Fenestration U-Factor - 0.32
 - Sky Lights U-Factor - 0.35
 - Prescriptive R-Value By Components:
 - Ceiling - 49 res/ 38 con, Cathedral Ceiling - 38
 - Wood Frame Wall - 10 Or 15
 - Mass Wall (Above Grade) - 13/ 11
 - Basement Wall - 15/ 15
 - Crawl Space Wall (Not Vented) - 15/ 15
 - Floor - 30, Slab - 10, (2 FL)
 - Where some or all of existing fenestration unit is replaced, new fenestration shall meet applicable requirements for U-factor.
 - Verify correct R-value and thickness of selected types of insulation for each location, vapor retarder & ventilation, adequate space for proper installation per manufacturer recommendations. Prevent damaging or compressing the insulation.
 - Access hatches and doors to unconditioned spaces shall be weatherstripped and insulated to a level equivalent to the insulation of surrounding surfaces.
 - A min. Of 75% of the lamps in permanently installed lighting fixtures shall be or contain only high - efficacy lamps. Recessed lights shall be type Ic rated and sealed to limit air leakage or installed inside and appropriate airtight assembly with a 0.5" clearance from combustible materials. If non-Ic rated, the fixture must be installed with a 3" clearance from insulation.
 - Duct construction: All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives).
Hastoplug-embedded-fabric or tapes. Duct tape is not permitted. All supply and return ducts not completely inside of the thermal building envelope shall be insulated to a min. R-6. Outside the building - min. R-8.





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BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137
EXISTING AND DEMO PLANS

DATE

10/18/2022

PROJECT NUMBER

21898

SHEET NUMBER

A0

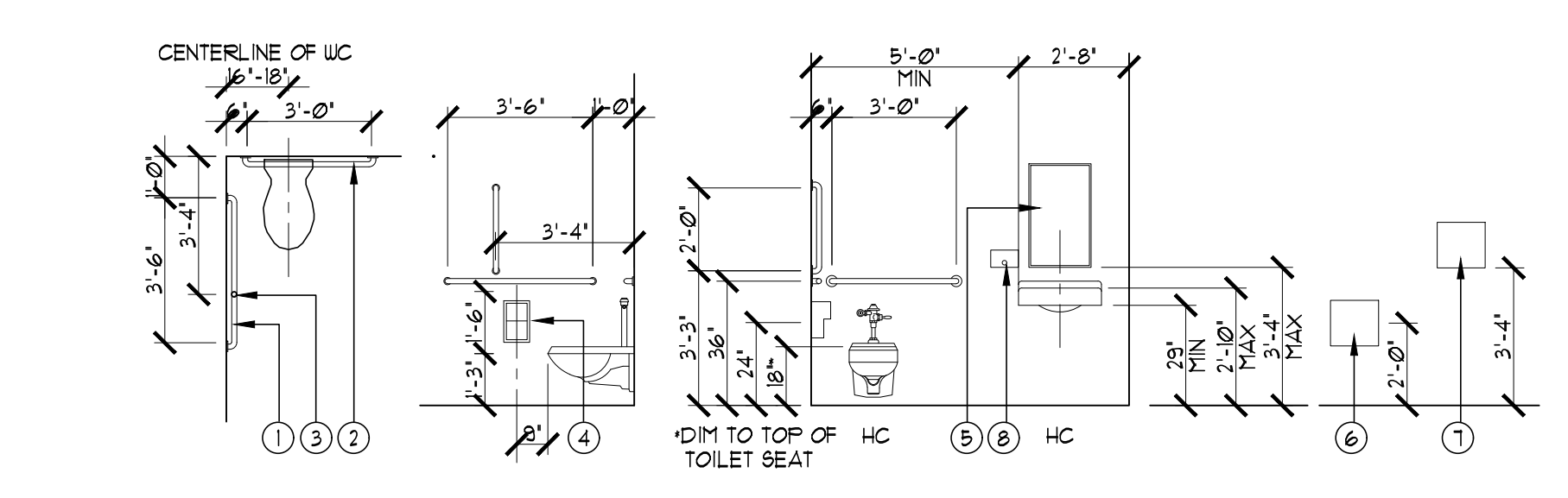
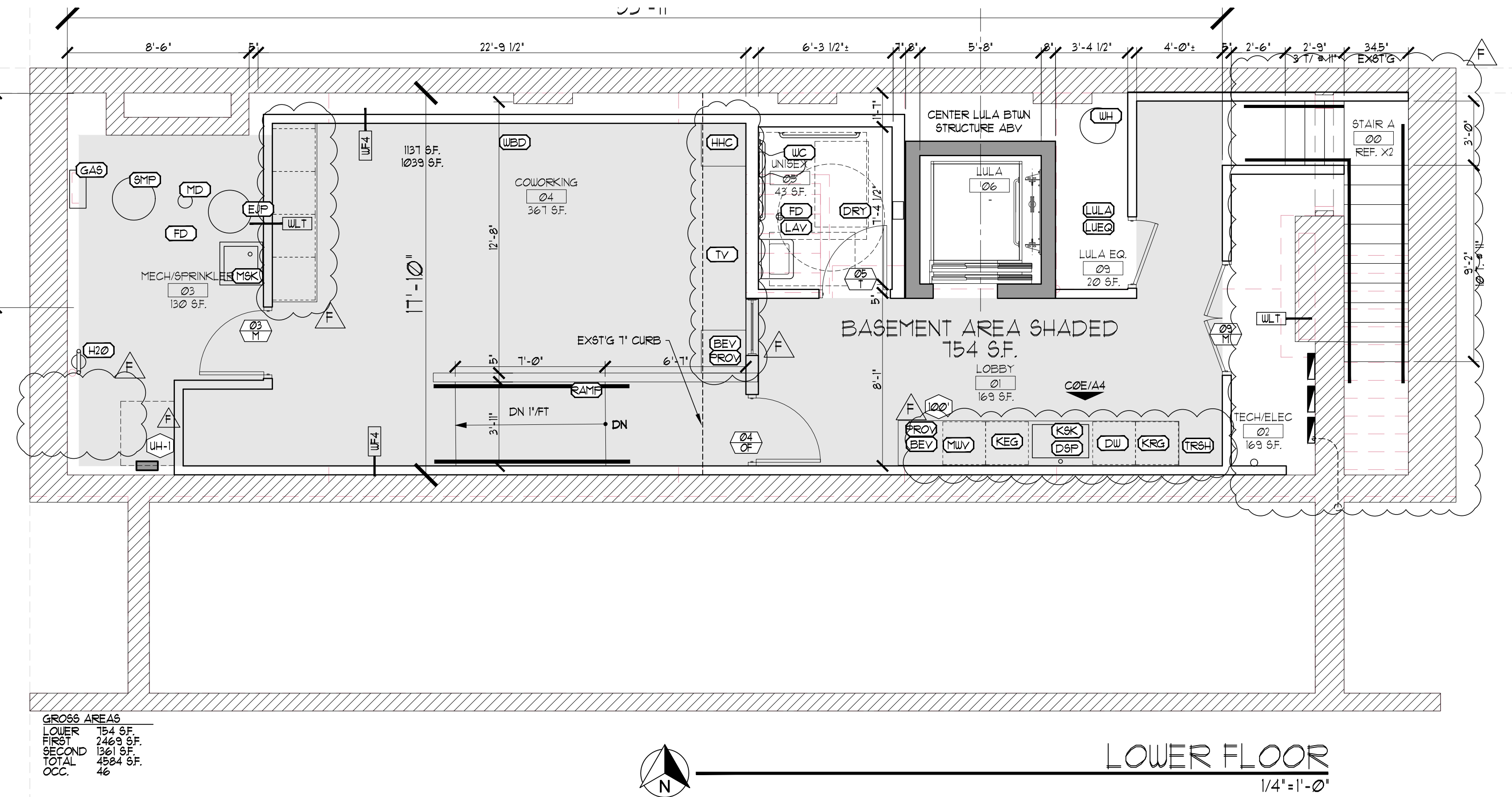
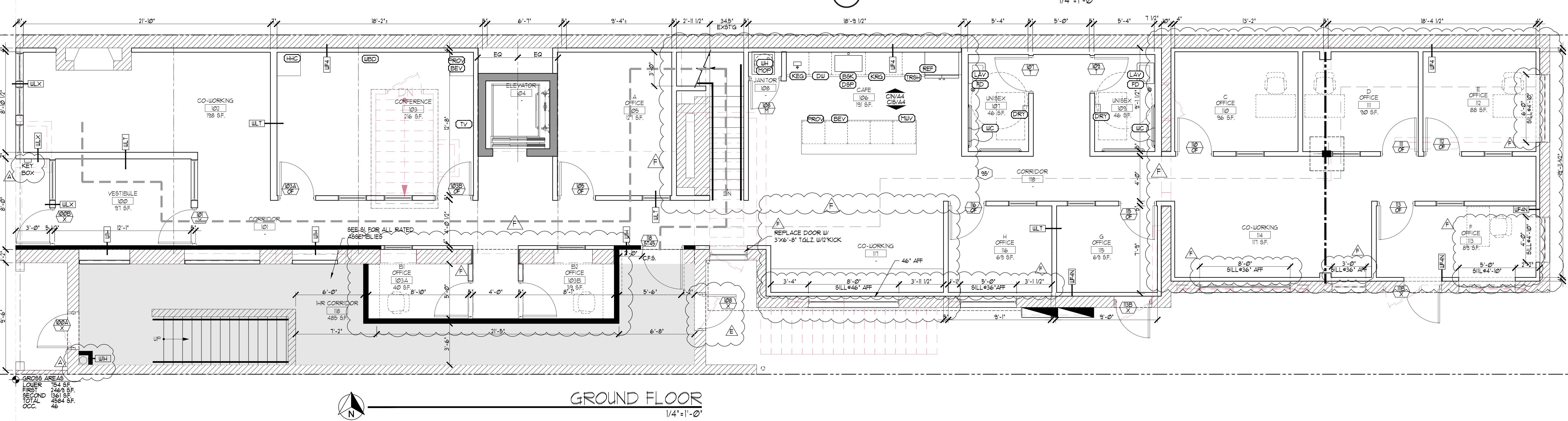
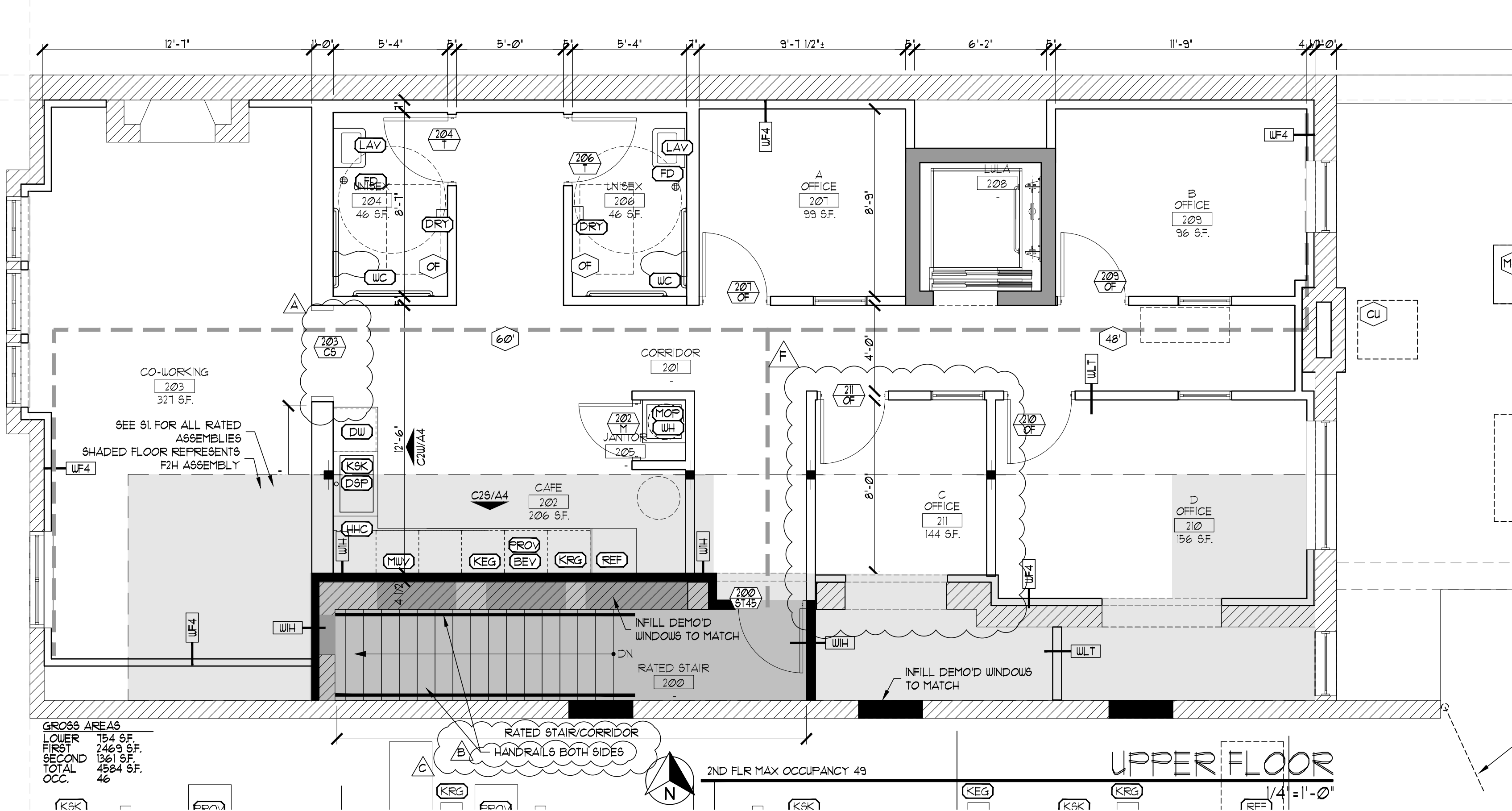
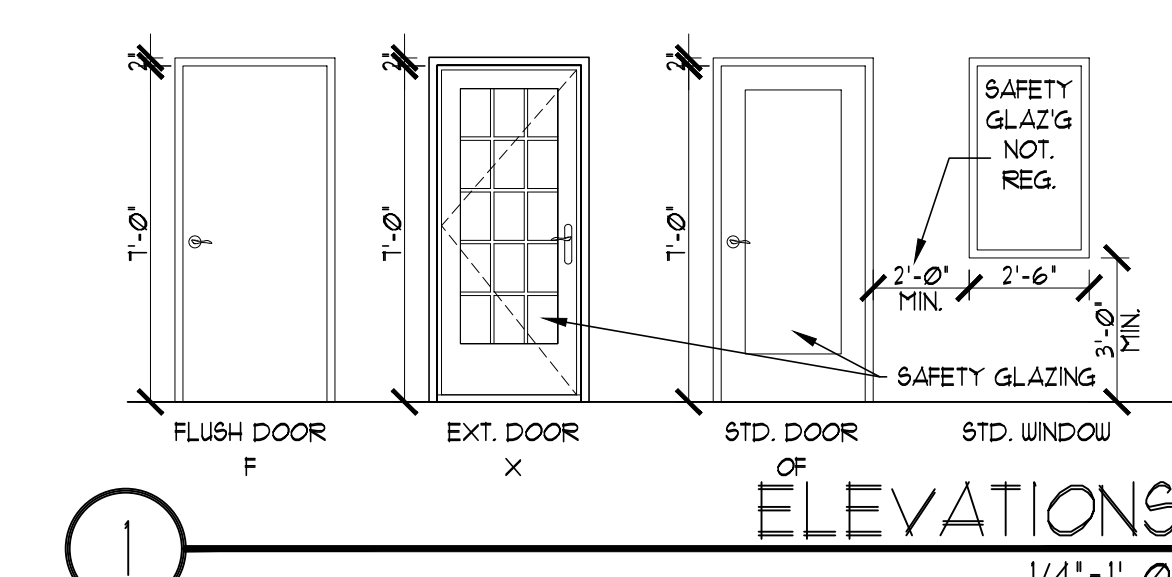
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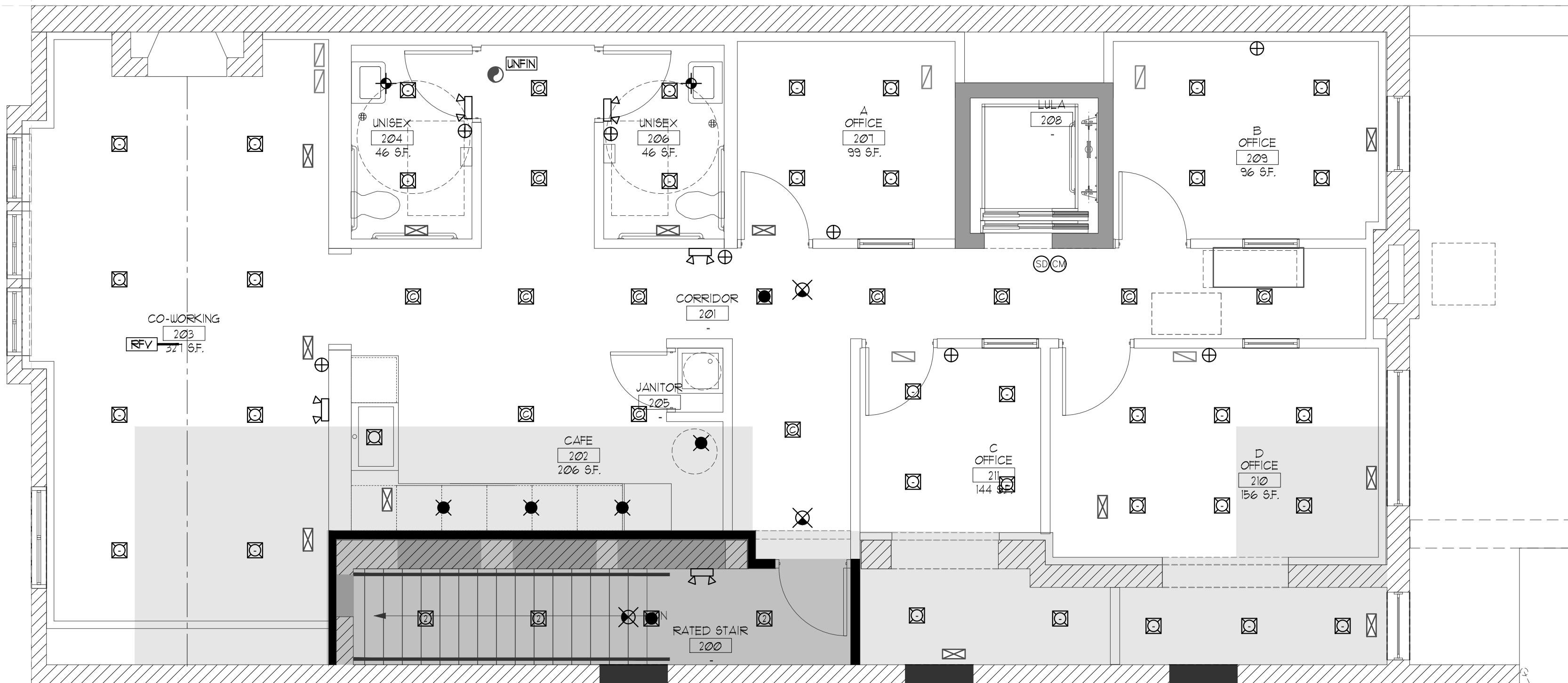
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- LEGEND**
- BEV - BEVERAGE REFRIGERATOR
 - BM - STEEL BEAM - SEE STRUCTURAL
 - BSK - BAR SINK
 - HWC - HOT/COLD CHILLED WATER DISPENSER
 - CMF - COFFEE MAKER
 - DRY - HAND DRYER
 - DSP - DISPOSAL
 - DUFF - DOUNSFUT
 - EJF - EJECTOR FIT
 - EP - ELECTRIC METER
 - EP - ELECTRIC PANEL
 - GAS - GAS SERVICE - EXIST'S LOCATION
 - H2O - EXISTING WATER SERVICE
 - HWC - WATER SERVICE - HOT/COLD
 - KEG - KEG REFRIGERATOR
 - KRG - KEURIG W/ 1/4" CUI LINE
 - KSK - KITCHEN SINK
 - LAV - LAVATORY
 - LDR - LADDER
 - MOP - MOP SINK
 - MSK - MOP SINK
 - MUV - UNDERCOUNTER MICROWAVE
 - PROV - PROVISIONAL STATION
 - RAMP - RAMP 1/4" WITH HANDRAILS
 - REF - REFRIGERATOR
 - SMP - SUMP PUMP
 - SNK - SINK
 - TRSH - TRASH LOCATION
 - TST - TOASTER
 - TV - TV W/LOCKING - HI/LO ELEC
 - WBD - WHITE BOARD
 - WC - WATER CLOSET
 - WH - ELECTRIC WATER HEATER
 - WH - 10GAL ELECTRIC WATER HEATER

