

MINUTES
ARCHITECTURAL APPEARANCE COMMISSION MEETING
November 9, 2022

Call to Order and Roll Call

Commissioner Salwasser was appointed Acting Chair following a motion by Commissioner Mees that was seconded by Commissioner Goronov and passed by voice vote. The Acting Chairperson called the meeting to order at 7:05, and roll was called. In addition to Acting Chairperson Salwasser, Commissioners Albrecht, Goronov, Mees, Rahn and Smith were present. Chairperson Jacobson was absent. The Acting Chairperson gave a background on the Commission's role and function, and described the meeting order, including public input procedures, saying that all comments would be recorded. She introduced the following Village personnel: Sr. Planner Atrian Fard, Planning Intern Brad Iwicki and Recording Secretary Barbara Dutton-Thomas.

Approval of Meeting Minutes

A motion to accept the minutes of October 12, 2022 was made by Commissioner Albrecht and seconded by Commissioner Smith. The motion passed by voice vote.

Exterior Appearance Review: 411 N. Main St.

Staff Presentation

Sworn in, Bradley Iwicki, Planning Intern, 535 Duane St., Glen Ellyn, related that the Petitioner, Brick and Mortar, represented by Adam Clabaugh, is requesting approval of the Exterior Appearance Review to accommodate the exterior façade remodel of the existing building at 411 N. Main Street. Brick and Mortar, a shared co-working office space, will be occupying the building, he stated. The subject property is on the east side of Main Street, between Duane Street and Hillside Avenue, in the C5A Central Retail Core Sub-district, he continued. The subject site is improved with a two-story building built in 1927 with two one-bedroom apartments on the second story and a former restaurant on the ground floor, stated Mr. Iwicki. 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, he noted. On October 12, 2022, the Architectural Appearance Commission (AAC) reviewed the existing conditions and proposed exterior improvements to the building, said the Intern. Commissioners expressed concern with the design and style of the façade, particularly the wood-texture Hardie board material replacing the faux brick, and the black and gray color scheme, he related. 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 adjacent buildings, said Mr. Iwicki, who added that the Commission stressed the importance of preserving major architectural features such as the 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, said Intern Iwicki, who added that the AAC requested to see the interior first-floor plan for tonight's meeting.

The Petitioner submitted new renderings proposing the remodel of the building's west, south and east elevations, reported Mr. Iwicki. The revisions, he stated, show the exterior design, materials, color and interior floor plan: The Petitioner proposes to replace the ground floor façade with Lorraine White brick veneer; also proposed are two design options for the second-floor façade: Option 1 features Hardie planks in light gray paired with darker gray board and batten, and Option 2 presents dark boards with Horizon Gray Hardie planks. Both options will include Onyx trims with dark bronze aluminum windows. The front façade of the building, continued Intern Iwicki, 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, he stated. The courtyard brick, he said, will be painted in light gray while preserving brick's texture, while rear cinder block 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 matching the building's frontage, explained Mr. Iwicki. The interior of the building will be renovated as part of the project to prepare the space for the new co-working office, said Mr. Iwicki, who noted that the new proposal shows the mailboxes on one side of the storefront vestibule. The Petitioner, he added, 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 for the interior changes has been applied for by the Petitioner, reported the Intern, who proceeded to outline AAC action requested.

Commissioner Questions

Commissioner Goronov wondered whether the existing roof is to be replaced with shingles. The Petitioner replied that the slate will remain.

Petitioner Presentation

Adam Clabaugh, 616 S. Delphia, Park Ridge, who was sworn in along with his partner in Brick and Mortar, Andrew Nast, 11 N. Northwest Highway, Park Ridge, explained that, responding to feedback, the faux brick is to be removed from the front's second level but kept on the first. The budget prohibits wrapping rear cinder block in brick, he said, so it will be painted with a slush coat and painted for uniformity. He said some of the Tudor detail will be added to the front, and pointed to modifications envisioned as a compromise. Commissioner Salwasser asked if the Petitioners had a preference as to the two design options they presented. Mr. Clabaugh said the designer prefers Option 1, though indicated that the Petitioners would defer to Commission preference. A query by Commissioner Mees as to whether brick was added at the base was met with an affirmative reply. Commissioner Albrecht asked the cost difference between Hardee and stucco. Mr. Clabaugh replied that he doesn't have an answer. Commissioner Albrecht said she loves the improvements on the lower portion, though misses the herringbone brick. Commissioner Rahn asked about the signage. Mr. Clabaugh said it will be painted on and lit with recessed can lights.

