AGENDA
Glen Ellyn Architectural Appearance Commission
Wednesday, March 8, 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

1. **Call to Order.**

2. **Approval of Draft Minutes.**

   - December 14, 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 November 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
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager

Martin Scott, Community Development Director
Atrian Fard, Senior Planner,
Derek Rockwell, Planner, Staff Liaison
Brad Iwicki, Planning Intern
Meredith Hannah, Economic Development Manager
Brian Baltudis, Facilities Manager
Barbara Dutton Thomas, Plan Commission Secretary
Lori Gloude, Executive Assistant

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 3/8/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Commission Recommendation
Prepared By: Atrin Fard

AGENDA ITEM
(ID # 2023-253)

DOC ID: 2023-253

Approval of Draft Minutes from December 14, 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. 12-14-22 AAC Meeting Minutes-DRAFT

DRAFT MINUTES
ARCHITECTURAL APPEARANCE COMMISSION MEETING
December 14, 2022

Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:02, and roll was called. In addition to the Chairperson Commissioners Albrecht, Mees, Rahn and Sallwasser were present. Commissioners Goronov and Smith were absent.

Approval of Meeting Minutes

A motion to accept the minutes of the November 9, 2022 was made by Commissioner Sallwasser and seconded by Commissioner Rahn. The motion passed by voice vote.

Exterior Appearance Review: 375 Roosevelt Road & 401 Taft Avenue

Staff Presentation

Introducing the Jet Brite car wash case, Atrian Fard, Senior Planner with the Village, stated that the Petitioner is JB Development, represented by Dave Dalesandro, Sam Youssef, and Professional Engineer Lauren Kucinski from Veenstra & Kimm. The subject property, she continued, is comprised of two lots, with a total area of 75,111SF, and is part of the five-lot commercial development at 375-395 Roosevelt Road, located between Lambert Road and Main Street along Roosevelt Road and Taft Avenue. The northern parcel at 375 Roosevelt Road is in the C3 Service Commercial District, and the southern parcel at 401 Taft Avenue is in the C4 Office District. The entire development site, noted Ms. Fard, is 4.19 acres, which was formerly used as Leslie Car Wash and Enterprise Rent-a-Car. In November 2017, she related, the Village granted approval for a major subdivision to create five new lots and a preliminary PUD [Planned Unit Development] to develop three new restaurant establishments on Lots 1-3 and an office building on Lot 5. The western parcel on the site, Lot 4, was occupied by Leslie Car Wash at the time and intended to remain as an ongoing business until its redevelopment, she related. Now, the Petitioner is proposing to demolish the existing Leslie Car Wash on Lot 4, which Budget Truck Rental currently leases, to construct a new 5,262SF, one-story car wash establishment with vacuum stations, automated pay stations, and designated stacking lanes, as well as improve the parking lot on Lot 5 to accommodate a new parking lot with additional offsite vacuum stalls and employee parking spaces. She outlined Code relief needed for the Petitioner to move forward with the proposed plan, and which have been recommended for approved (with conditions) by the Plan Commission. The Petitioner, related Sr. Planner Fard, proposes to demolish the car wash building on Lot 4 and to construct the aforementioned car wash facility. She described the circulation plan for the operation.

The car wash building will be primarily constructed with a Vintage Gold colored utility brick with horizontal and vertical bands of Red Cedar concrete masonry units (CMU), continued Ms. Fard, who explained that the roof of the building will be a mix of arch-shaped (on the north end of the building) and flat, prefinished standing seam metal roof with metal cornices and copings. A Forest

Green accent color will be used on all four sides of the building on the roof, door and window frames, copings, and cornices over framing, she said.

A Red Cedar colored EIFS is proposed atop the car wash entrance and exit on the south and north elevations, respectively, continued Sr. Planner Fard. The Appearance Review Guidelines ("Guidelines") discourages the use of EIFS for reasons related to durability and maintenance, she noted. Although EIFS is proposed for this project, she explained, the portions of the building that will be constructed with this material are limited to approximately 10 ft. above grade to prevent the material from being within reach of pedestrians or vehicles. When placed at a higher level, she added, the material is less susceptible to damage.

The Guidelines encourage the selection of natural and muted colors, with no more than two or three colors on each façade, continued Ms. Fard. As proposed, she related, there will be three main colors –Vintage Gold, Red Cedar and Forest Green – with two or three secondary colors – Buff, Sherwin-Williams Penny, and Space Gray–on each elevation. Although the proposed color palette exceeds three colors and the colors are not relatively neutral, stated Ms. Fard, Staff believes the palette advertises the business branding, is utilized in other Jet Brite locations, and colors complement each other, and do not harshly contrast with surrounding buildings along Roosevelt Road Corridor. Canopies on Lot 4 include an arched canopy over pay booth stations west of the car wash building, an arched canopy over vacuum stalls east of the building, and a canopy partially covering the vending structure at the southeast corner of the building, she continued. There will be three arched vacuum canopies on Lot 5, in addition to a small canopy covering the vending/vacuum mechanical enclosure, she said, explaining that all canopies feature Red Cedar CMU columns with Buff concrete copings attached to a Forest Green prefinished standing-seam metal roof via a Space Gray steel tube. The materials and colors proposed for canopies will tie to the car wash building, as encouraged by the Guidelines, she said.