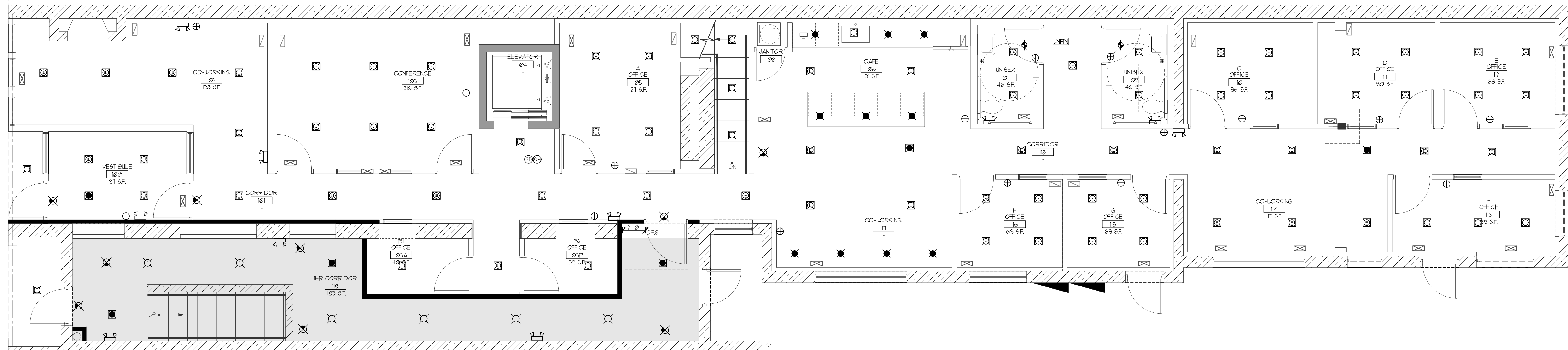
- T - TOILET ROOM DOOR**
TOILET ROOM WITH RESCUE HARDWARE AND GASED OPEN FRAMES
3'-0" x 7'-0" x 1-3/4" FLUSH WOOD DOOR AND FRAME
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (PRIVACY FUNCTION)
(1) SURFACE MOUNTED CLOSER WITH HOLD OPEN
(1) STAINLESS STEEL KICK PLATES (24"x42")
(1) WALL STOP
- M - MECHANICAL DOORS**
3'-0" x 7'-0" x 1-3/4" FLUSH WOOD DOOR AND FRAME
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (STOREROOM FUNCTION)
(1) OVERHEAD STOPS
(4) SILENCERS (2 PER HEAD)
- M2 - MECHANICAL DOORS**
6'-0" x 7'-0" x 1-3/4" FLUSH WOOD DOOR AND FRAME
(3) MORTISE HINGES PER DOOR
(1) LEVER CYLINDRICAL LOCKSET (STOREROOM FUNCTION)
(1) SET CONCEALED FLUSH BOLTS
(1) DUST PROOF STRIKE
(1) OVERHEAD STOPS
(4) SILENCERS (2 PER HEAD)
- OF - OFFICE DOORS**
3'-0" x 7'-0" x 1-3/4" FLUSH WOOD DOOR AND FRAME
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (OFFICE FUNCTION)
(1) WALL STOP
(2) SILENCERS
- ST45 - STAIR DOORS - 45 MINUTE**
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (PASSAGE FUNCTION)
(2) 55 KICK PLATES - E.B.
(1) WALL STOP
(2) SILENCERS
- X - EXIT DOORS**
3'-0" x 7'-0" x 1-3/4" ALUMINUM DOOR AND FRAME
(3) MORTISE HINGES
(1) PANIC EXIT HARDWARE
(1) SURFACE MOUNTED CLOSER
(1) WALL STOP

NO.	TYPE	SIZE	DOOR	FRAME	MATL	MATL	LABEL	HOW	ELEV	REMARKS
00	ST45	3'-0" X 7'-0"	STEEL	STEEL	45 MIN.	ST45	F			
03	M	3'-0" X 7'-0"	WOOD	ALUM.		M	F			
04	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
05	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
07	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
09	M	3'-0" X 7'-0"	WOOD	ALUM.		M	F			
100A	X	3'-0" X 7'-0"	STEEL	STEEL	45 MIN.	X	X			
100B	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
101	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
103A	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
103B	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
105	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
106	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
107	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
108	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
108	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
109	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
110	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
111	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
111B	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
113	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
113B	X	3'-0" X 7'-0"	WOOD	ALUM.		X	X			
114	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
118	ST45	3'-0" X 7'-0"	STEEL	STEEL	45 MIN.	ST45	F			42" WIDE DOOR
200	ST45	3'-0" X 7'-0"	STEEL	STEEL	45 MIN.	ST45	F			
202	M	3'-0" X 7'-0"	WOOD	ALUM.		M	F			CASED
203	CS	4'-0" X 7'-0"	WOOD	ALUM.		CS	F			
204	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
206	T	3'-0" X 7'-0"	WOOD	ALUM.		T	F			
207	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
209	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
210	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			
211	OF	3'-0" X 7'-0"	WOOD	ALUM.		OF	OF			



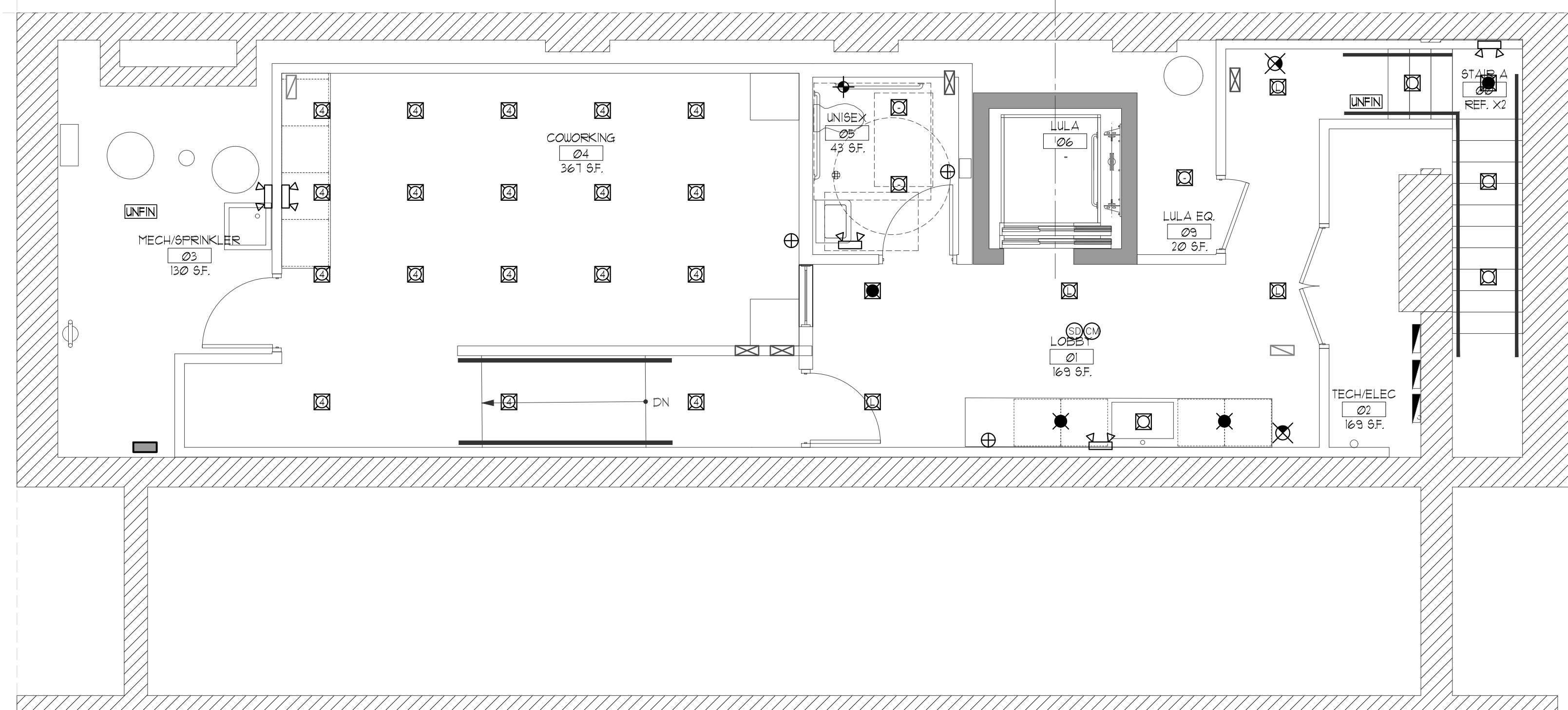


UPPER FLOOR
1/4"=1'-0"



GROUND FLOOR
1/4"=1'-0"

GROSS AREAS
LOWER FLOOR 746 S.F.
UPPER FLOOR 150 S.F.
TOTAL 896 S.F.
CCF 46



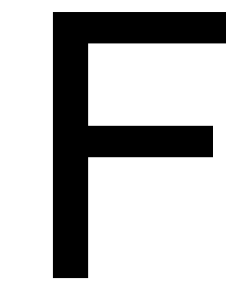
LOWER FLOOR
1/4"=1'-0"

ELECTRICAL NOTES

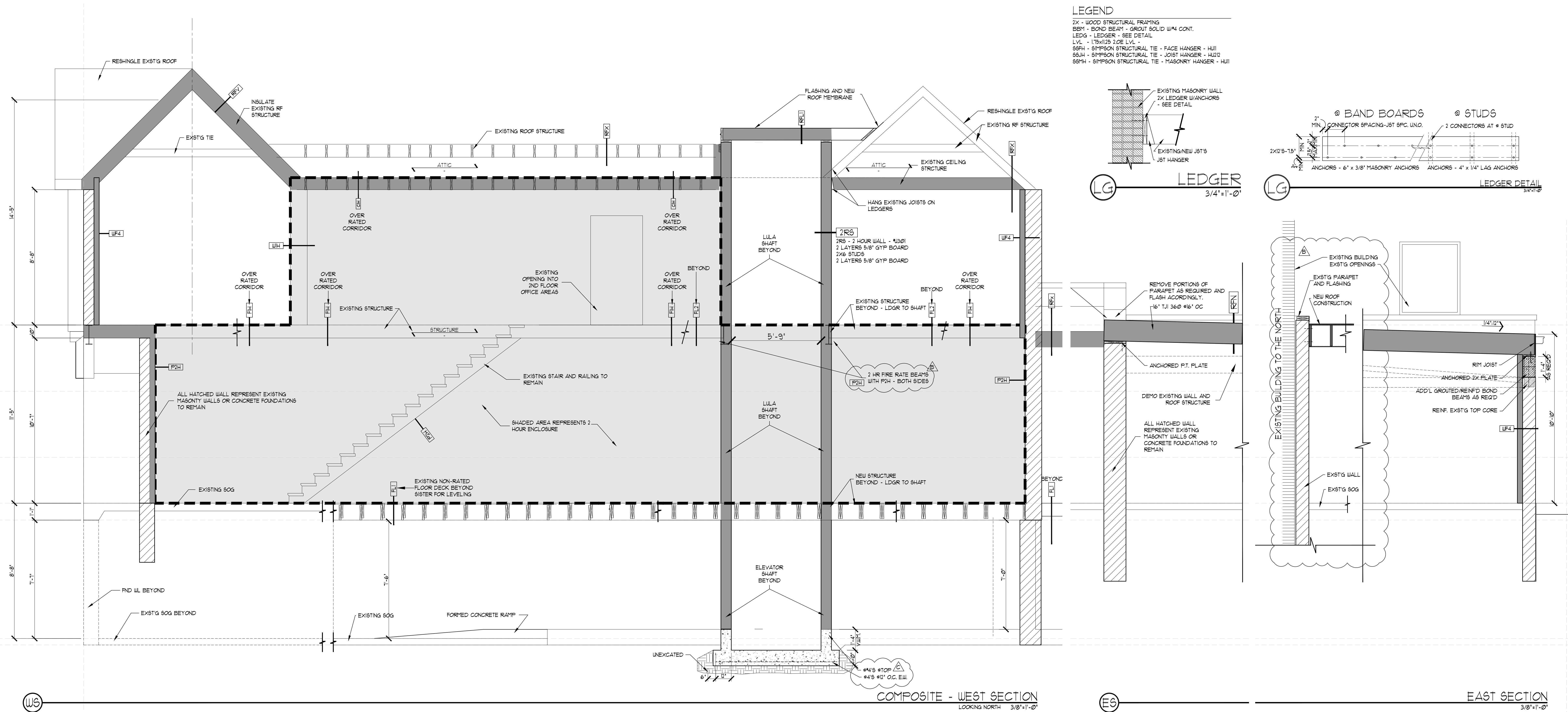
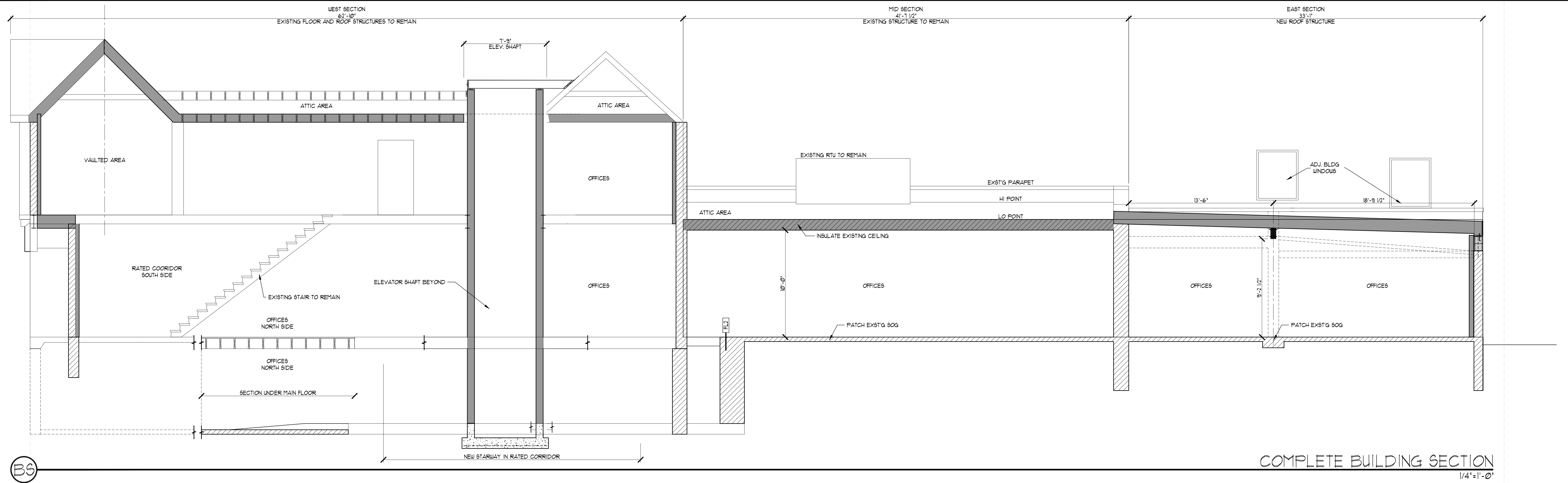
1. AFI'S: ALL NON-DEDICATED RECEPTACLE CIRCUITS SHALL BE AFC FAULT PROTECTED.
2. ALLOWANCES: PROVIDE ALL LIGHT FIXTURES AS PER PLANS. SUBMIT FIXTURE CUTS INCLUDED IN PRICE W/ BID SUBMITTAL.
3. ATTIC LIGHTING: THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE FULL CHAIN FIXTURE ABOVE ALL ATTIC ACCESS PANELS.
4. CAN LIGHTING: ALL CAN LIGHTS SHALL BE LED.
5. CEILING BOXES: ALL CEILING BOXES IN HABITABLE SPACES SHALL BE FAN RATED.
6. CIRCUITS: ALL KITCHENS SHALL HAVE A MIN OF 3 - 20 AMP SMALL APPLIANCE CIRCUITS. NO MORE THAN 10 ELEC RECEPTACLES ON A 15AMP CIRCUIT AND NO MORE THAN 5 ON A 20AMP CIRCUIT ALLOWED.
7. CLOSET LIGHTING: ALL CLOSETS EXCEEDING 4 SF. SHALL HAVE APPROVED LIGHTING OPERATED BY A SINGLE POLE SWITCHED. LIGHT SHALL BE LED AND MOTION ACTIVATED.
8. DISCONNECTS: THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCES, FURNACES, GARBAGE DISPOSAL, AIR CONDITIONERS, ETC.
9. DISTRIBUTION PANEL: PROVIDE CLEARANCES AT ELECTRIC PANEL LOCATION, 3'-0" CLEAR EACH SIDE, 4'-0" CLEAR AT FRONT, AND 6'-6" MIN. HEADROOM INCLUDING PIPING, AND 3'-0" FROM ANY WATER SOURCE.
10. EQUIPMENT: SUPPLY ALL GAS AND ELECTRICAL CONNECTIONS TO APPLIANCES AND EQUIPMENT. COORDINATE WITH OWNER.
11. EXISTING ELEMENTS: CONTRACTOR SHALL SURVEY AND CONFIRM/REUSE/REPLACE EXISTING ELEMENTS THAT MEET CODE/FUNCTIONS.
12. FIRE PROTECTION: SMOKE AND HEAT DETECTORS SHALL BE UL APPROVED AND CONNECTED TO A DEDICATED CIRCUIT AND IN DEDICATED CONDUIT. SEE PLANS FOR DETECTOR LOCATIONS. ELECTRICIAN WILL LOCATE, PROVIDE AND INSTALL ALL REQUIRED FIRE PROTECTION DEVICES AS REQUIRED BY LOCAL CODES.
13. GFI'S: THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL KITCHENS, BATHROOMS, SHOWER ROOMS AND EXTERIOR OUTLETS AND GARAGES AND OTHER AREAS ASSOCIATED WITH WATER. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AND INTERIOR AND EXTERIOR (GARAGE) APPLICATION SHALL BE CIRCUITED SEPARATELY. TUB, SHOWER AND SAUNA LIGHTS SHALL BE GFCI PROTECTED.
14. LOW VOLTAGE: ELECTRICAL CONTRACTOR TO PROVIDE WIRING AND FIXTURE CUTS FOR ALARM SYSTEM, DOOR BELL, TV CABLE, TELEPHONE, AND AUDIO IN ALL BEDROOMS (OWNER TO PROVIDE FIXTURE).
15. MULTI-WAY SWITCHING: ALL MULTI-WAY SWITCHING IS SHOWN DIAGRAMMATICALLY.
16. RECEPTACLE-KITCHENS: RECEPTACLES ABOVE KITCHEN COUNTERS SHALL BE A MAXIMUM OF 2' FROM EVERY CORNER AND EVERY 4' THEREAFTER.
17. RECEPTACLES-BATHROOMS: DOUBLE BASINS SHALL HAVE A GFCI RECEPTACLE ADJACENT TO EACH BASIN. ADD RECEPTACLES AS REQUIRED.
18. RECEPTACLES: ALL RECEPTACLES SHALL BE AUTO GROUND OR HAVE A BONDING JUMPER INSTALLED.
19. RECEPTACLES: NO MORE THAN 10 ELEC RECEPTACLES ON A 15AMP CIRCUIT AND NO MORE THAN 5 ON A 20AMP CIRCUIT ALLOWED.
20. RECESSED LIGHTING: LIGHTING FIXTURES INSTALLED IN INSULATED JOIST SPACES SHALL BE PROTECTED BY 1CT TYPE FIXTURES (INSULATED THERMAL PROTECTION). CAN LIGHTS MUST BE OF AIRTIGHT RECESSED TYPE.
21. SERVICE: PROVIDE MINIMUM 200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
22. LIGHTING ABOVE SHOWERS AND TUBS SHALL BE GFI PROTECTED.
23. A LOCKOUT SHALL BE PLACED ON THE SMOKE ALARM CIRCUIT.
24. EXIT SIGNS SHALL NOT BE ILLUMINATED BY MORE THAN 5 WATTS PER SIDE.
25. OCCUPANCY SENSOR SWITCH 48" AFF. VIF.
26. PROVIDE ADD'L LOW LEVEL ILLUMINATED EXIT SIGNS 8' AFF. # 8TRIKER SIDE.