Deliberations

Stating a preference for Option 2, Commissioner Goronov suggested sticking with the original pattern (i.e., "straight up-and-down lines) of the gable end of the cantilever – an approach he thought would be a better fit without adding cost. Commissioner Mees said, sans the gable detail, she would rather have the original detail pattern from beneath the window box repeated under the

secondary window. The AAC consensus was that Option 2 is preferred, the darker trim favored. Commissioner Albrecht reiterated her hope for incorporating the herringbone pattern. After Mr. Clabaugh said the Petitioners are open to presenting the vertical lines and repeating the detail, Commissioner Rahn moved that the Architectural Appearance Commission recommend approval of Option 2 for 411 N. Main, based on the following conditions:

- The slate roof remains;
- Vertical detail on the gable is included; and
- The window detail is maintained.

Seconded by Commissioner Smith, the motion passed unanimously by roll call vote, with all Commissioners present voting, "YES."

Exterior Appearance Review: 552 Crescent Blvd.

Staff Presentation

Sworn in, Atrian Fard, Senior Planner, 535 Duane, stated that the Petitioner, Paula Basile, president of Tutto Bene Ristorante Pizzeria, an Italian restaurant that has been operating in this location since 2019. The subject property is an approximately 2,428SF lot on the northwest corner of Crescent Blvd. and Forest Ave, and the building is approximately 730SF, she said, adding that the subject property is in the C5A Central Retail Core Subdistrict. 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, explained Ms. Fard.

The proposed canopy will be attached to the front building façade and will be secured by four black 4-in. columns welded into the ground, 11ft. 4 in. apart, she explained. The canopy will cover the length of the front façade (34 ft.) and will project 14 ft. over the front patio, leaving 19.4 ft. remaining to the front lot line. The height of the canopy will be 8 ft. 6 in. to the bottom of the shade and 3 more feet to the top of the shade. The Petitioner, related Sr. Planner Fard, 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 (but in a different color). Sr. Planner Fard gave instructions to the AAC in considering the Petitioner's request.

Commissioner Questions

Commissioner Goronov asked to know the required setback in the zone. Sr. Planner Fard replied that there is none for commercial properties unless they are adjacent to a residential property.

Petitioner's Presentation

Sworn in, Paula Basile, 552 Crescent Blvd., Glen Ellyn, stated that the canopy would be for seasonal use only, as the restaurant is open from Mid-March to the end of December, reporting that summer is busier. She explained that with no cover, patrons leave if there's rain or drizzle, since the indoor is small. She confirmed to Commissioner Rahn that currently there are four pergolas at the location, saying two would be removed to accommodate the canopy envisioned.

Commissioner Albrecht said she has a problem with a structure that isn't permanent in that it is susceptible to strong winds. The Petitioner insisted that the metal structure can sustain the winds, saying that with the site configuration creating a cove, she has had no damage all year from any

kind of storm. Commissioner Albrecht asked if the Petitioner plans to leave the umbrellas up. The Petitioner replied probably just a couple where the site is sunnier, but not underneath the canopy. Commissioner Albrecht asked if a larger pergola (i.e., more permanent and architecturally detailed than an awning) wouldn't work. Ms. Basile replied that it wouldn't be effective against the beating sun and the rain, as well as suggested that the cost would be prohibitive. Acting Chairperson Salwasser asked if parts of the envisioned structure would be taken down in the winter, to which the Petitioner replied it wouldn't. Commissioner Goronov asked the color specified. The Petitioner responded that it is black, which, she said, would go well with the tan and black building.

Commissioner Comments

After Commissioner Goronov expressed concern that the existing roof line is not suitable for that canopy, in that a potential gap would allow water through. The Petitioner stated there won't be a gap. Discussion of the configuration ensued, with Ms. Basile's assurance that the constructor would fill space to prevent a gap. Commissioner Albrecht said the proposed seems like a nice solution, but wants to make sure it's "going to improve what's happening there," and requested detail (i.e. a drawing) illustrating how the canopy would be attached. Commissioner Mees asked when the canopy is to be constructed. Ms. Basile said it hasn't yet been decided, but suggested this would be determined once it is approved.

Commissioner Salwasser made a motion for the Architectural Appearance Commission to approve the awning, with the caveat that:

- It meets all of the building codes;
- The drawings are approved as we go along;
- It passes final inspection;
- It doesn't leak on the people;
- It fits as described: and
- Portions are reworked that need to be, and are inspected.

Seconded by Commissioner Smith, the motion carried by roll call vote with Commissioners Salwasser, Smith, Mees and Rahn voting, "YES," and Commissioners Albrecht and Goronov voting, "NO."