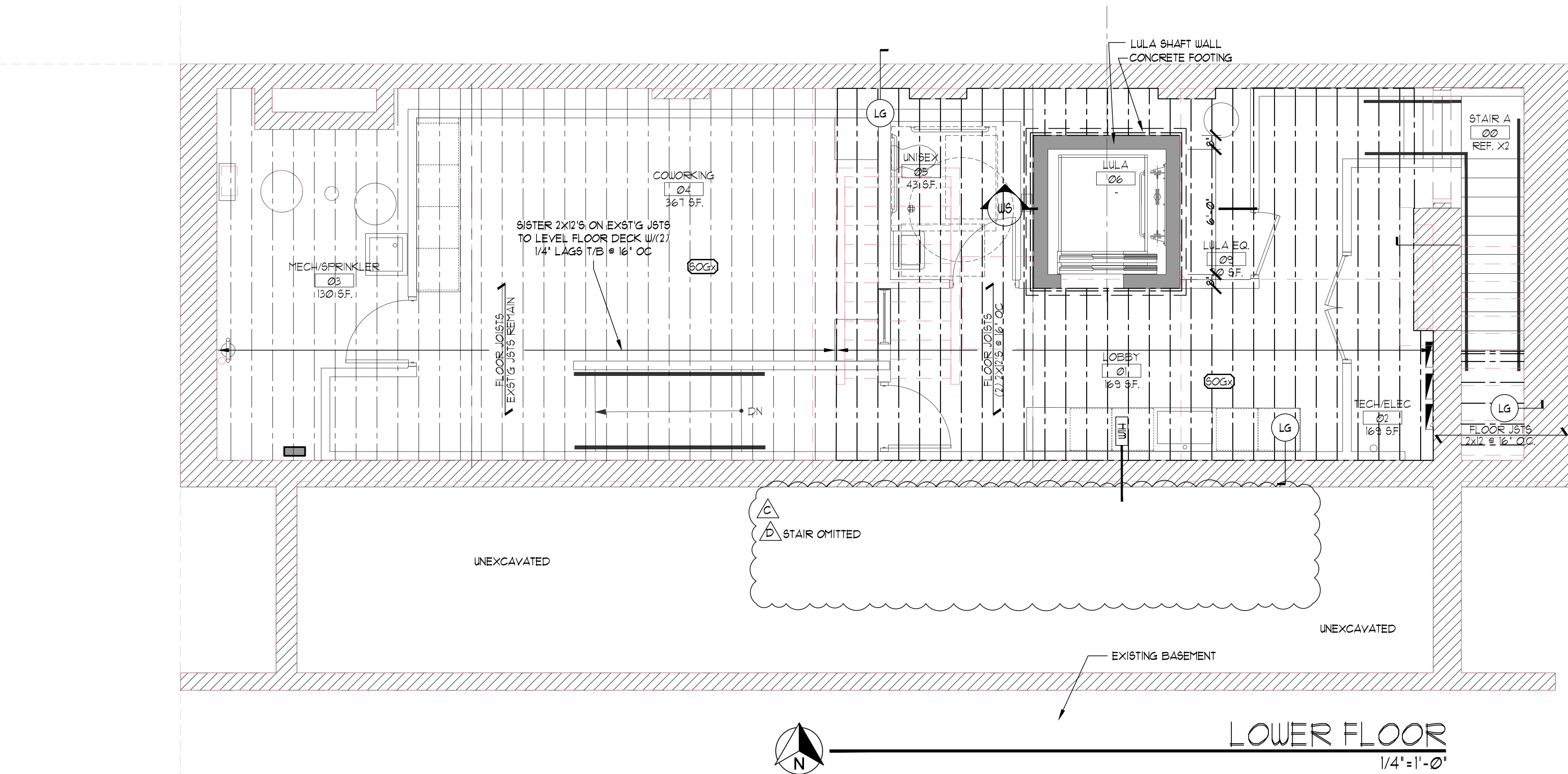
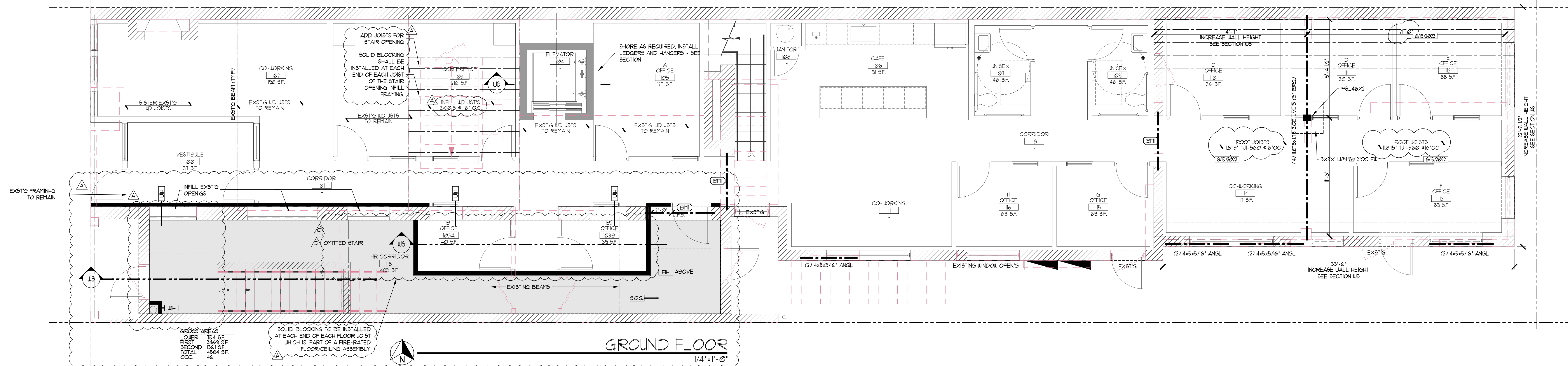
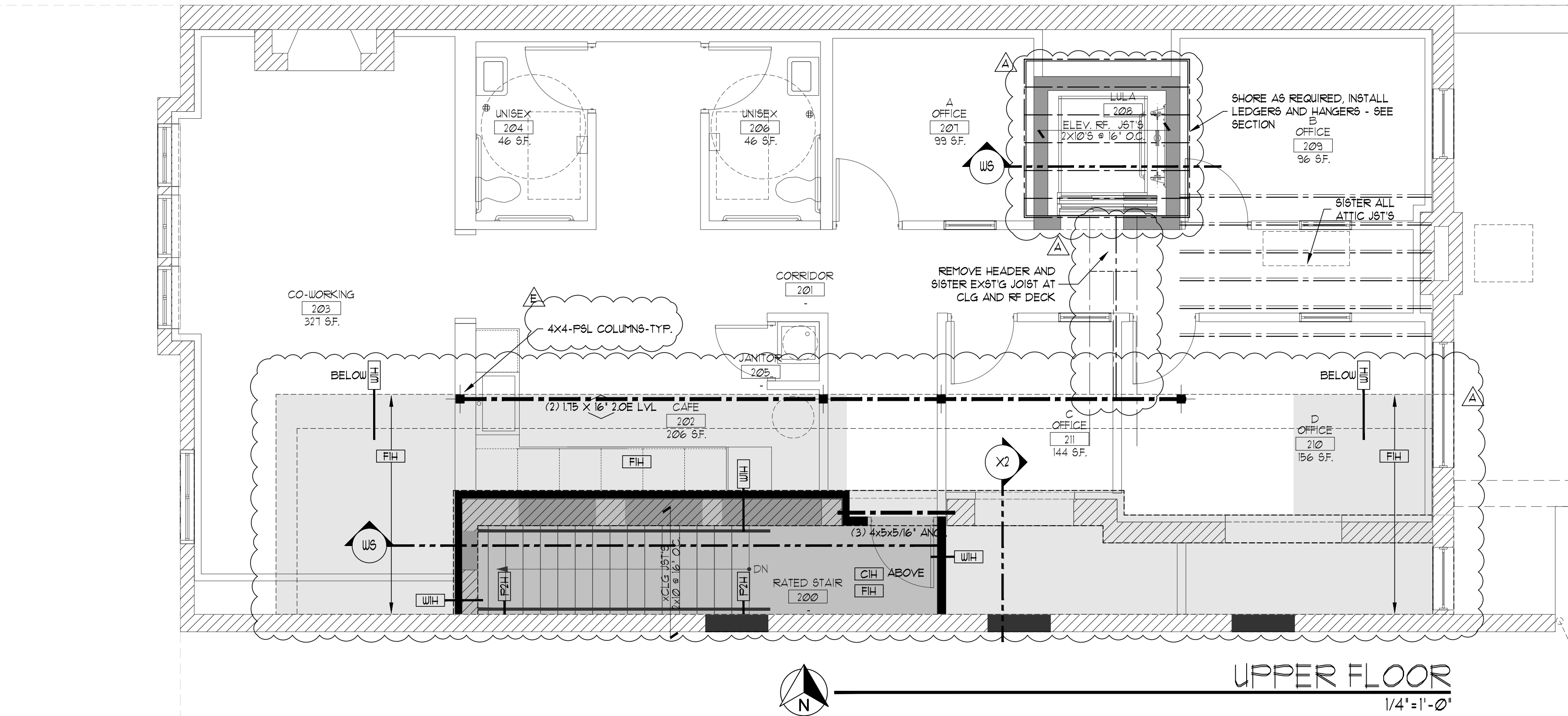
ELECTRICAL SYMBOLS

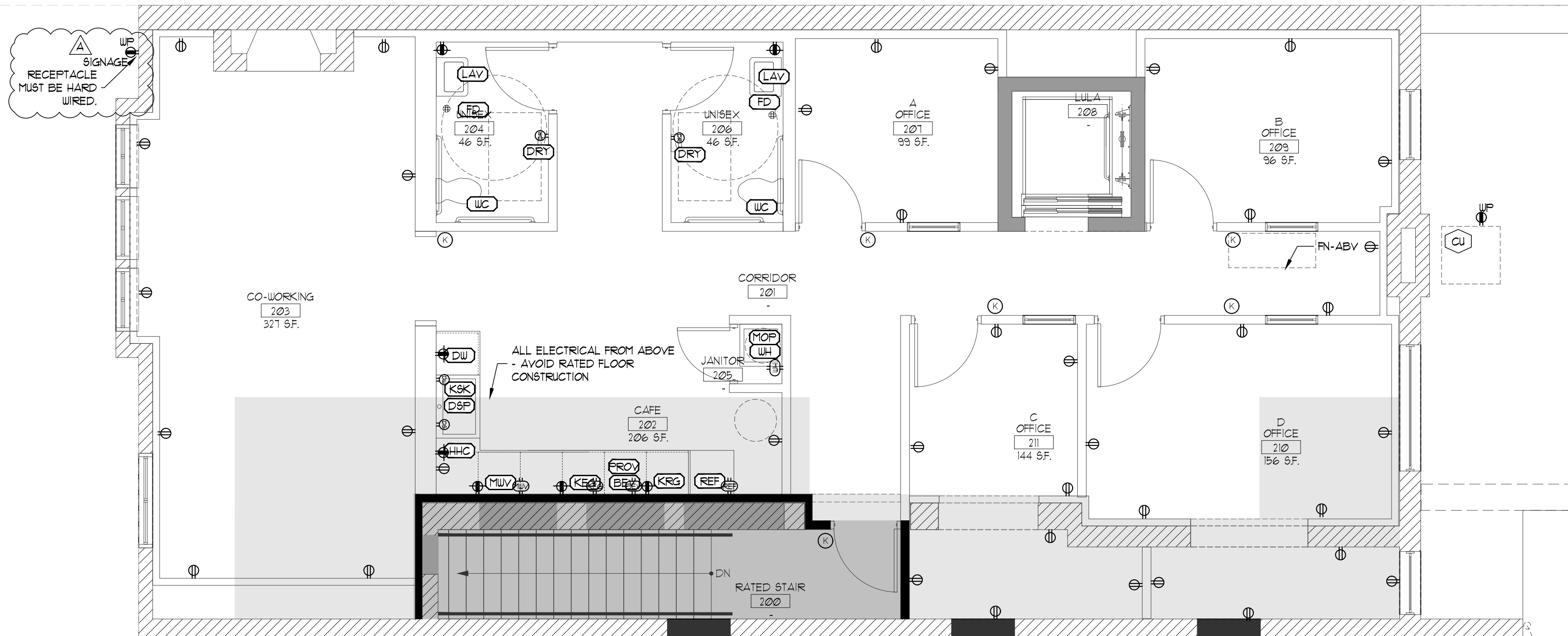
- | | | | |
|----|--|---|--|
| \$ | SWITCH | ⊕ | OCCUPANT SENSOR |
| ⊕ | DUPLEX RECEPTACLE | ⊕ | DUPLEX RECEPTACLE - 42" AFF - UNO |
| ⊕ | DUPLEX RECEPTACLE - 42" AFF - UNO | ⊕ | DUPLEX RECEPTACLE - AFF. |
| ⊕ | DUPLEX RECEPTACLE - AFF. | ⊕ | DUPLEX RECEPTACLE - W/P. GFI |
| ⊕ | DUPLEX RECEPTACLE - W/P. GFI | ⊕ | DUPLEX RECEPTACLE 42" AFF - UNO - GFI |
| ⊕ | DUPLEX RECEPTACLE 42" AFF - UNO - GFI | ⊕ | FLOOR OUTLET - VERIFY LOCATION IN FIELD |
| ⊕ | FLOOR OUTLET - VERIFY LOCATION IN FIELD | ⊕ | SURFACE MOUNTED FIXTURE |
| ⊕ | SURFACE MOUNTED FIXTURE | ⊕ | PENDANT - V.I.F. |
| ⊕ | PENDANT - V.I.F. | ⊕ | WALL MOUNTED FIXTURE |
| ⊕ | WALL MOUNTED FIXTURE | ⊕ | WALL MOUNTED FIXTURE - EXTERIOR GFI W/P. |
| ⊕ | WALL MOUNTED FIXTURE - EXTERIOR GFI W/P. | ⊕ | UNDER CABINET HALOGEN LIGHT - TOUCH |
| ⊕ | UNDER CABINET HALOGEN LIGHT - TOUCH | ⊕ | RECESSED CAN LIGHT FIXTURE |
| ⊕ | RECESSED CAN LIGHT FIXTURE | ⊕ | RECESSED CAN LIGHT FIXTURE, W/P. |
| ⊕ | RECESSED CAN LIGHT FIXTURE, W/P. | ⊕ | 100V SMOKE DETECTOR - INTERCONNECTED |
| ⊕ | 100V SMOKE DETECTOR - INTERCONNECTED | ⊕ | LOCATE AT ROOF'S HIGHEST POINT OF CLG |
| ⊕ | LOCATE AT ROOF'S HIGHEST POINT OF CLG | ⊕ | CARBON MONOXIDE DETECTOR |
| ⊕ | CARBON MONOXIDE DETECTOR | ⊕ | THERMOSTAT |
| ⊕ | THERMOSTAT | ⊕ | IPAD MOUNT / POWER |
| ⊕ | IPAD MOUNT / POWER | ⊕ | KIS/ MOUNT / POWER |
| ⊕ | KIS/ MOUNT / POWER | ⊕ | ELECTRICAL PANEL |
| ⊕ | ELECTRICAL PANEL | ⊕ | TELEPHONE 4 TV CABLE J-BOX 4 TRIM |
| ⊕ | TELEPHONE 4 TV CABLE J-BOX 4 TRIM | ⊕ | EXHAUST FAN - VTR UNO |
| ⊕ | EXHAUST FAN - VTR UNO | ⊕ | VISUAL FIRE ALARM |
| ⊕ | VISUAL FIRE ALARM | ⊕ | EXIT SIGN |
| ⊕ | EXIT SIGN | ⊕ | DUAL HEAD EMERGENCY LIGHT |



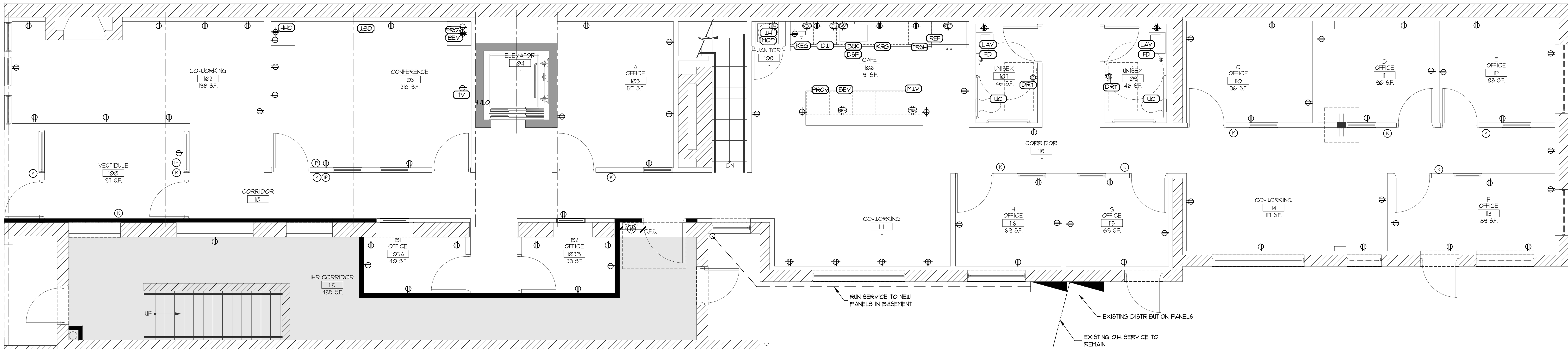
#	DATE	DESCRIPTION
1	1-4-22	PERMIT SET A
2	2-16-22	REVISION SET A
3	4-4-2022	REVISION SET B
4	4-24-2022	REVISION SET C
5	5-11-2022	SET D - OMIT STAIR
6	5-20-2022	REVISION SET E
7	10-17-2022	REVISION SET F



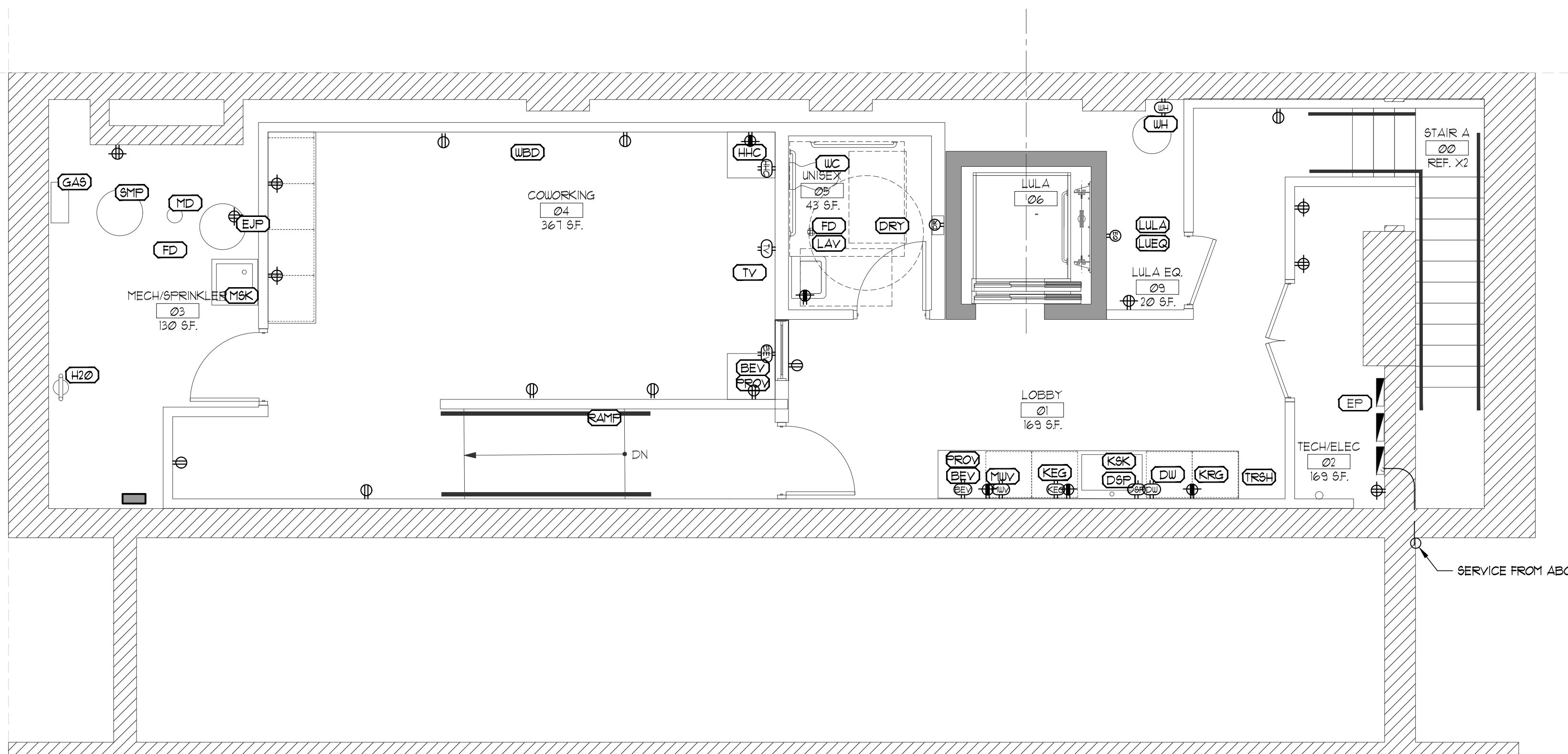




UPPER FLOOR
1/4"=1'-0"



GROUND FLOOR
1/4"=1'-0"



LOWER FLOOR
1/4"=1'-0"

42 POLE / 120/240 VOLT / 4 WIRE / 3PH / 400 AMP / MAIN PANEL												42 POLE / 120/240 VOLT / SINGLE PH / 200 AMP / SUB-PANEL											
SURFACE MOUNT						SURFACE MOUNT						SURFACE MOUNT						SURFACE MOUNT					
NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION	NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION	NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION	NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION
1	AC	40	A	40	AC	2	OUTLETS	20	A	20	OUTLETS	2	OUTLETS	20	A	20	OUTLETS	2	OUTLETS	20	A	20	OUTLETS
3	AC	40	B	40	AC	4	OUTLETS	20	B	20	OUTLETS	4	OUTLETS	20	B	20	OUTLETS	4	OUTLETS	20	B	20	OUTLETS
5	AC	40	C	40	AC	6	OUTLETS	20	A	20	OUTLETS	6	OUTLETS	20	A	20	OUTLETS	6	OUTLETS	20	A	20	OUTLETS
7	LIGHTING	20	A	200	SUB PANEL	8	OUTLETS	20	B	20	OUTLETS	8	OUTLETS	20	B	20	OUTLETS	8	OUTLETS	20	B	20	OUTLETS
9			B	200	SUB PANEL	10	OUTLETS	20	A	20	OUTLETS	10	OUTLETS	20	A	20	OUTLETS	10	OUTLETS	20	A	20	OUTLETS
11	LIGHTING	20	C	200	SUB PANEL	12	OUTLETS	20	B	20	OUTLETS	12	OUTLETS	20	B	20	OUTLETS	12	OUTLETS	20	B	20	OUTLETS
13	LIGHTING	20	A	20	LIGHTING	14	OUTLETS	20	A	20	OUTLETS	14	OUTLETS	20	A	20	OUTLETS	14	OUTLETS	20	A	20	OUTLETS
15			B			16	OUTLETS	20	B	20	OUTLETS	16	OUTLETS	20	B	20	OUTLETS	16	OUTLETS	20	B	20	OUTLETS
17	LIGHTING	20	C	20	LIGHTING	18	BATHROOM	20	A	20	EM LGTS & EXITS	18	BATHROOM	20	A	20	EM LGTS & EXITS	18	BATHROOM	20	A	20	EM LGTS & EXITS
19	LIGHTING	20	A	20	LIGHTING	20	BATHROOM	20	B	20	EM LGTS & EXITS	20	BATHROOM	20	B	20	EM LGTS & EXITS	20	BATHROOM	20	B	20	EM LGTS & EXITS
21			B			22	FIRE PLANEL	20	A	20	PANEL GFI	22	FIRE PLANEL	20	A	20	PANEL GFI	22	FIRE PLANEL	20	A	20	PANEL GFI
23	LIGHTING	20	C	20	LIGHTING	24	KITCHEN GFI	20	B	20	KITCHEN GFI	24	KITCHEN GFI	20	B	20	KITCHEN GFI	24	KITCHEN GFI	20	B	20	KITCHEN GFI
25			A			26	KITCHEN GFI	20	A	20	KITCHEN GFI	26	KITCHEN GFI	20	A	20	KITCHEN GFI	26	KITCHEN GFI	20	A	20	KITCHEN GFI
27			B			28	KITCHEN GFI	20	B	20	KITCHEN GFI	28	KITCHEN GFI	20	B	20	KITCHEN GFI	28	KITCHEN GFI	20	B	20	KITCHEN GFI
29			C			30	DISHWASHER	20	A	20	FRIDGE	30	DISHWASHER	20	A	20	FRIDGE	30	DISHWASHER	20	A	20	FRIDGE
31			A			32	DISHWASHER	20	B	20	FRIDGE	32	DISHWASHER	20	B	20	FRIDGE	32	DISHWASHER	20	B	20	FRIDGE
33			B			34	DISHWASHER	20	A	20	FRIDGE	34	DISHWASHER	20	A	20	FRIDGE	34	DISHWASHER	20	A	20	FRIDGE
35			C			36	MICROWAVE	20	B	20	SUMP	36	MICROWAVE	20	B	20	SUMP	36	MICROWAVE	20	B	20	SUMP
37			A			38	MICROWAVE	20	A	20	SPRINKLER	38	MICROWAVE	20	A	20	SPRINKLER	38	MICROWAVE	20	A	20	SPRINKLER
39			B			40	MICROWAVE	20	B	20	ROOFTOP GFI	40	MICROWAVE	20	B	20	ROOFTOP GFI	40	MICROWAVE	20	B	20	ROOFTOP GFI
41			C			42		20	A	20		42		20	A	20		42		20	A	20	



PANEL SCHEDULE
NA

NOTES:

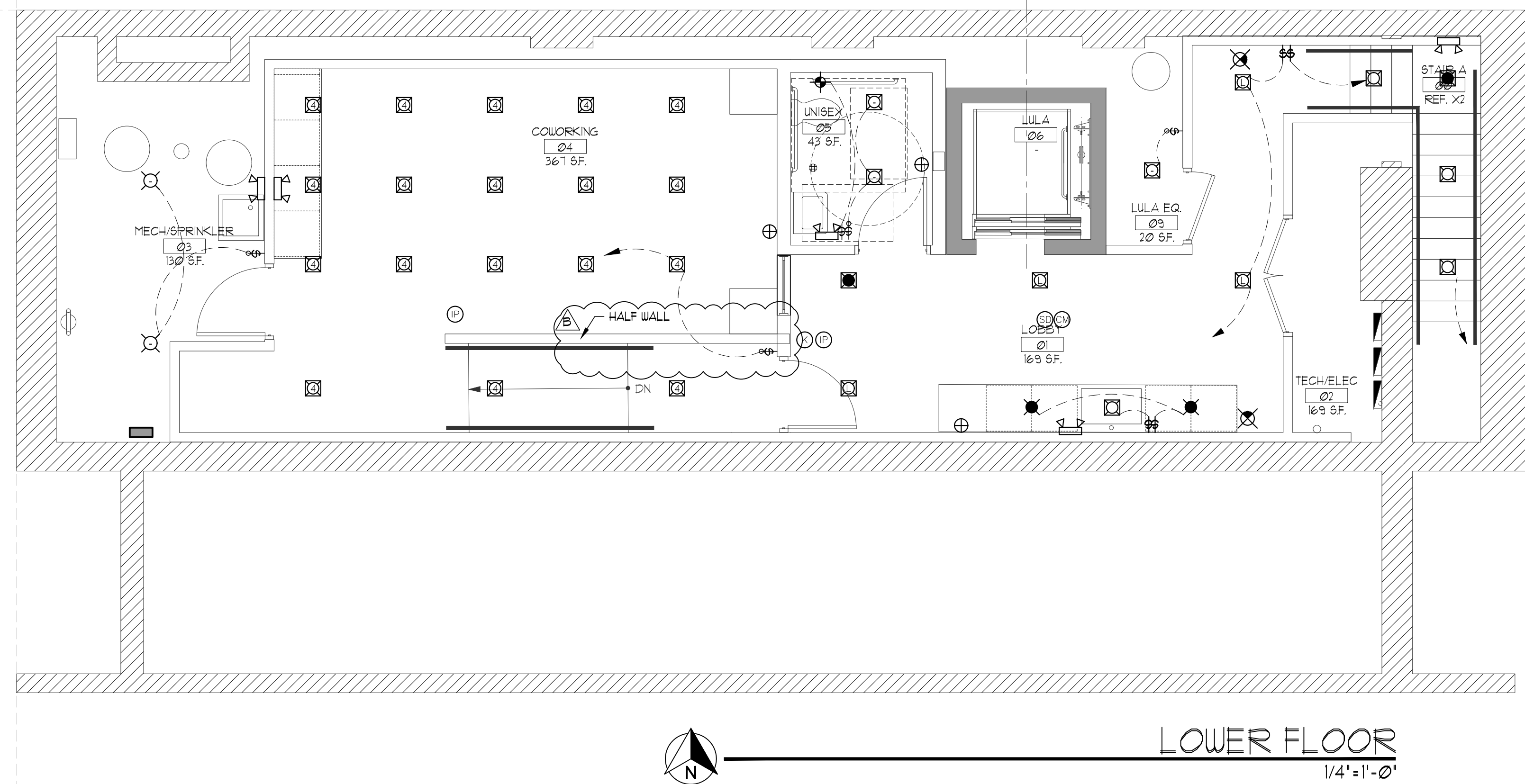
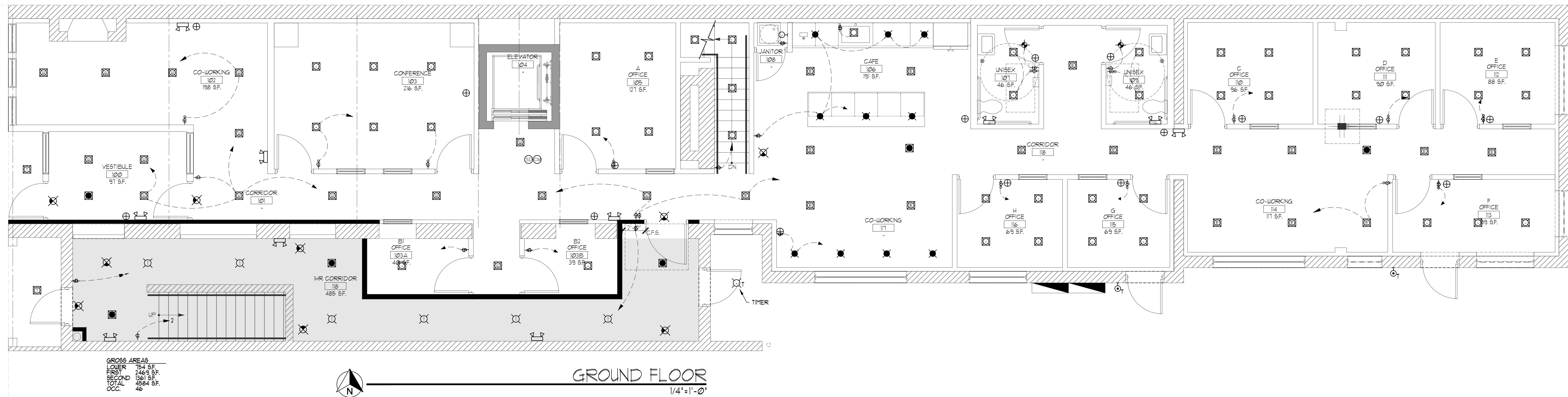
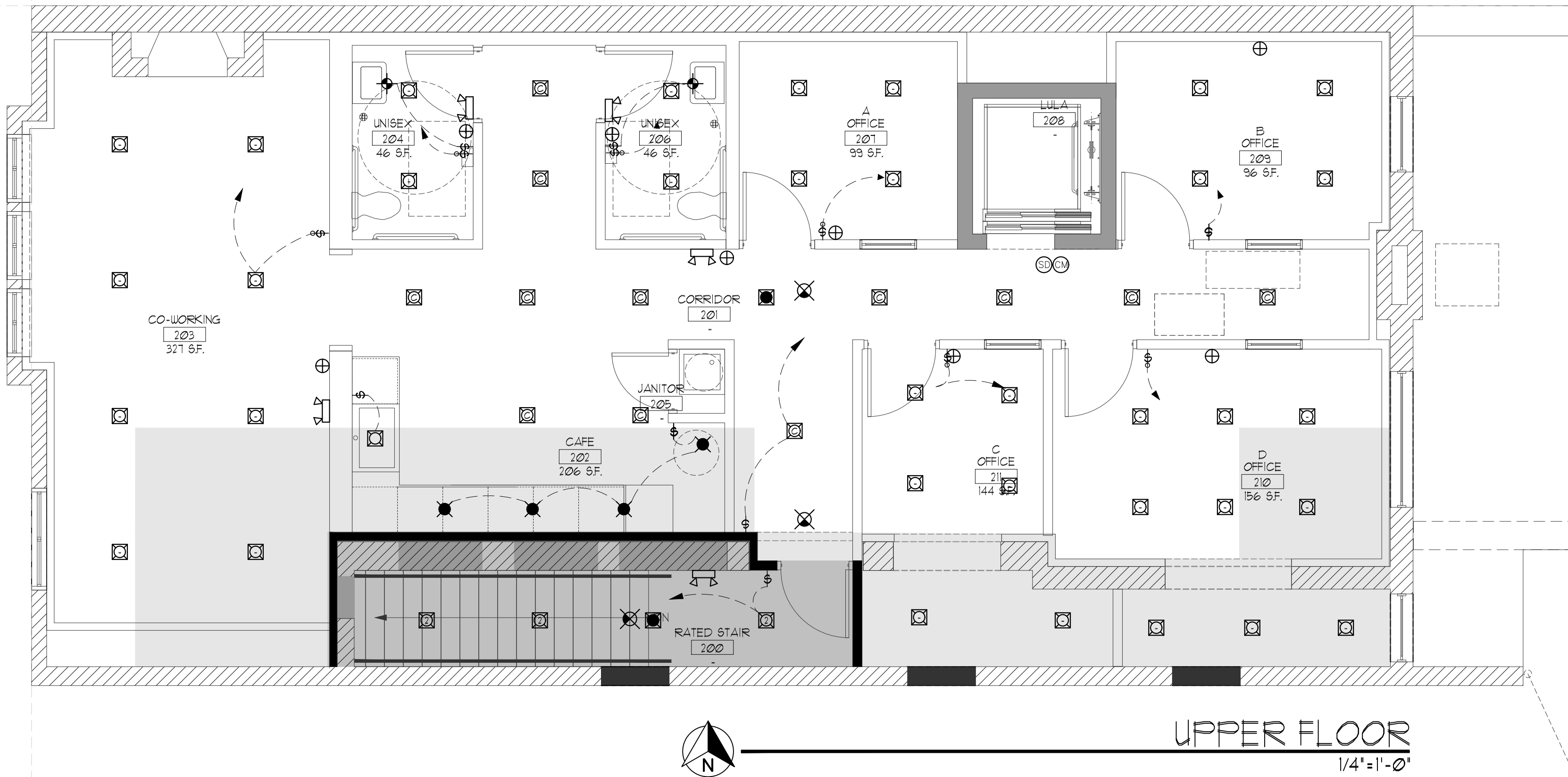
- Service Size / 800 amp 3-phase 120v/240v main CT cabinet with 400 amp 3-phase 120v/240v disconnect breaker 1-1-200 amp 120v/240v single phase disconnect breaker, 2-4 inch rid-gut conduit / 500 MCM wire (4 wire each pipe, total of 8-500MCM wire)
- Bonding jumper / cold water ground 30t wire, hot/cold water -2 gage wire.
- Outlets circuits / there will be no more than 10 outlets per 20 amp circuit.

ELECTRICAL NOTES

- AFIS: ALL NON-DEDICATED RECEPTACLE CIRCUITS SHALL BE AFCI FAULT PROTECTED.
- ALLOWANCES: PROVIDE ALL LIGHT FIXTURES AS PER PLANS. SUBMIT FIXTURE CUTS INCLUDED IN PRICE W/ BID SUBMITTAL.
- ATTIC LIGHTING: THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE FULL CHAIN FIXTURE ABOVE ALL ATTIC ACCESS PANELS.
- CAN LIGHTING: ALL CAN LIGHTS SHALL BE LED.
- CEILING BOXES: ALL CEILING BOXES IN HABITABLE SPACES SHALL BE FAN RATED.
- CIRCUITS: ALL KITCHENS SHALL HAVE A MIN. OF 2 - 20 AMP SMALL APPLIANCE CIRCUITS NO MORE THAN 10 ELEC RECEPTACLES ON A 20AMP CIRCUIT AND NO MORE THAN 15 ON A 20AMP CIRCUIT ALLOWED.
- CLOSET LIGHTING: ALL CLOSETS EXCEEDING 4 SF. SHALL HAVE APPROVED LIGHTING OPERATED BY A SINGLE POLE SWITCHED. LIGHT SHALL BE LED AND MOTION ACTIVATED.
- DISCONNECTS: THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCES, FURNACES, GARAGE DISPOSAL, AIR CONDITIONERS, ETC.
- DISTRIBUTION PANEL: PROVIDE CLEARANCES AT ELECTRIC PANEL LOCATION, 3'-0" CLEAR EACH SIDE, 4'-0" CLEAR AT FRONT, AND 6'-6" MIN HEADROOM INCLUDING PIPING, AND 3'-0" FROM ANY WATER SOURCE.
- EQUIPMENT: SUPPLY ALL GAS AND ELECTRICAL CONNECTIONS TO APPLIANCES AND EQUIPMENT. COORDINATE WITH OWNER.
- EXISTING ELEMENTS: CONTRACTOR SHALL SURVEY AND CONFIRM/REUSE/REPLACE EXISTING ELEMENTS THAT MEET CODE REQUIREMENTS.
- FIRE PROTECTION: SMOKE AND HEAT DETECTORS SHALL BE UL APPROVED AND CONNECTED TO A DEDICATED CIRCUIT AND IN DEDICATED CONDUIT. SEE PLANS FOR DETECTOR LOCATIONS. ELECTRICIAN WILL LOCATE, PROVIDE AND INSTALL ALL REQUIRED FIRE PROTECTION DEVICES AS REQUIRED BY LOCAL CODES.
- GFI'S: THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL KITCHENS, BATHROOMS, SHOWER ROOMS AND EXTERIOR OUTLETS AND GARAGES AND OTHER AREAS ASSOCIATED WITH WATER. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AND INTERIOR AND EXTERIOR (GARAGE). APPLICATION SHALL BE CIRCUITED SEPARATELY. TUB, SHOWER AND SAUNA LIGHTS SHALL BE GFCI PROTECTED.
- LOW VOLTAGE: ELECTRICAL CONTRACTOR TO PROVIDE WIRING AND FIXTURE CUTS FOR ALARM SYSTEM, DOOR BELL, TV CABLE, TELEPHONE, AND AUDIO IN ALL BEDROOMS (OVER TO PROVIDE FIXTURE).
- MULTI-WAY SWITCHING: ALL MULTI-WAY SWITCHING IS SHOWN DIAGRAMMATICALLY.
- RECEPTACLE-KITCHENS: RECEPTACLES ABOVE KITCHEN COUNTERS SHALL BE A MAXIMUM OF 2' FROM EVERY CORNER AND EVERY 4' THEREAFTER.
- RECEPTACLE-BATHROOMS: DOUBLE BASINS SHALL HAVE A GFCI RECEPTACLE ADJACENT TO EACH BASIN. ADD RECEPTACLES AS REQUIRED.
- RECEPTACLES: ALL RECEPTACLES SHALL BE AUTO GROUND OR HAVE A BONDING JUMPER INSTALLED.
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- RECESSED LIGHTING: LIGHTING FIXTURES INSTALLED IN INSULATED JOIST SPACES SHALL BE PROTECTED BY ICT TYPE FIXTURES (INSULATED THERMAL PROTECTION). CAN LIGHTS MUST BE OF AIRTIGHT RECESSED TYPE.
- SERVICE: PROVIDE MINIMUM 200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
- LIGHTING ABOVE SHOWERS AND TUBS SHALL BE GFI PROTECTED.
- A LOOKOUT SHALL BE PLACED ON THE SPOKE ALARM CIRCUIT.
- EXIT SIGNS SHALL NOT BE ILLUMINATED BY MORE THAN 5 WATTS PER SIDE.
- OCCUPANCY SENSOR SWITCH 48" AFF. VIF.
- PROVIDE ADD'L LOW LEVEL ILLUMINATED EXIT SIGNS 8' AFF. 8' STRIKER SIDE.

ELECTRICAL SYMBOLS

- SWITCH
- OCCUPANT SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - 42" AFF - UNO
- DUPLEX RECEPTACLE - AFI
- DUPLEX RECEPTACLE - WIP - GFI
- DUPLEX RECEPTACLE 42" AFF - UNO - GFI
- FLOOR OUTLET - VERIFY LOCATION IN FIELD
- SURFACE MOUNTED FIXTURE
- PENDANT - V.I.F.
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE - EXTERIOR GFI WIP
- UNDER CABINET HALOGEN LIGHT - TOUCH
- RECESSED CAN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE, WIP
- 120V SMOKE DETECTOR - INTERCONNECTED LOCATE AT ROOM'S HIGHEST POINT OF CLG
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- IFAD MOUNT / FLOWER
- KIS MOUNT / FLOWER
- ELECTRICAL PANEL
- TELEPHONE 4 TV CABLE J-BOX 4 TRIM
- EXHAUST FAN - VTR UNO
- VISUAL FIRE ALARM
- EXIT SIGN
- DUAL HEAD EMERGENCY LIGHT



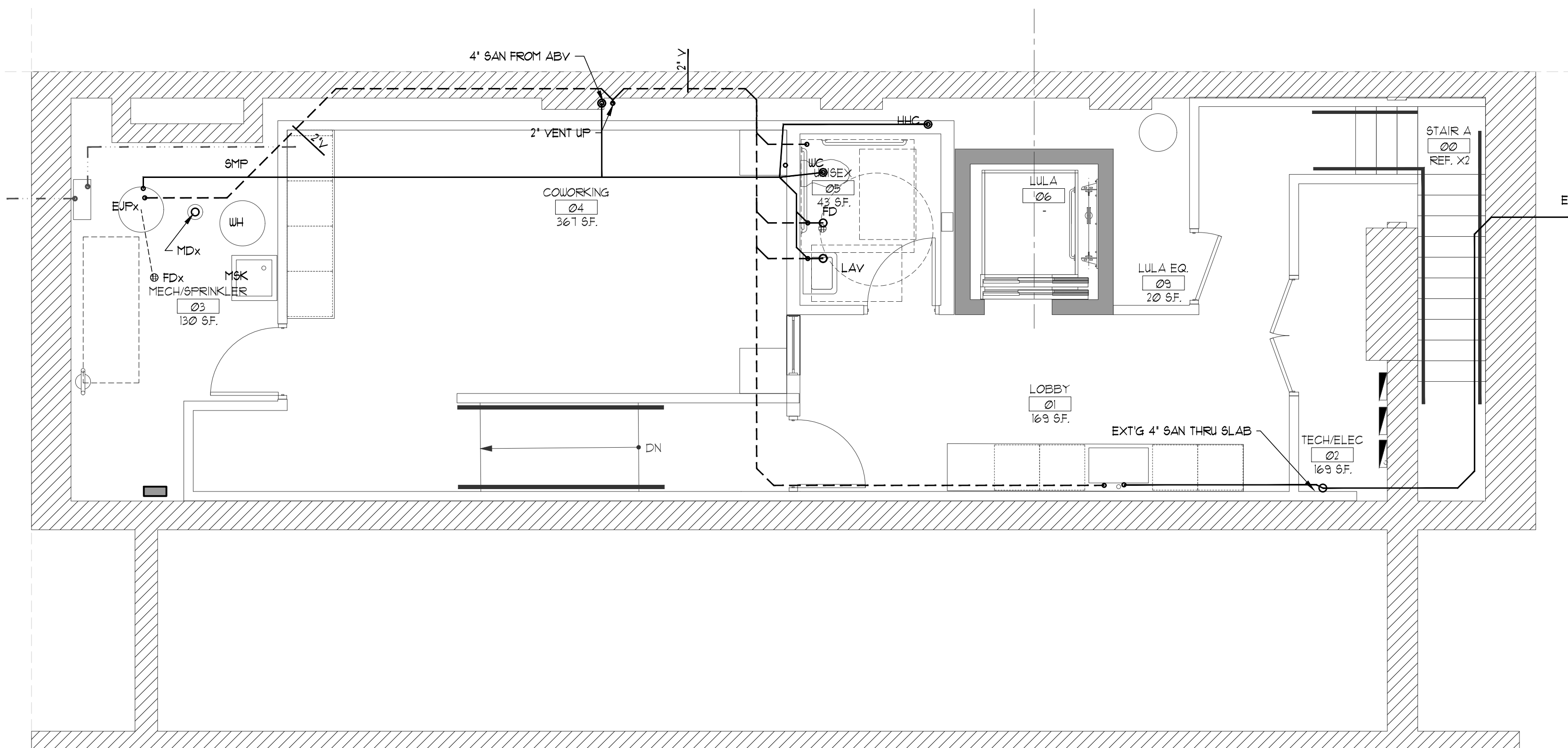
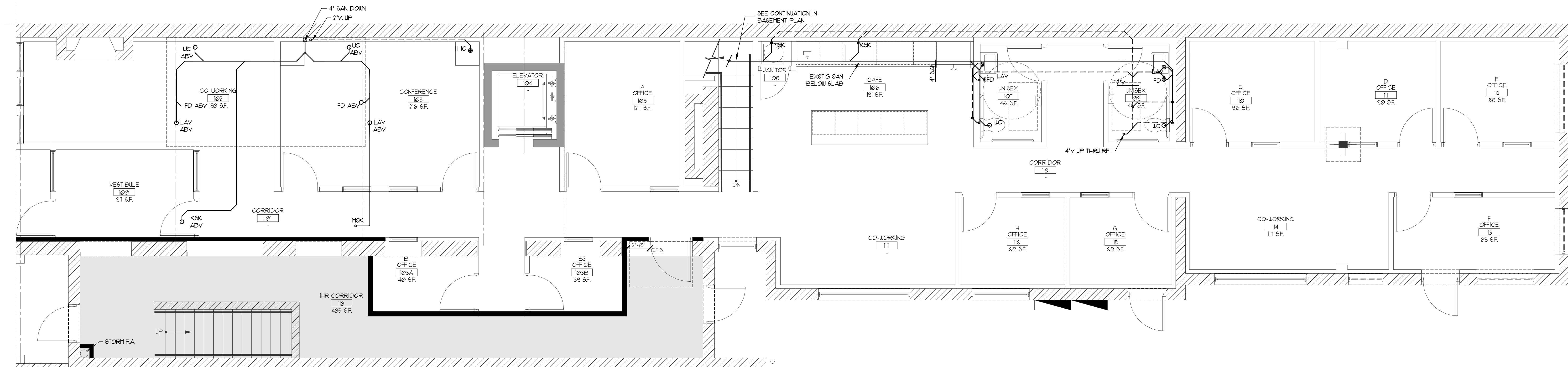
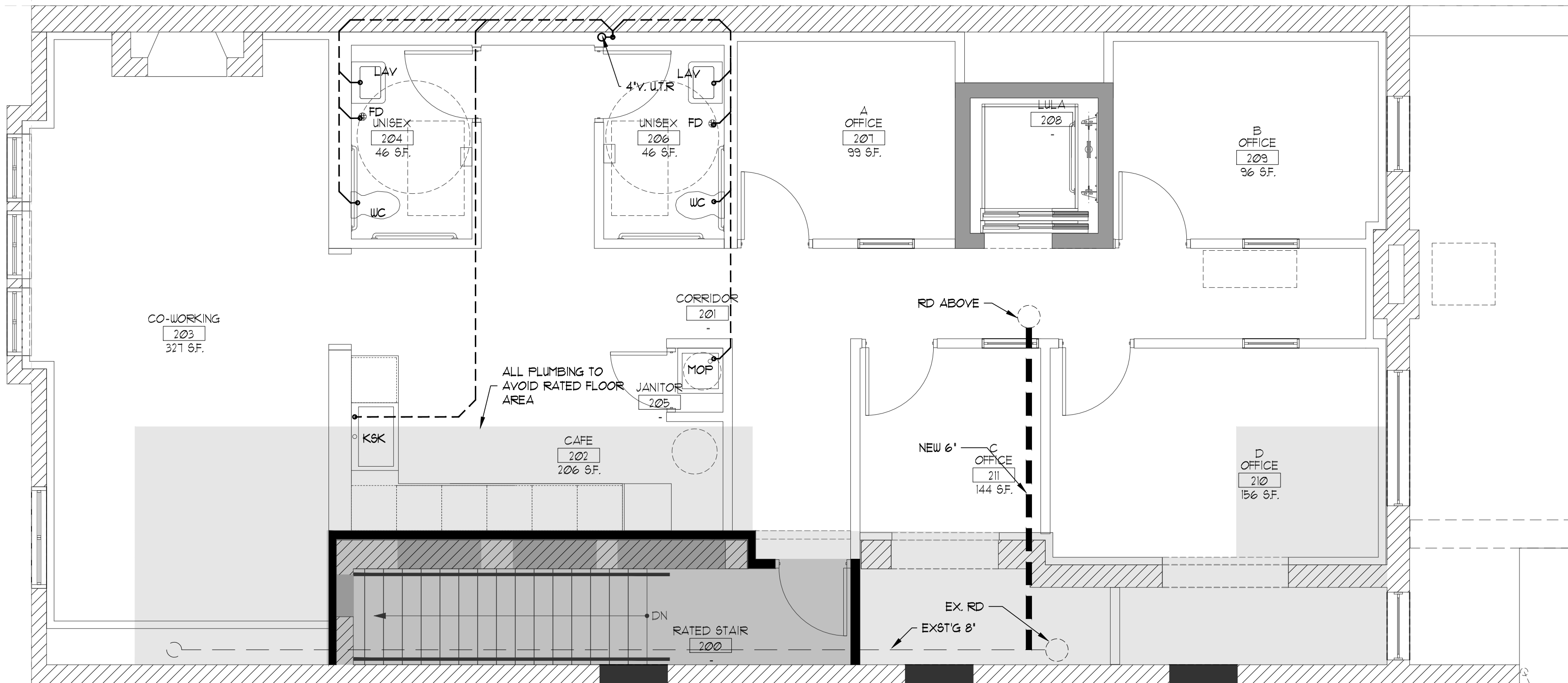
ELECTRICAL NOTES