Exterior Appearance Review: 504 Crescent Blvd.

Staff Presentation

Sworn in, Atrian Fard, Senior Planner, 535 Duane, 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, said Ms. Fard, is located on the north side of Crescent Blvd. between Main St. and Glenwood Ave. in the C5A Central Business District. The existing building was constructed in 1918, and is improved with a one-story building, she continued. The Petitioner, stated Sr. Planner Fard, plans to renovate the southern, or front, elevation, and the western and northern elevations, as well.

On October 12, 2022, the AAC reviewed the existing conditions and proposed exterior improvements to the building, and discussed modifications to the front building façade and different scenarios of keeping the brick or replacing it with cultured stone and keeping or removing the awning. Further discussions ensued on 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 façades, 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. Accordingly, reported Ms. Fard, the Petitioner provided new color renderings. 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. Further modifications, she said, include 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, she added.

The Petitioner, continued the Sr. Planner, intends to replace the existing black awning with a new one, and add signage to the awning's cloth canopy and valance. Compliance with the sign regulations will be confirmed by Staff, she stated. The proposal also calls for renovating the entrance vestibule with a full-height glass door with a kick-plate, and replacing its windows in size, explained Ms. Fard. The interior of the building is to be renovated as part of the project, she continued, reporting that the Petitioner has applied for a building permit. The Petitioner intends to replace the existing historic lantern sconces with contemporary rectangular mercury glass sconces, said Sr. Planner Fard, who noted that these would have a dark bronze finish that would complement the architecture and function of the principal building. The proposed fixtures comply with the shielding requirements in the Zoning Code, she stated.

The brick on the western and northern elevations is currently painted cream, continued Sr. Planner Fard, who related that the Petitioner intends to grind and clean the paint to restore the underlying natural yellow/orange tone and tuck-point bricks as needed. Broken bricks will be replaced, and the surface will be UV varnished for further protection, she added. Staff recommends removing the paint from the brick in a manner not to damage the surface, said Ms. Fard, who noted that one suitable solution would be using chemical-based solvents with a combination of water, neutral detergent, and bristle brush without causing significant damage to the underlying brick. The rooftop equipment is currently screened by a 2- to 3-ft.-high parapet wall on three sides of the building, continued the Sr. Planner. The screen is made of light beige/gray Rolex Aluminum panels with flashing caps, she added. As part of the renovation project, stated Ms. Fard, 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, she said, noting that the screen will match the building. Sr. Planner Fard outlined AAC action for the case.

Petitioner Presentation

Sworn in, Sylvia Xim'enez, 504 Crescent Blvd., Glen Ellyn, said she believes that the Petitioner has covered every area of AAC review. Asking, "Why reinvent the wheel?" she related, it deciding on a "clean" approach. In response to a query from Acting Chairperson Salwasser, the Petitioner said the logo would be centered on the awning.

Commissioner Comments

Commissioner Albrecht said the use of natural brick makes for a “nice combination.” The Petitioner said the brick on the front is not in the best shape. Commissioner Mees suggested painting the wood panel under the smaller window the trim color, or black, to make the windows appear symmetrical. Acting Chairperson Salwasser advocated for continuing the black color into the vestibule, while Commissioner Goronov favored keeping the color light and adding a panel to create a continuous theme. Acting Chairperson Salwasser asked the Petitioner if suggested treatments are a financial hardship. Ms. Xim’enez said she didn’t believe so. Commissioner Rahn said he still favors painting the alley-side. The Petitioner said she loves the natural brick character and promised to replace unsafe or damaged brick. Commissioner Mees moved for the following:

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:

- 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.
- A building permit shall be required for the exterior alterations.
- The panels below the windows on the south and vestibule elevations shall be painted black or the same dark color as the window trim, and to add a panel next to the doorway that would mimic the panels that are below the windows.

Seconded by Commissioner Rahn, the motion passed unanimously by roll call vote, with all Commissioners present voting, “YES.”

Staff Report

Ms. Fard said the next meeting is to feature an exterior appearance review for Jet Brite Car Wash.

Trustee’s Report

On behalf of Trustee Anne Gould, Sr. Planner Fard said a medical spa on Duane, a liquor license for Park & Oak, new lighting on Taft, a church in the Main Street Recreation Center, and a garage addition on Lorraine were approved. Also, the Board has held budget meetings/workshops.

Adjournment

Adjournment was at 8:32 p.m. by voice vote on a motion by Mr. Goronov, seconded by Ms. Albrecht.

Respectfully submitted,

Barbara Dutton-Thomas, Recording Secretary