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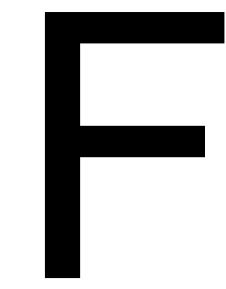
ELECTRICAL SYMBOLS

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- DUPLEX RECEPTACLE - 42" AFF - UNO
- DUPLEX RECEPTACLE - AFI
- DUPLEX RECEPTACLE - W/P. GFI
- DUPLEX RECEPTACLE 42" AFF - UNO - GFI
- FLOOR OUTLET - VERIFY LOCATION IN FIELD
- SURFACE MOUNTED FIXTURE
- PENDANT - VLF
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE - EXTERIOR GFI W/P.
- UNDER CABINET HALOGEN LIGHT - TOUCH
- RECESSED CAN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE, W/P.
- 110V SMOKE DETECTOR - INTERCONNECTED LOCATE AT ROOM'S HIGHEST POINT OF CLG
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- IPAD MOUNT / POWER
- KIOSK MOUNT / POWER
- ELECTRICAL PANEL
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- EXHAUST FAN - VTR UNO
- VISUAL FIRE ALARM
- EXIT SIGN
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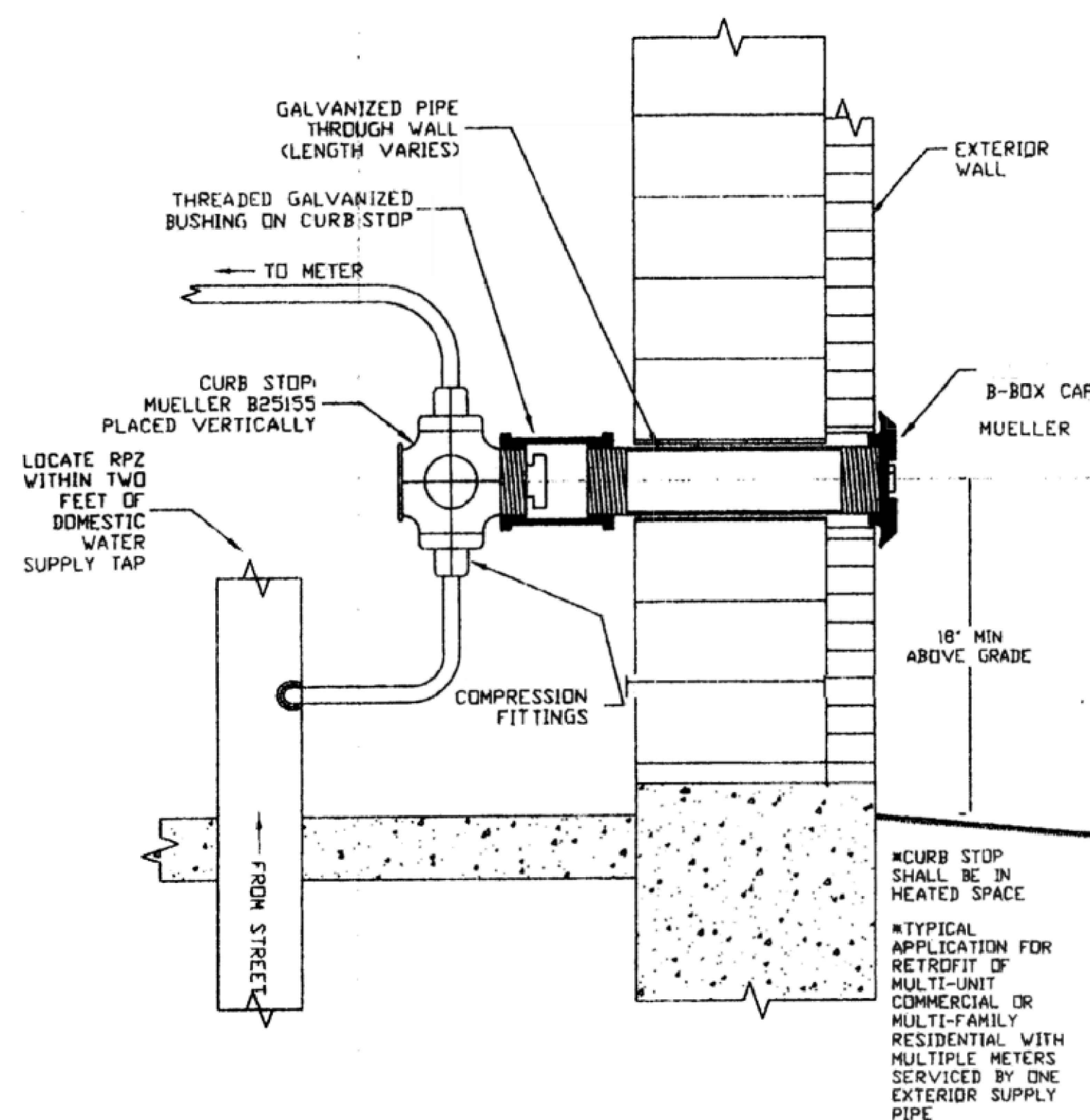
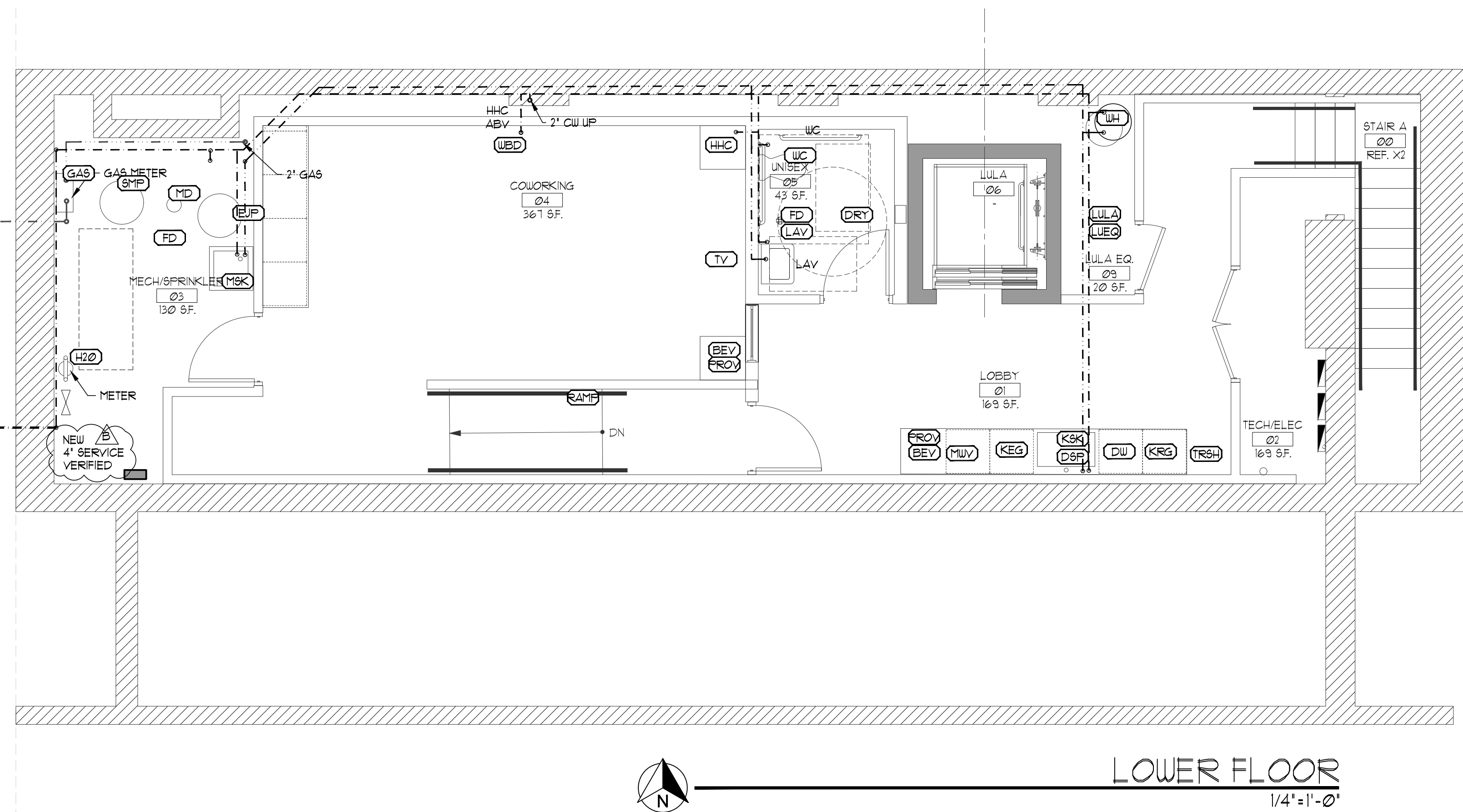
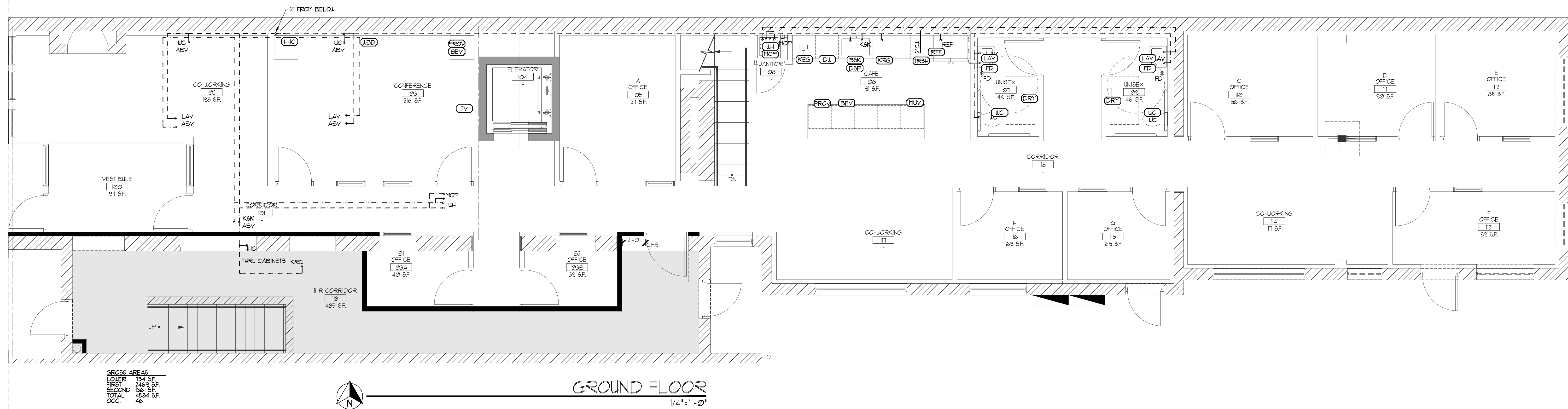
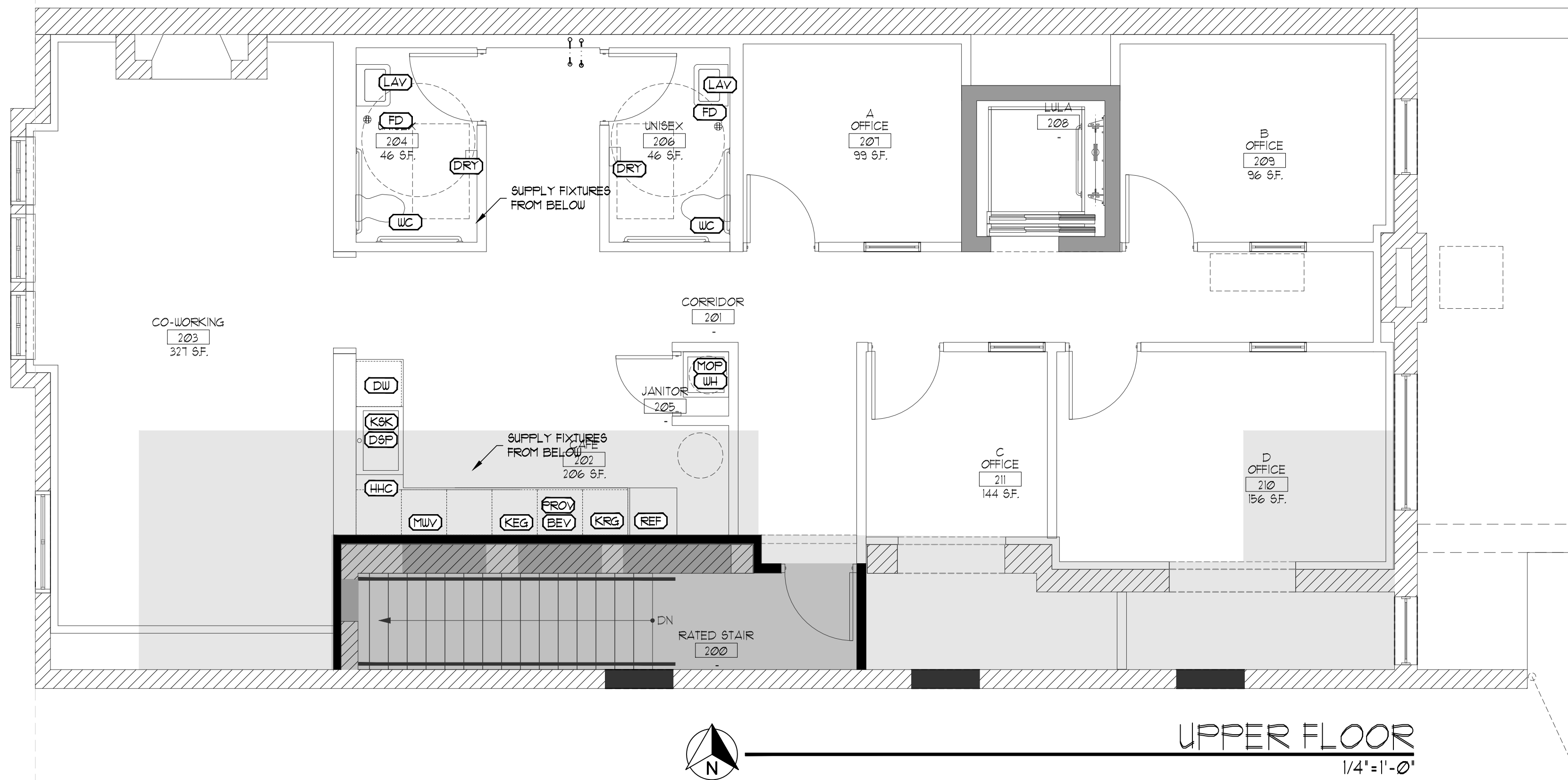
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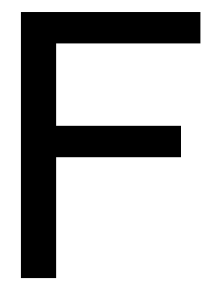
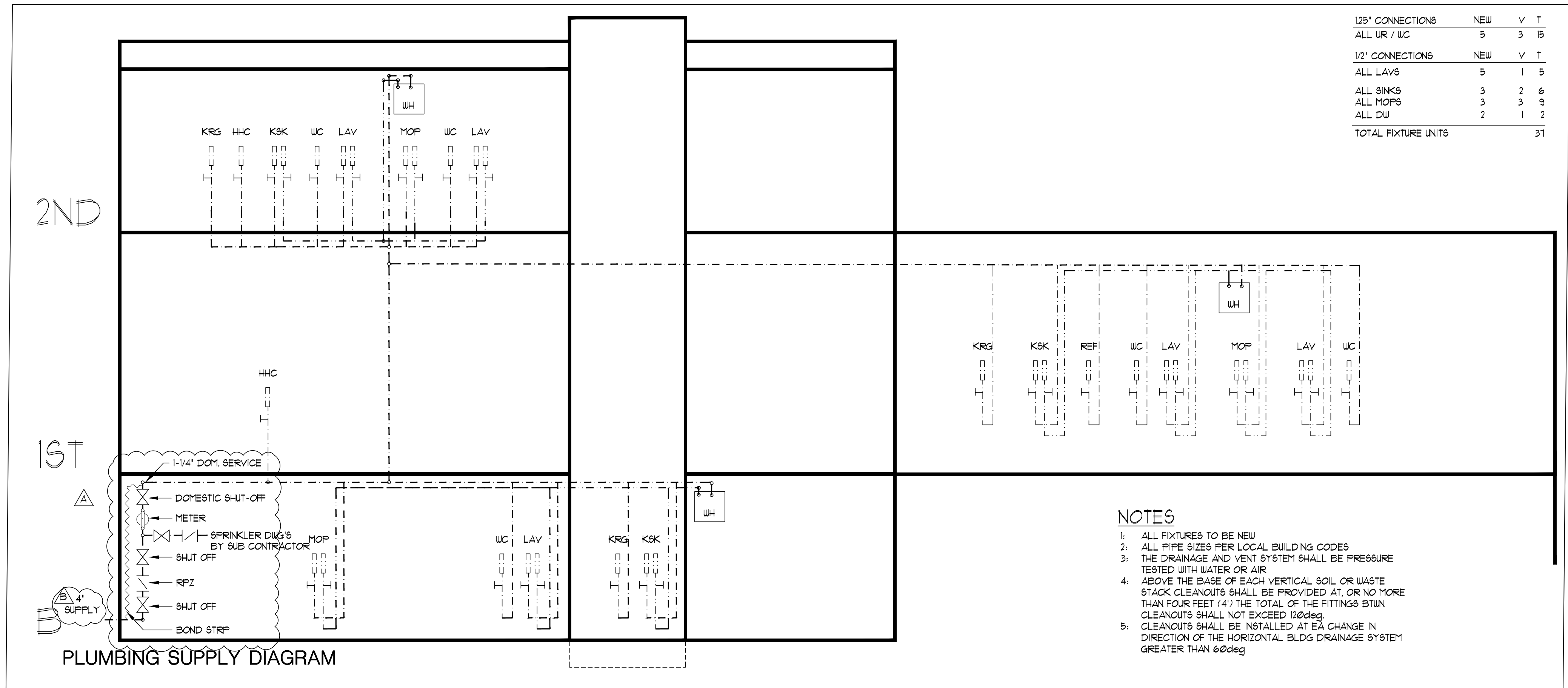
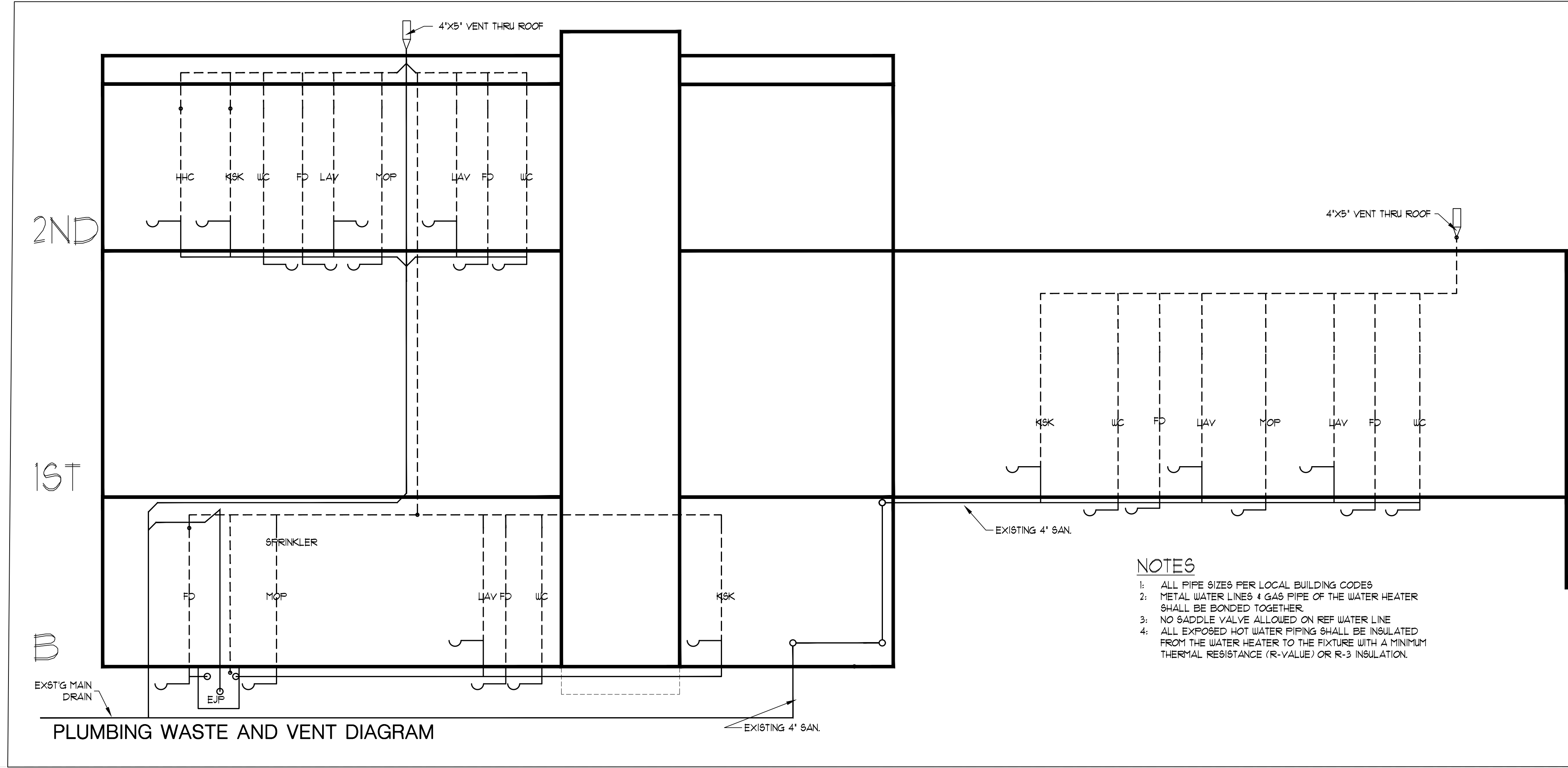
- PLUMBING NOTES**
- All plumbing work is to comply with the generally accepted industry standards and per prevailing code.
 - Contractor shall be required to furnish all labor, materials, equipment etc. necessary to make a complete plumbing system.
 - All plumbing materials, devices, fixtures, equipments, appliances shall be certified by an acceptable listing agency. Existing lead pipe water service lines must be updated to type 'K' copper.
 - Fit all work into available space meet the requirement and coordinate with other trades and follow the structural elements of the building as closely as possible. Run pipe concealed throughout the finished portions of the building.
 - Contractor shall cut and patch as required any floor, wall, ceiling, etc. that necessary for a complete installation of the plumbing system.
 - All water supply lines shall be copper type 'L' above ground and type 'K' below ground. Water supply and waste are not permitted in exterior walls or other unheated spaces.
 - Min. fixture supply shall be 1/2" dia. copper w/ 12" air chambers & shut offs. 24" air chambers on all main risers. Install air chambers in water pipes to prevent water hammer. Adjust flush valves for min. noise. Use standard flexible pipe insulation (R-3) for all cold & heated water pipes. Apply insulation after piping has been tested, dry and clean.
 - Install horizontal vent lines with max. possible pitch back to fixture, tie all vents together where possible before extending through roof.
 - All underground 4" under floor branch vents shall be 2" min. Floor drains shall be individually vented. Traps shall be located as close as possible to their vents and shall be accessible for repair or inspection. Provide sufficient space for access & maintain all devices.
 - Min. waste lines: 1-1/2" dia. - lavs, 2" dia. - fd, 3" dia. - uc. Provide clean outs as required per code at least 12" of unobstructed clearance of the opening.
 - All underground sanitary sewer lines beneath the concrete slab inside the building wall shall be cast iron 4" dia. min.
 - No two dissimilar metals shall be in contact. Use fitting of the same material and finish as the pipe in which they are installed. Install dielectric unions where dissimilar materials connect.
 - Entire plumbing system shall be tested under pressure prior to enclosing. Contractor is responsible for scheduling and following up on all of their own inspections.
 - Tempered hot water not to exceed 120 degrees to be supplied to all public lavatories.
 - Stack test required on all new rough and underground plumbing.
 - 75 lb air test or water pressure required on water piping at time of rough inspection.
 - All existing plumbing that may pose a health or safety hazard must be revised to meet Plumbing code.
 - Isolation valves required on water pipe in accordance with Illinois Plumbing code Section 820.1500
 - All new plumbing fixtures must bear the water sense label. Do not remove water sense label prior to passing the final inspection and have fixture cut sheet on site for final inspection.



#	DATE	DESCRIPTION
1	1-4-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2022	REVISION SET B
C	4-24-2022	REVISION SET C
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E	5-20-2022	REVISION SET E
F	10-17-2022	REVISION SET F

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 411 N. MAIN STREET**

After conducting a public meeting and deliberating on the request of the petitioner, Adam Clabaugh on behalf of Brick and Mortar, for approval of an exterior appearance review for 411 N. Main Street in the C5A Central Retail Core Subdistrict, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on November 9, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting on November 9, 2022 and before the Village Board of Trustees.

Motion by: _____ Seconded by: _____



Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 11/9/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Atrin Fard, Taylor Gendel

AGENDA ITEM
(ID # 2022-2868)

DOC ID: 2022-2868

552 Crescent Blvd: Exterior Appearance Review for Tutto Bene Italian Ristorante.

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached staff report.

Attachments:

1. AAC Staff Report Tutto Bene
2. 1. Tutto Bene Exterior Appearance Application
3. 2. Existing Conditions Photos
4. 3. Plat of Survey Marked Up
5. 4. Proposed Building Elevations
6. 5. Canopy Examples
7. 6. Canopy Materials Sample and Specs
8. 7. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner

FOR: November 9, 2022 Public Meeting

SUBJECT: 552 Crescent Blvd – Tutto Bene Restaurant – Exterior Appearance Approval

PETITIONER: The petitioner is Paula Basile, President of Tutto Bene Ristorante Pizzeria.

BACKGROUND: The petitioner is requesting exterior appearance approval for the addition of a permanent canopy on the front patio of the restaurant and the removal of two pergola structures. Tutto Bene Ristorante Pizzeria is an Italian restaurant that has been operating in this location since 2019. The subject property is an approximately 2,428 square foot lot on the northwest corner of Crescent Blvd and Forest Ave, and the building is approximately 730 square feet. The subject property is in the C5A Central Retail Core Subdistrict.

The proposed canopy's brand is Firesist, and it will be made of a fire-resistant material in the color black. It will be attached to the front building façade and will be secured by four black 4" columns welded to the ground, 11'4" apart. The canopy will cover the length of the front façade (34') and will project 14' over the front patio, leaving 19.4' remaining to the front lot line. The height of the canopy will be 8'6" to the bottom of the shade and 3 more feet to the top of the shade. Please see the attached site plan and proposed elevations for more information about the proposed improvements.

The petitioner has provided photos of the canopy at nearby restaurant Two Hound Red, which the contractor also installed, as an example of what their finished product would look like.

STAFF

RECOMMENDATION: After reviewing the submitted application and plans for the proposed Exterior Appearance, staff finds the project to be in substantial conformance with the Village's Appearance Review Guidelines. Specifically, the following guidelines are being met with the proposed improvements:

- Entrances should be readily identifiable and highlighted by the canopies and other architectural detailing. (1.6)

- The color of elements applied to the building façade should blend in and coordinate with the color scheme of the building. (1.8.2)
- The canopy maintains the original opening of the building's doors and windows. (3.3)
- Canopies and awnings should not obscure original architectural detail. (3.7.3)
- Entrances to business establishments should where possible, be sheltered from the wind and rain. (3.9)

In addition, staff recommends the following condition of approval for the Village Board's consideration:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the November 9, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

AAC**ACTION:**

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Existing Conditions Photos
3. Plat of Survey Marked Up
4. Proposed Building Elevations
5. Canopy Example
6. Canopy Materials Sample and Specs
7. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Paula Basile, Tutto Bene
Rick Lawrence, Nuyen Awnings
Fareed Haque, Owner

RECEIVED

OCT 20 2022

VILLAGE OF GLEN ELLYN



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

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

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 11/2/22 B: Application No.

C. Project Name: Tutto Bene RISTORANTE - Pizzeria INC.

D. Project Description:

Installation of awning in front patio of Tutto Bene
Removing existing Pergolas

E. Address of Property: 552 Crescent Blvd

F. Permanent Index No.: 05-113-17-025 G. Zoning: CSA

H. Name of Applicant: Tutto Bene RISTORANTE-PIZZERIA INC,

I. Address of Applicant: _____

J. Phone No. (Business): 630-469-4790 (Home) _____

K. (Mobile) 630-597-5859 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: paulahsile30@gmail.com

N. Name of Property Owner: 16 Glen Recreation One LLC - Fahreed Hagne

O. Address of Property Owner: 465 HARTMAN BLVD Glen Ellyn

P. Phone No. (Business): 773-203-7928 (Home) _____

Q. E-Mail Address of Property Owner: 465 Hawthorne Blvd Glen Ellyn

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

Simple style functional purpose of shielding from rain so customers can stay.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

Black canvas (see attached)
Goes with the character of ^{surrounding} ~~surrounding~~ businesses

T. Please explain how the project complies with the Appearance Review Guidelines:

The proposed awning matches the exterior of the building.
Will not obscure the architectural detail of the building

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

no aware of any deviations

Signature: P. Buile Date: Nov-2-22

OWNERSHIP BY A CORPORATION

11/2/2022

Date:

Address:

552 Crescent Blvd Glen Ellyn IL 60137

Legal Description:

Tutto Bene Ristorante-Pizzeria Inc

See attached Plat of Survey

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Ippolita Basile Address: 1188 Royal Glen Drive % 100%
Glen Ellyn IL

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, FAREED HAQUE owner of the property described as

See attached Plat of Survey for 552 Crescent Blvd

verify that Tuttho Berve - Jppelita Basile
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given
applicant is actual notice to owner.



OWNER SIGNATURE

10/23/2022

DATE

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

See attached note
from Owner.

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Appalita Banile, and I hold the position of President for Tutto Bene ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("**Application**") the Applicant filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Appalita Banile

Title: (Pres.)

Applicant's Name: Appalita Banile

Subscribed and sworn to me this

26 day of October, 2022.

Therese Frey
Notary Public



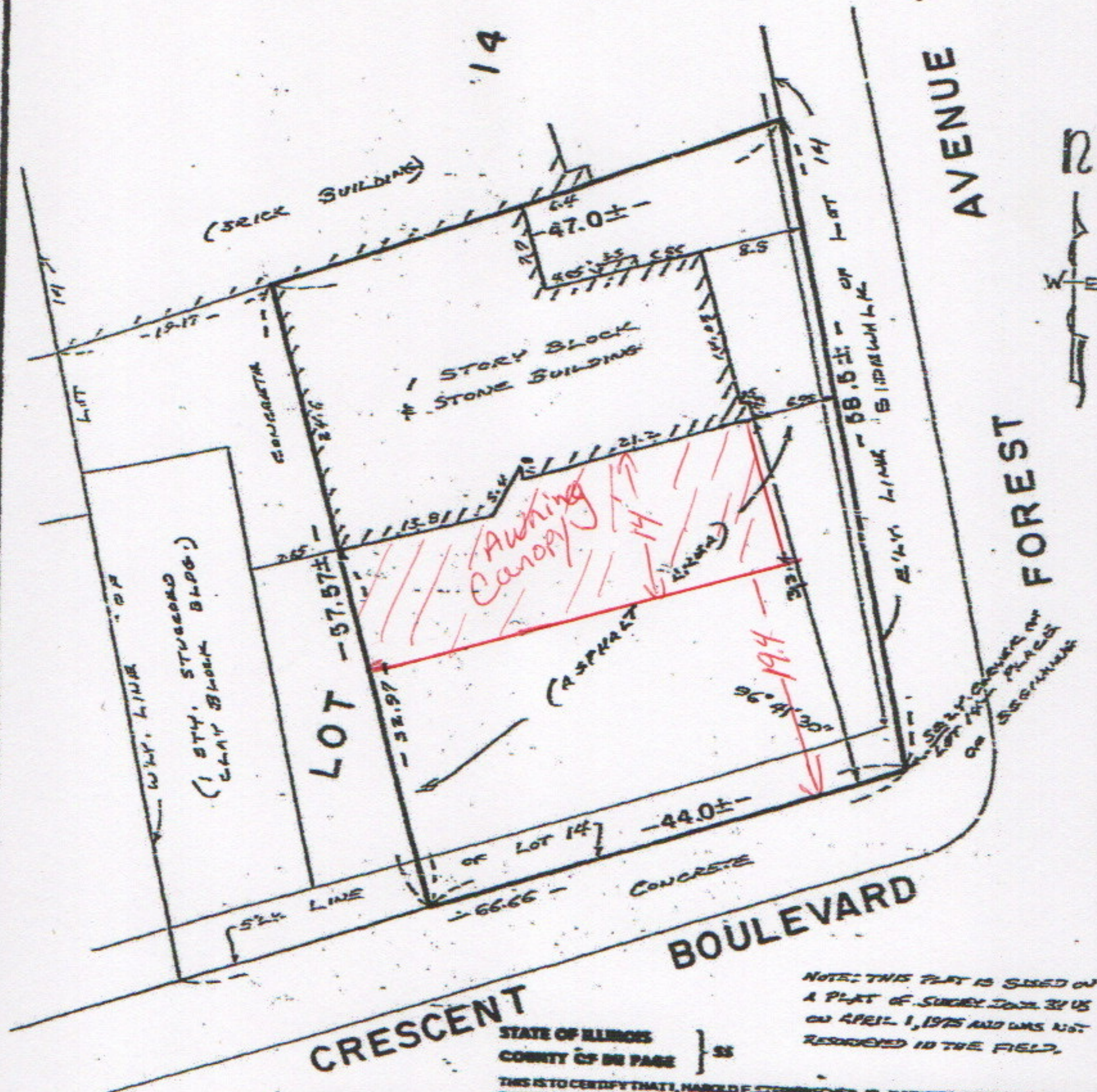




Plat of Survey

OF THAT PART OF LOT 14 IN BLOCK 3 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, DESCRIBED BY BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 14 AND RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 44.0 FEET, MORE OR LESS, TO THE SOUTHERLY EXTENSION OF THE WESTERLY WALL OF A BUILDING LOCATED ON THIS PROPERTY; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION, AND ALONG SAID BUILDING WALL, 57.57 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BUILDING, BEING ALSO THE SOUTHERLY WALL OF AN ADJOINING BUILDING; THENCE EASTERLY ALONG SAID SOUTHERLY WALL, AND EXTENSION THEREOF, 47.0 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 58.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS.

This property is known as 552 Crescent Blvd., Glen Ellyn, IL



CRESCENT

BOULEVARD

AVENUE

FOREST

NOTE: THIS PLAT IS BASED ON A PLAT OF SURVEY DATED JULY 3, 1906 AS DOCUMENT 88052, AND WAS NOT RECORDED IN THE FIELD.

STATE OF ILLINOIS
COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT, HAROLD F. STEINBRECHER, JR., ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.

SCALE OF MAP IS 10 FEET TO ONE INCH

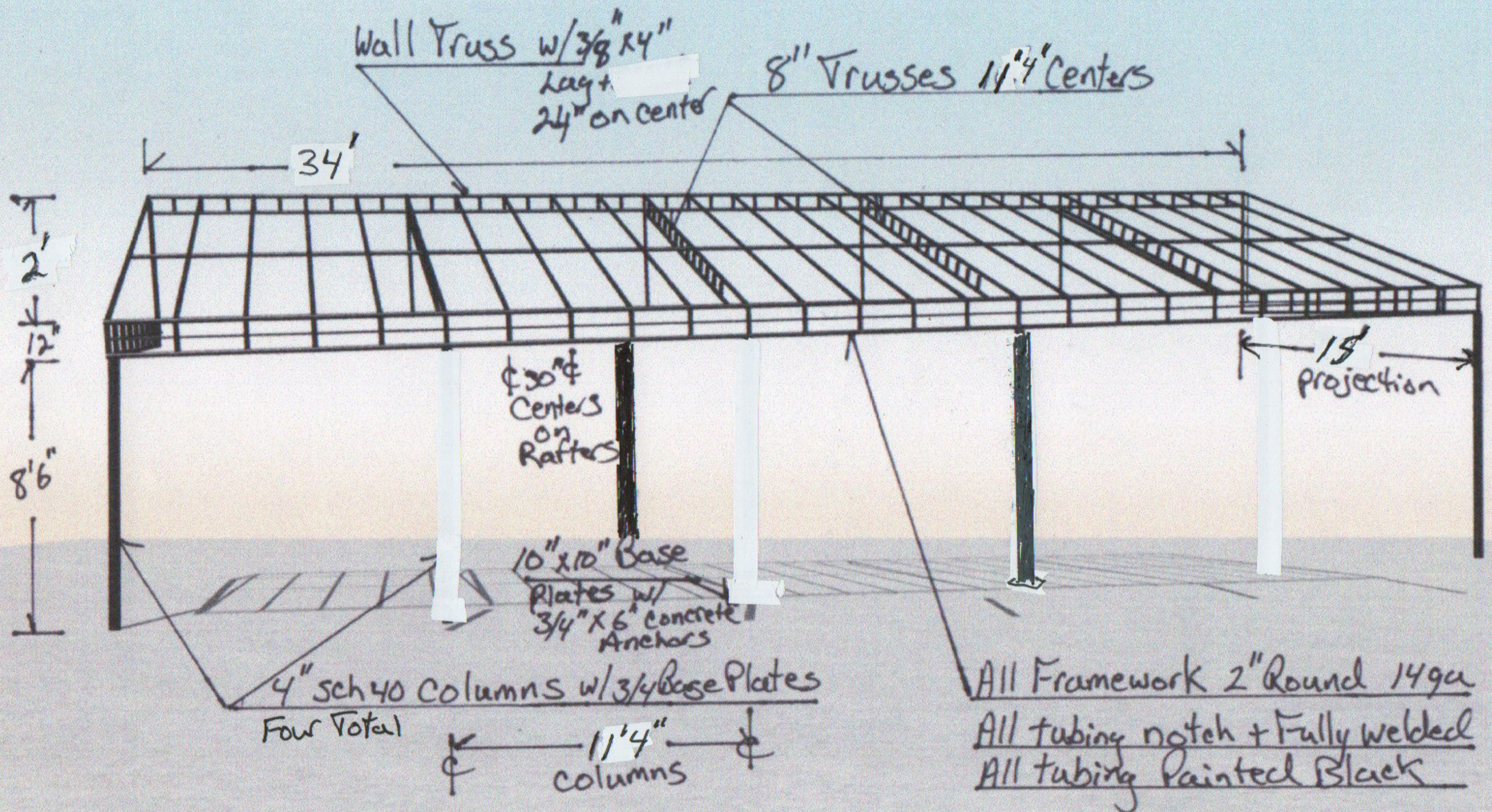
WHEATON, ILLINOIS JUNE 15, 1992

BUILDINGS WERE LOCATED AS SHOWN ON APRIL 11, 1992

[Signature]
ILLINOIS LAND SURVEYOR



HAROLD F. STEINBRECHER, JR.
CIVIL ENGINEER AND SURVEYOR
110 NORTH WEST STREET
WHEATON, ILLINOIS



- Meets all International Building Codes
- Snow Load: Minimum of 30 pounds per sq foot
- Wind Load: 90 mile per hour gusts of 3 seconds

NUYEN INDUSTRIES INC.
SINCE 1941

Rick Lawrence, CEO
 630-995-1390
 850 Ridgeway Ave Suite C
 Aurora, IL 60506



182

Canopy



Rick
Lawrence

Nyen
Awning

850
Ridgeway
Ave

630-892-3995

Aurora IL



Tutto Bene



Two
Hound
Reel



Two
Hound
Reel

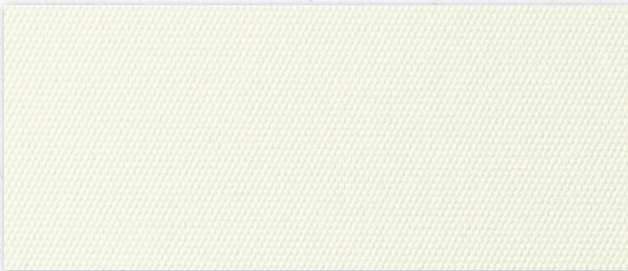


THE BEST OF BOTH WORLDS

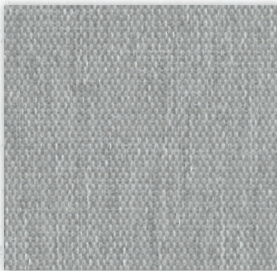
Specify FIRESIST® for an up-to-code fire-resistant awning and shade fabric that looks as good as it performs. Improved strength, colorfastness, and weather-resistance make fabrication with FIRESIST easier than ever.



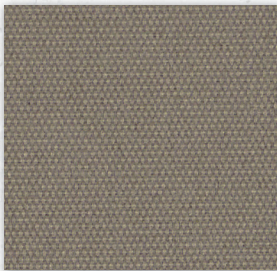
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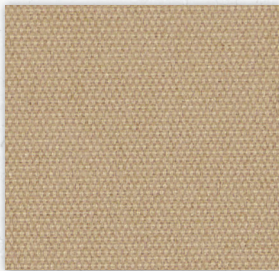
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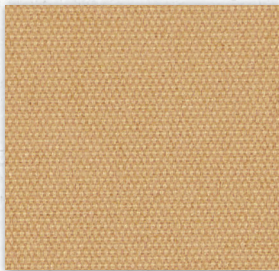
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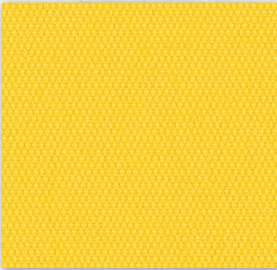
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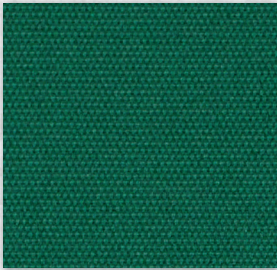
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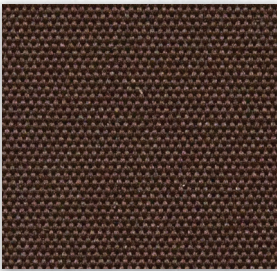
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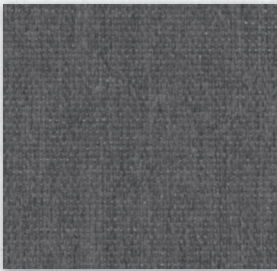
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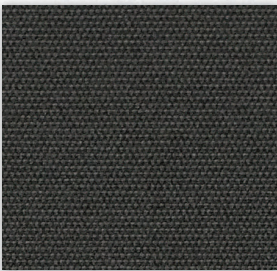
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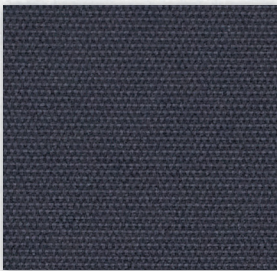
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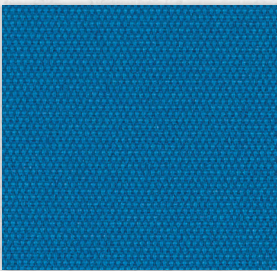
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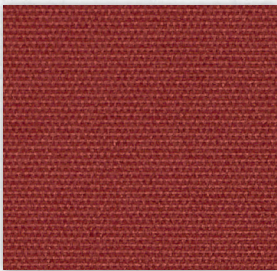
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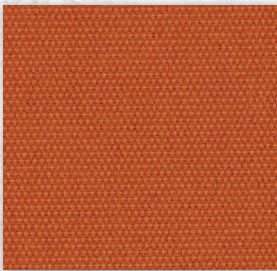
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BURGUNDY
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CRIMSON RED
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TERRACOTTA
82014-0000



FIRE RETARDANT

FIREST[®] delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of FIREST deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

STYLING

The new FIREST color palette focuses on popular solids and tweeds.



GREENGUARD CERTIFICATION
Firesist fabric has achieved GREENGUARD GOLD Certification. Firesist fabrics are certified by GREENGUARD as contributing to healthy air quality by being a very low chemical emitting product.

TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60" / 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19 NFPA 701-99, test method II CPAI-84; Tent walls and roof FMVSS 302 FAA 25.853 (Aviation) UFAC Upholstered Furniture, Class 1 ULCS-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.

Firesist[®] is a registered trademark of Glen Raven, Inc.



FIRE RETARDANT

FIRESIST® delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

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Width	60"/ 152.4 cm
Color	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
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FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19 NFPA 701-99, test method II CPAI-84; Tent walls and roof FMVSS 302 FAA 25.853 (Aviation) UFAC Upholstered Furniture, Class 1
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.



FIRESIST® IS A REGISTERED TRADEMARK OF GLEN RAVEN, INC.

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 552 CRESCENT BLVD**

After conducting a public meeting and deliberating on the request of the petitioner, Paula Basile of Tutto Bene for approval of an exterior appearance review for 552 Crescent Boulevard in the C5A Central Retail Core Subdistrict, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on November 9, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the November 9, 2022 Architectural Appearance Commission meeting and before the Village Board of Trustees.

Motion by: _____ Seconded by: _____



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/9/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Atrin Fard

AGENDA ITEM
(ID # 2022-2869)

DOC ID: 2022-2869

504 Crescent Blvd: Exterior Appearance Review for Five-0-Four Kitchen, a new restaurant. Continued discussion from October meeting.

Statement of the Issue:

Please see the attached staff report.

Analysis:

Please see the attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see the attached staff report.

Attachments:

1. AAC Staff Report
2. 1. Application for Exterior Appearance
3. 2. Aerial Map
4. 3. Photos of Current Conditions
5. 4. Proposed Elevations Packet
6. 5. Proposed Bi-Fold Windows and Doors Packet
7. 6. Proposed Screen Wall Packet
8. 7. Lighting Cut Sheet
9. 8. Proposed Sign Packet
10. 9. Building First Floor Plan
11. 10. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Atrian Fard, Senior Planner

FOR: November 9, 2022 Public Meeting

SUBJECT: 504 Crescent Boulevard – Five-0-Four Kitchen – Exterior Appearance Approval

REQUEST: The petitioner is Sylvia Xim'enez, representing Kaelka LLC., dba Five-0-Four Kitchen, the new business slated for the vacant tenant space at 504 Crescent Boulevard. The petitioner is requesting an Exterior Appearance Review for the renovation of the existing building on the property to house the Five-0-Four Kitchen. The restaurant will operate six days a week, serving breakfast, brunch, lunch, and dinner only from Friday to Sunday. In order to proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the project.

**PUBLIC
MEETING
SUMMARY:**

On October 12, 2022, the Architectural Appearance Commission (AAC) reviewed the existing conditions and proposed exterior improvements to the building. Commissioners discussed modifications to the front building facade and different scenarios of keeping the brick or replacing it with cultured stone and keeping or removing the awning. Further discussions ensued on the less abrasive methods to remove paint from brick, the idea of murals on the western elevation, the type of proposed lighting, and signage. As the proposal lacked a clear illustration of building facades, including the depiction of colors, materials, and signage, the overall consensus was to defer the AAC's recommendation to a later meeting when colored renderings of different elevations are provided to the Commission.

**PROJECT
SUMMARY:**

Per Commissions request, the petitioner submitted new renderings for south (front), west, and north elevations, showing the proposed exterior materials, colors, lighting, and signage. More information about the project is below:

South Elevation: The proposal calls for maintaining the existing brick and wood siding, currently painted in blue, and clean, prime, and re-paint them with a cream-toned color (Behr Premium Silverado Spur Ms-49). The petitioner intends to replace the existing black awning with a brand-new one and add new signage on the awning's cloth canopy and valance. Compliance of the proposed awning sign with the Sign Regulations will be confirmed by staff administratively. The proposal also calls for renovating the entrance

vestibule with a full-height glass door with kickplate, replacing windows in size, and replacing storefront windows with bi-fold glass doors and windows, to the right and left of the entrance, respectively. All windows and doors will feature dark bronze aluminum framing.

West and North Elevations: The brick is currently painted cream. The petitioner intends to grind and clean the paint to restore the underlying natural yellow/orange tone and tuckpoint bricks as needed. Broken bricks will be replaced, and the surface will be UV varnished for further protection. Staff recommends removing the paint from the brick in a manner not to damage the surface. One suitable solution would be using chemical-based solvents with a combination of water, neutral detergent, and bristle brush without causing significant damage.

Rooftop Equipment Screen: The rooftop equipment is currently screened by a 2 to 3-foot-high parapet wall on three sides of the building. The screen is made of light beige/gray Rolex Aluminum panels with flashing caps. As part of the renovation project, the petitioner intends to replace parts of the screen wall which are currently in disrepair, including metal studs and pressure-treated blocking, while maintaining the existing metal paneling. No changes to the color and materials are proposed, and the screen will match the building.

Lighting: The petitioner intends to replace the existing historic lantern sconces with contemporary rectangular mercury glass sconces. The fixtures would have a dark bronze finish that would complement the architecture and function of the principal building. Cut sheet of the proposed fixture is included in the petitioner's application packet. The proposed fixtures comply with the shielding requirements in the Zoning Code.

AAC**ACTION:**

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the November 9, 2022, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance

Five-0-Four Kitchen
Exterior Appearance

Page 3

2. Aerial Map
3. Photos of Current Conditions
4. Proposed Elevations Packet
5. Proposed Bi-Fold Windows and Doors Packet
6. Proposed Screen Wall Packet
7. Lighting Cut Sheet
8. Proposed Sign Packet
9. Building First Floor Plan
10. Draft Motion to Approve

cc: Martin Scott, Community Development Director
Sylvia Xim'enez, Petitioner

X:\Plandev\PLANNING\AAC\Exterior Appearance Approval\C\504 Crescent\Meetings\AAC II

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: SEP. 2, 2022 B. Application No. _____

C. Project Name: 504 CRESCENT BLVD (FORMER ROE)

D. Project Description: TO RESTORE & IMPROVE EXTERIOR ORIGINAL BRICK. REPLACE OLD WINDOWS TO BIFOLD METAL FRAME WINDOWS & NO ARCHITECTURAL ALTERATION TO ORIGINAL FACADE OR STRUCTURE OF BUILDING.

E. Address of Property: 504 CRESCENT BLVD

F. Permanent Index No.: _____ G. Zoning: _____

H. Name of Applicant: 504 CRESCENT BLVD & STONE BUILDING BRP

I. Address of Applicant: SYLVIA J. WAGNER REYNA UGALDE 376 JENICE CT. WEST CHICAGO, IL

J. Phone No. (Business): 630-360-7339 (Home) _____

K. (Mobile) 630-360-7339 (Other) 630-790-3311

L. Fax No.: _____

M. E-mail Address of Applicant: SYLVIA.BKPRODUCTIONS@GMAIL.COM

N. Name of Property Owner: REYNA UGALDE

O. Address of Property Owner: 376 JENICE CT. WEST CHICAGO, IL 60185

P. Phone No. (Business): 630-360-7339 (Home) _____

Q. E-Mail Address of Property Owner: SYLVIA.BKPRODUCTIONS@GMAIL.COM

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

NO STYLE WILL BE CHANGED ARCHITECTURALLY. STYLE REMAINS THE SAME.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

NO ARCHITECTURAL CHANGES ARE BEING MADE. BRICK WILL BE REPAIRED, RESTORED AND PROTECTED TO FURTHER MAINTAIN THE ORIGINAL ~~ESTATE~~ AND LOOK OF IT. WINDOWS' OPENINGS REMAIN IN SAME LOCATION, THEY ARE BEING CHANGED TO IMPROVE THE USE OF THEM AND LOOK OF FACADE

T. Please explain how the project complies with the Appearance Review Guidelines:

NO STRUCTURAL CHANGES, RATHER IMPROVEMENTS ARE BEING MADE AS TO FOLLOW FOOTSTEPS OF OTHER BUILDINGS' IMPROVEMENTS TO MATCH AND FOLLOW THE CURRENT LOOK OF FACADES.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

NO DEVIATIONS ARE BEING PROPOSED. ONLY IMPROVEMENTS AND REPAIRS IN ORDER TO RETAIN THE ORIGINAL BEAUTY AND UNIFORMITY OF FACADES IN TOWN.

Signature:



Date:

Sept. 2, 2022

Date: SEPT. 2, 2022

Legal Description:

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: ELIAN MARTINEZ Address: DORLING, WHEATON, IL % 25

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, REYNA UGALDE

owner of the property described as

504 CRESCENT BLVD. A COMMERCIAL ZONED
BUILDING FOR COMMERCIAL USE.
PRESENTLY USE AS FOLL SERVICE RESTAURANT.

verify that STONE BUILDING GROUP

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE
9/2/22
DATE

Subscribed and sworn to before me this

2nd day of September, 2022
Barbara E. Brown

Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is REYNA UGALDE, and I hold the position of MANAGER for 504 CRESCENT BLVD. ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Reyna Ugalde

Title: OWNER/MANAGER

Applicant's Name: REYNA UGALDE

Subscribed and sworn to me this

2nd day of September, 2022

Barbara E. Brown

Notary Public



0 50 100
ft

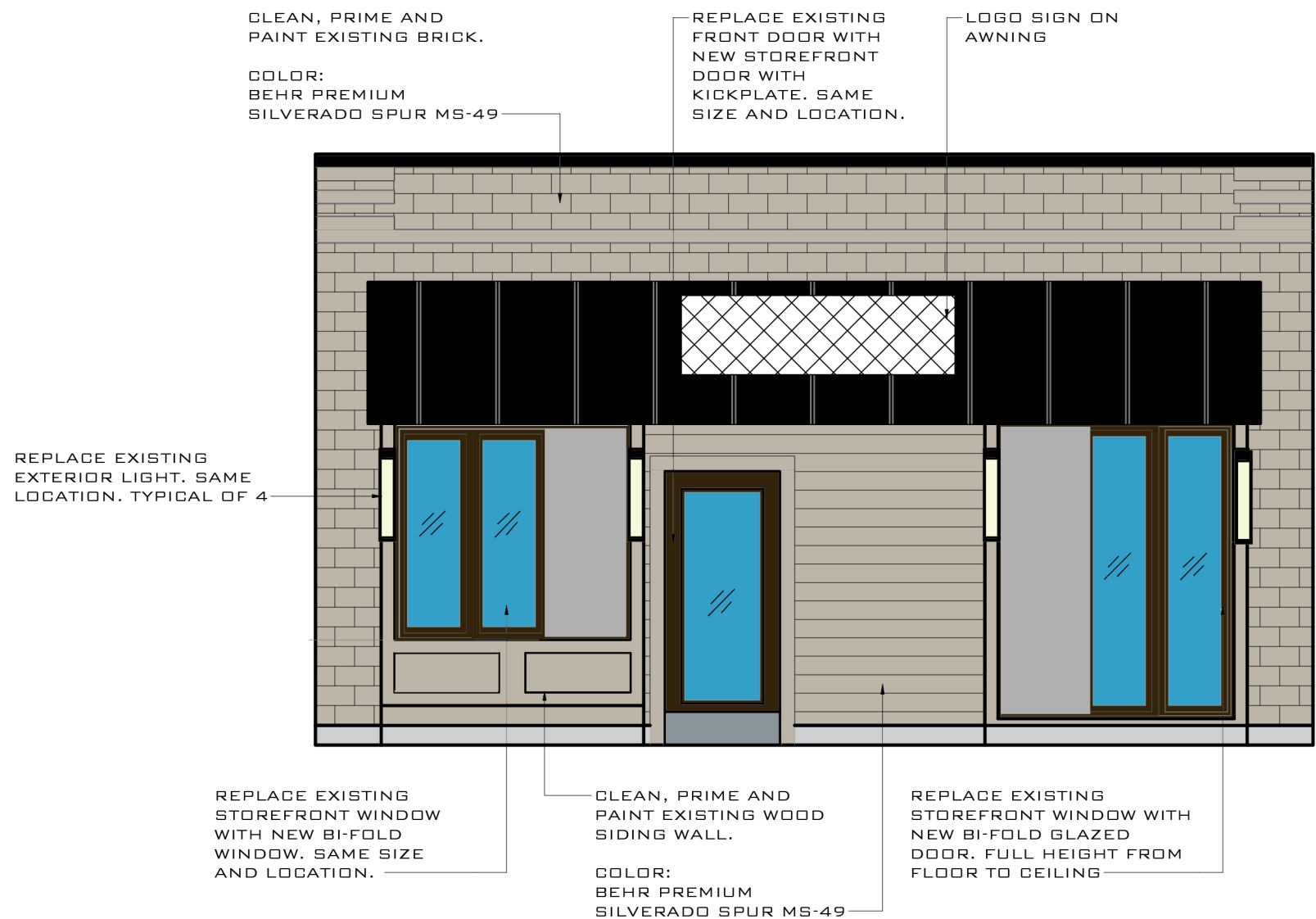
Print Date: 10/7/2022

Notes

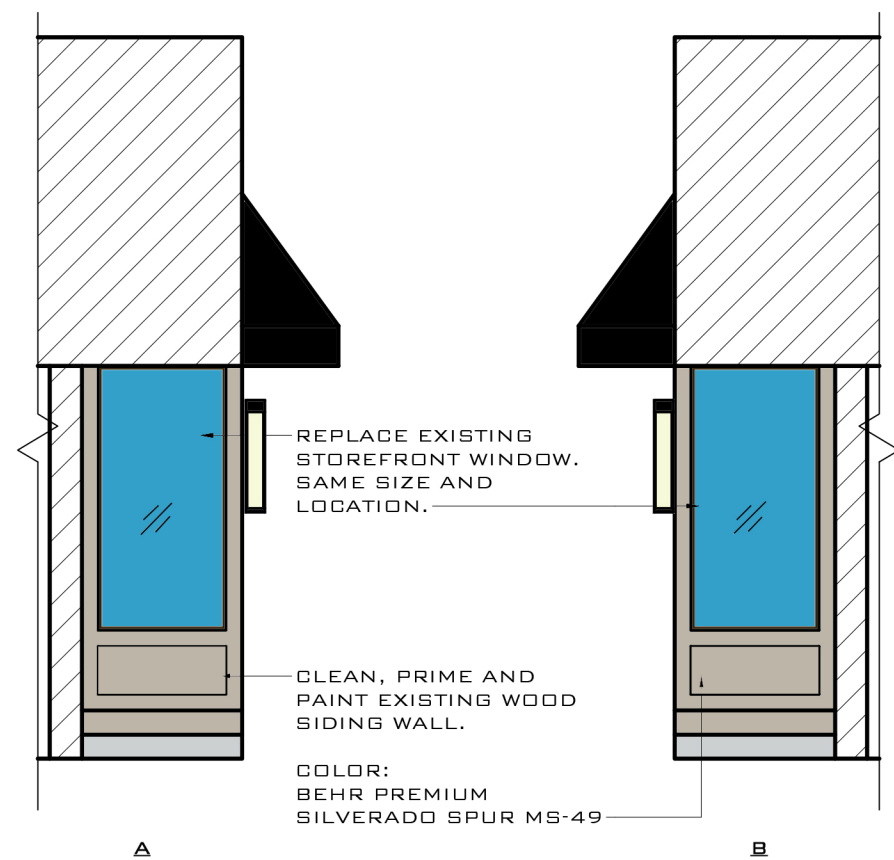
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.







FRONT ELEVATION



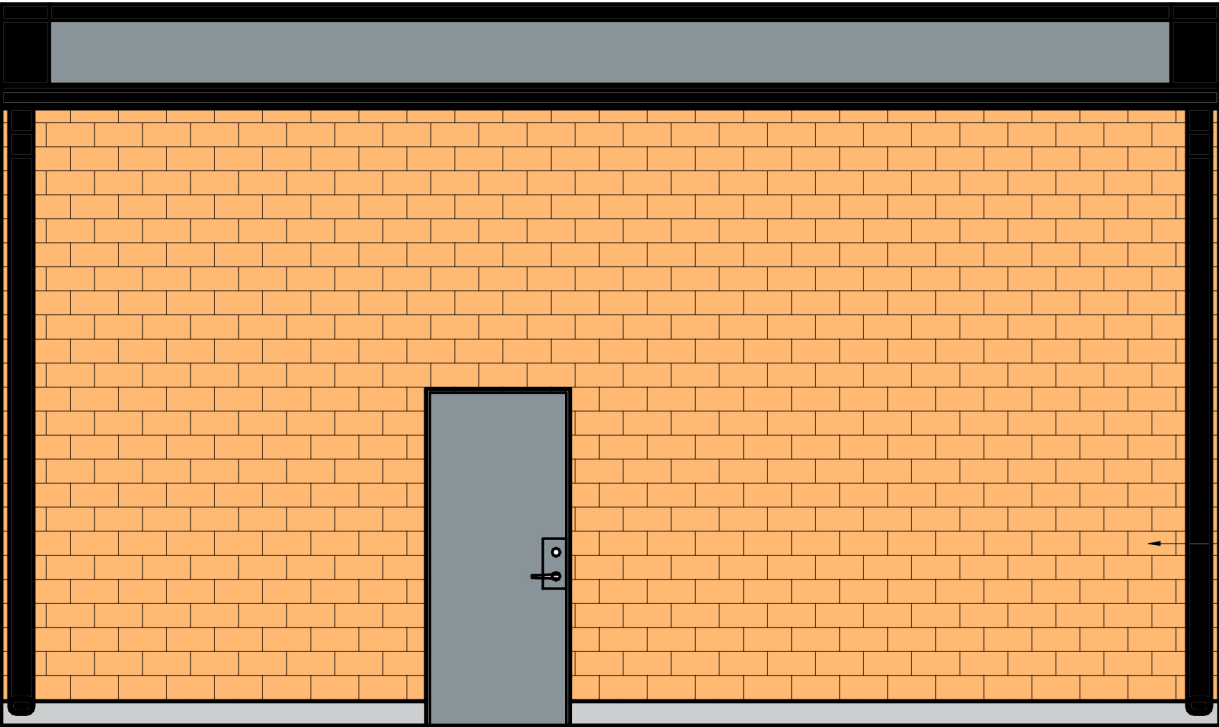
VESTIBULE ELEVATION

504 CRESCENT BLVD., GLEN ELLYN 60137

EXTERIOR ALTERATIONS

No.	Description	Date

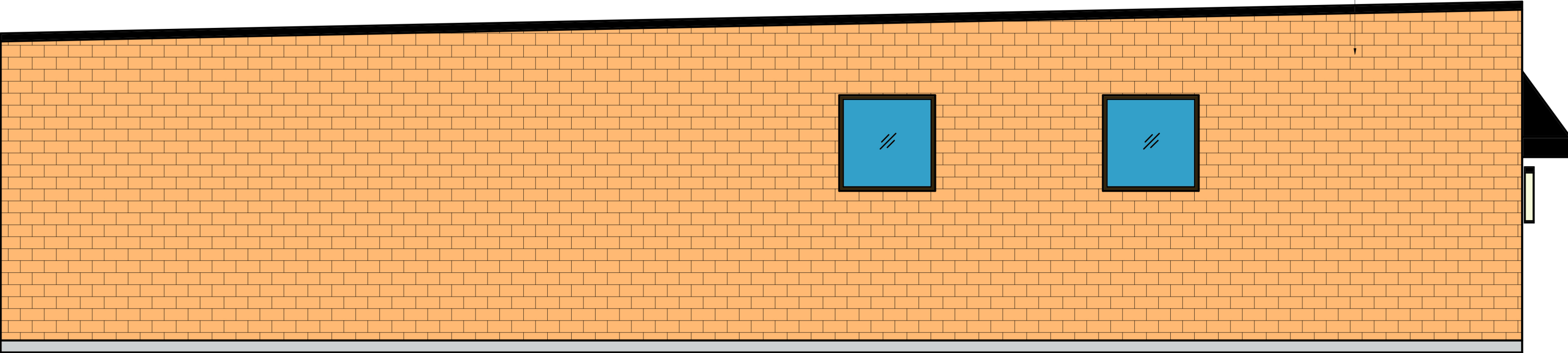
FRONT ELEVATION		
Project number	00001	1
Date	10.24.2022	
Drawn by	Author	
Checked by	Checker	
Scale: NTS		Page 82 of 98



GRIND AND CLEAN
EXISTING PAINTED BRICK
WALL. TUCKPOINT AS
NEEDED.

NEW COLOR TO BE
EXISTING NATURAL
BRICK COLOR.
YELLOW/ORANGE
COMMON BRICK.

REAR ELEVATION



SIDE ELEVATION

504 CRESCENT BLVD., GLEN ELLYN 60137

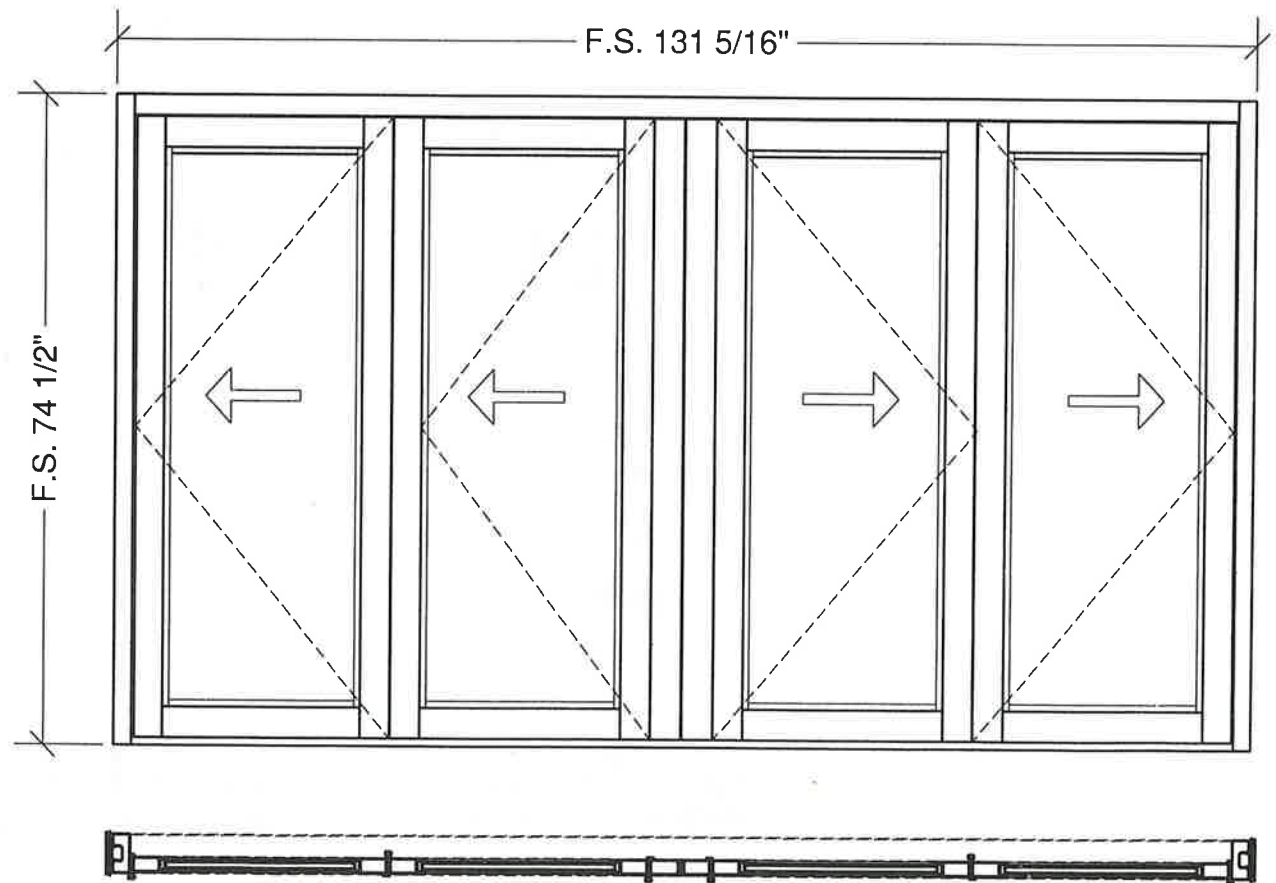
EXTERIOR ALTERATIONS

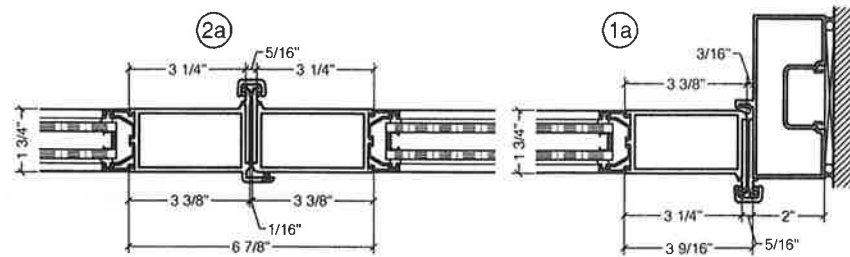
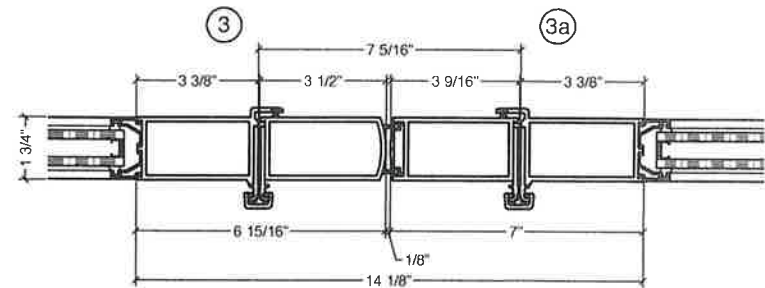
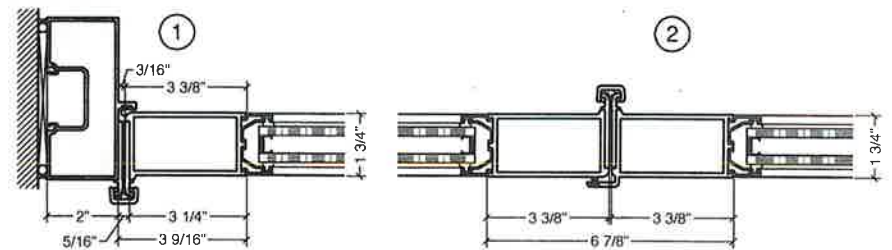
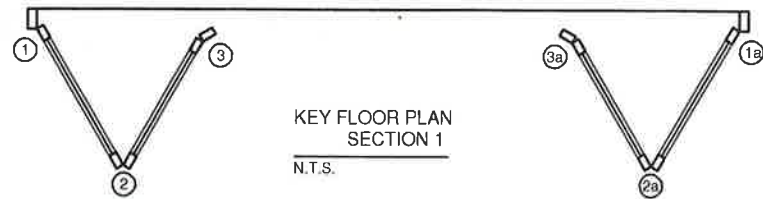
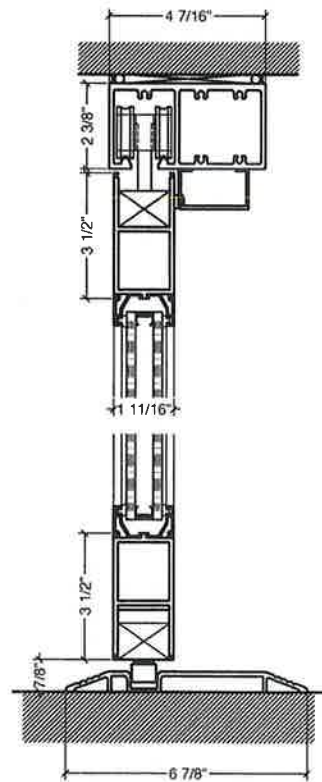
No.	Description	Date

SIDE AND REAR ELEVATIONS		
Project number	00001	2
Date	10.24.2022	
Drawn by	NI	
Checked by	NI	
		Scale: NT\$Page 83 of 98

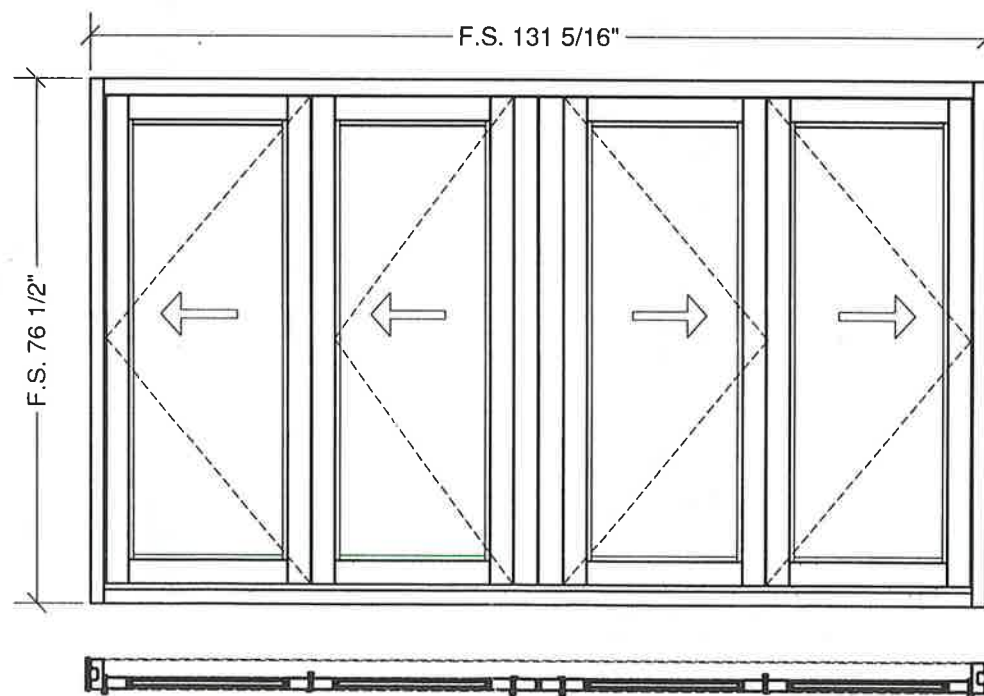


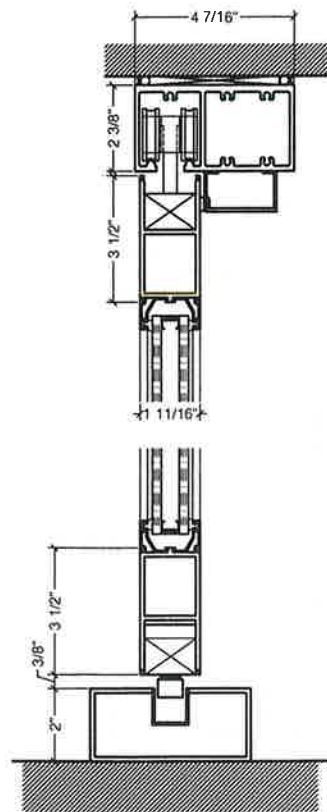
2 TO THE LEFT; 2 TO THE RIGHT with threshold



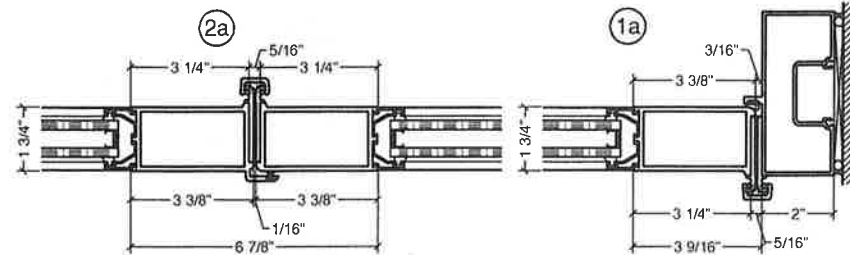
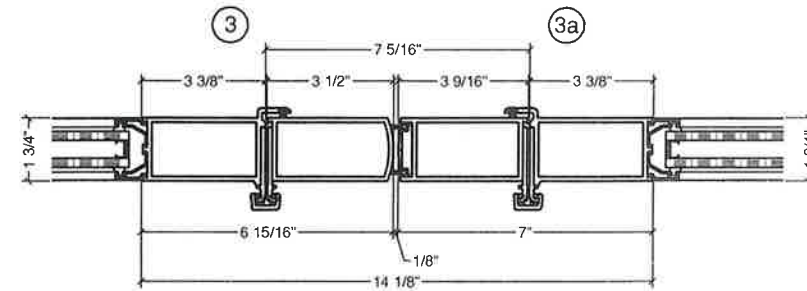
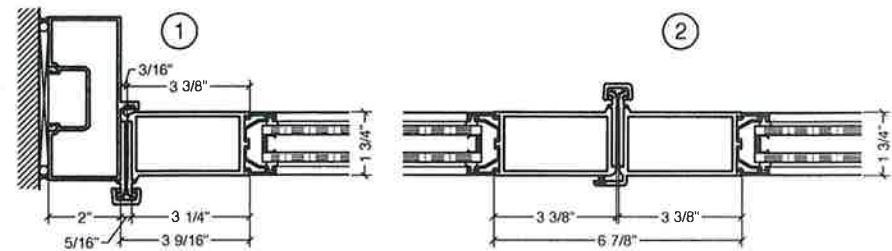


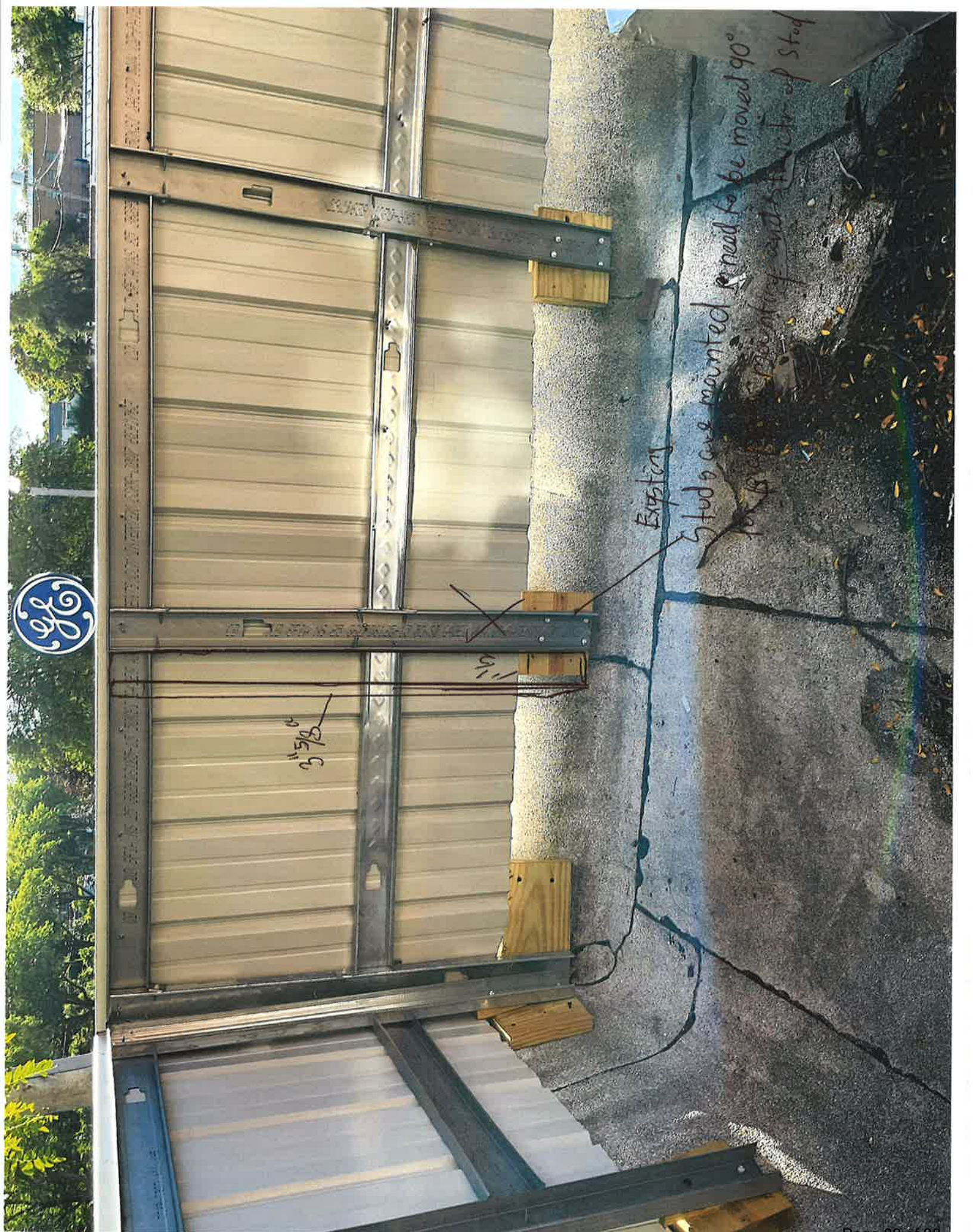
2 TO THE LEFT; 2 TO THE RIGHT with tube

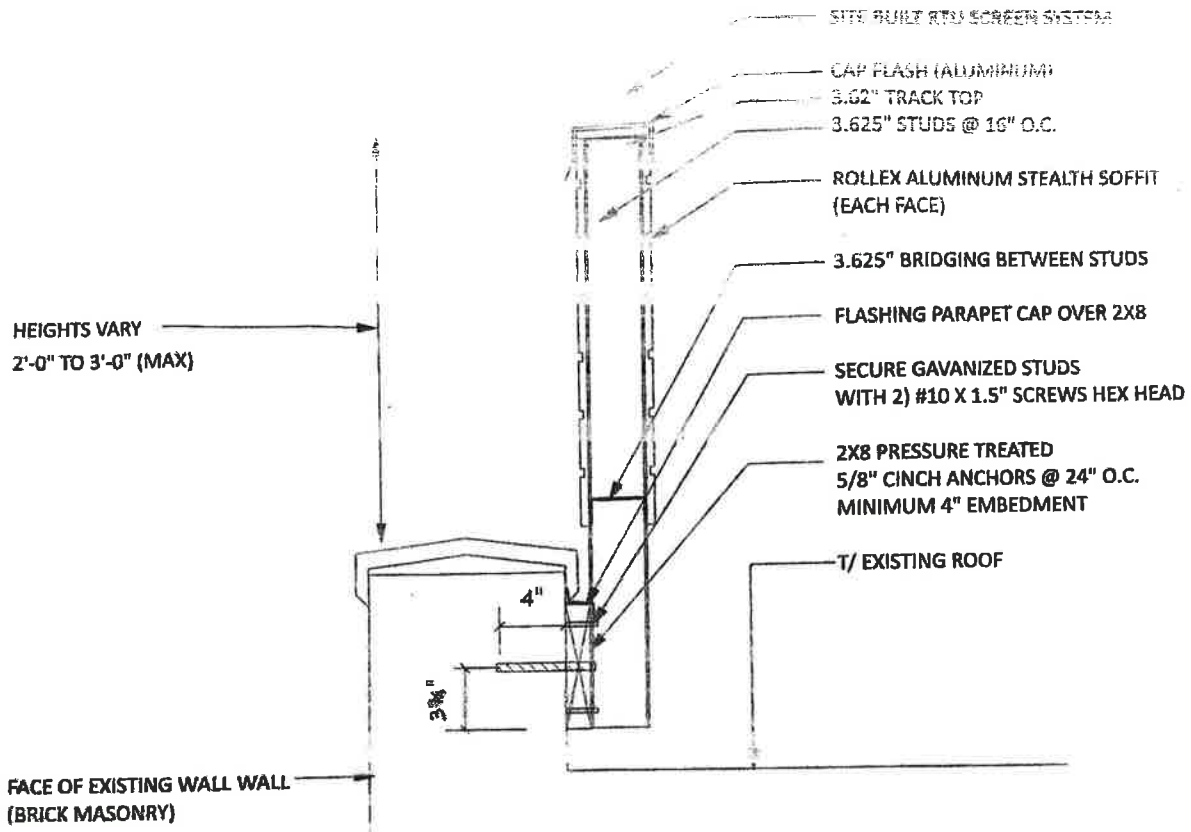




1 DOOR SECTION
SCALE: 3" = 1'-0"







VERIFY ALL CONDITIONS DIMENSIONS AND
ELEVATION AT THE JOB SITE PRIOR TO THE
START OF CONSTRUCTION.

ROOF SCREEN DETAIL

SCALE: 1" = 1'-0"

Details

Brand	Justice Design Group Lighting
Color	Brushed Nickel
Material	Metal
Style	Mercury Shade
Usage	Outdoor Usage

About this item

- Made from metal and Artisan glass
- Includes 14 watt dedicated LED engine
- Dimmable via incandescent/triac/elv dimmers (dimmer not included)
- From the Fusion collection

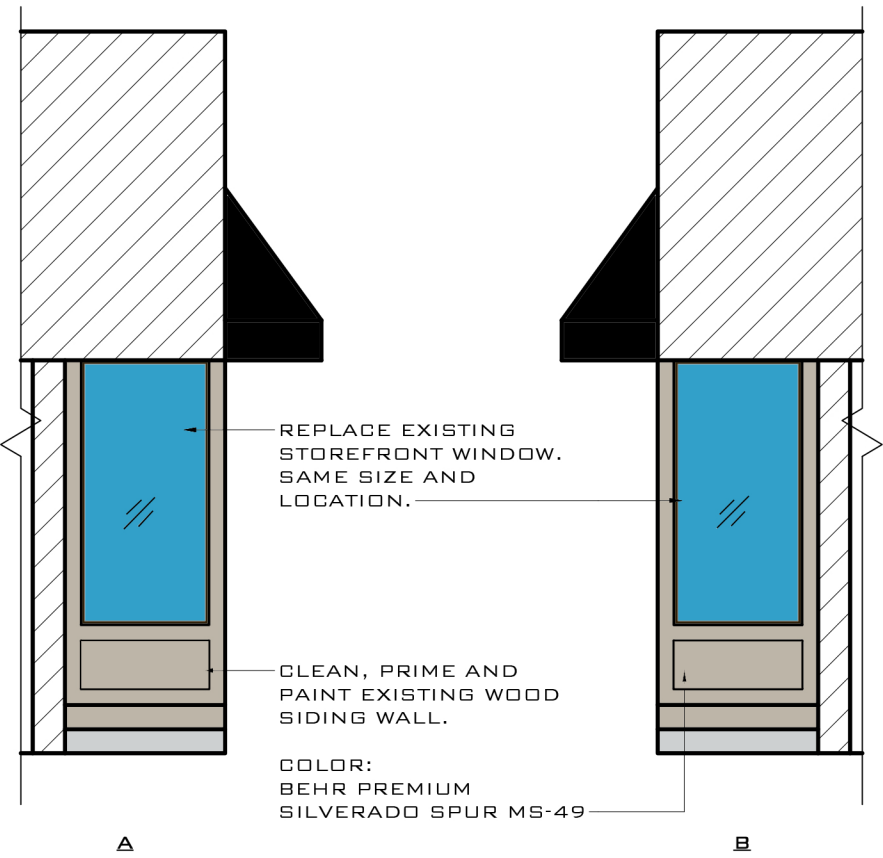


Color: **Brushed Nickel**





FRONT ELEVATION



VESTIBULE ELEVATION

504 CRESCENT BLVD., GLEN ELLYN 60137

EXTERIOR ALTERATIONS

No.	Description	Date

FRONT ELEVATION		
Project number	00001	1
Date	10.24.2022	
Drawn by	Author	
Checked by	Checker	
Scale: NTS		Page 94 of 98



OUNGS

FIVE & FOUR
KITCHEN

BREAKFAST

BRUNCH

DINNER

New Orleans
Kitchen



BREAKFAST

BRUNCH

DINNER

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 504 CRESCENT BOULEVARD**

After conducting a public meeting and deliberating on the request of the petitioner, Sylvia Xim'enez, representing Kaelka LLC., dba Five-0-Four Kitchen, for approval of an exterior appearance review for 504 Crescent Boulevard in the C5A Central Business District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on November 9, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the November 9, 2022, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____