A trash enclosure is proposed on the southeast corner of Lot 4 near the entrance to the car wash, noted Sr. Planner Fard, who said the enclosure's opening will face the eastern drive aisle. There will be a second trash enclosure on the southeast end of Lot 5, facing the parking lot, she added. Each trash enclosure will be open on top and will be attached to other vending or mechanical enclosures, she explained, and noted that the enclosures feature a lower two feet of Red Cedar CMU and an upper part of Buff utility brick veneer to match the car wash building design and color palette as encouraged by the Guidelines and required by the Zoning Code. The trash enclosures will be gated by Trex Light Brown composite decking, she said. The Guidelines encourage metal gates for trash enclosures, she related, though said that the Commission may wish to inquire about the use of metal or another type of durable material for the trash enclosure gates.

Lighting on the building consists of five aluminum sconce lights with a black finish around the building 10.5 ft. above the surrounding grade, said Ms. Fard. Each parking stall and pay booth station will be lit with a Petroleum-style Canopy LED luminaire, she noted, adding that there will be 12 and seven LED area light poles on Lots 4 and 5, respectively, each 22-ft. tall to match the existing parking lot lighting for the rest of the subdivision. The submitted photometric plan demonstrates that the lighting is less than the maximum illumination level permitted at the property lines and is properly shielded, stated the senior planner.

The Petitioner is proposing a mixture of shrubs, ornamental trees, deciduous plants, and evergreens throughout the site, related Ms. Fard. The proposed landscaping complies with all regulations of the Zoning Code, she stated, adding, however, that although compliant with the Code, the proposed landscape plan indicates minimal landscaping around the trash and mechanical enclosures, and noting that the Guidelines suggest that trash and other freestanding mechanical enclosures be surrounded and screened with landscaping. The Petitioner proposes a loading space at the northwest corner of the car wash building on Lot 4, continued Sr. Planner Fard. Although landscaping will be provided along the north property line, the loading zone will be relatively visible from the public right-of-way (Roosevelt Road), which is discouraged by the Guidelines, she said. A deviation is also being sought from the Zoning Code to allow the loading zone at this location, she related, and indicated that the Plan Commission has reviewed this deviation and recommended approval thereof. The Guidelines encourage landscaped islands to be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement and define parking areas and drive aisles, explained Ms. Fard, who said that the Petitioner is requesting approval of a deviation from this guideline to allow the absence of a landscape island at the southern end of the parking row on Lot 4. The Petitioner will also need to receive approval of a zoning deviation for the landscape island, which was reviewed favorably by the Plan Commission, she reported. Other landscaped islands proposed throughout the subject site will comply with the Guidelines and the Zoning Code, stated Ms. Fard.

Senior Planner Fard related that several signs are proposed for the Jet Brite Car Wash on Lots 4 and 5, including two internally illuminated wall signs: one on the north elevation along Roosevelt Road that will measure 104.8SF and read "Jet Brite" with a canopy atop the lettering in yellow. She said that the Petitioners have requested variations from the Sign Code to allow a secondary wall sign for a 5,262SF establishment on Lot 4 where only establishments of 15,000SF or more are permitted to have secondary wall signage and to allow a total combined sign area of 198.4SF on Lot 4 where a maximum of 120SF of signage is allowed on each lot. The requested sign variations have been considered by the Plan Commission, related Ms. Fard, who said the east elevation facing Buona Beef restaurant will have one 93.6SF sign, reading "Car Wash" and "Free Vacuums" in yellow with a white "$3" element on a round dark green background. The Guidelines suggests wall signs with individual light color letters to be affixed on a contrasting darker surrounding background, she said, noting that, given the yellow sign letters proposed to be mounted individually on a Vintage Gold brick wall, the Commission may wish to inquire about the possibility of adjusting the wall signs' color to improve their visibility and contrast with the surrounding building façade. One 20.42SF, double-faced, internally illuminated, freestanding monument sign will be located at the northeast corner of Lot 5, continued Ms. Fard. The monument sign's base will be 1.4 ft. high and constructed with the same material and color to match the accessory structures and retaining wall on Lot 5, she said, stating that the freestanding sign will meet all requirements, including number, setback, height, base height, and landscaping around the base. The sign reads "Jet Brite" and "Customer" "Vacuums" in three lines with white lettering on a light green background, as well as features a dark green canopy element atop the sign cabinet, noted the senior planner. Three illuminated directional signs with white lettering on a light green background with a dark green canopy element atop the sign message board are proposed, said Sr. Planner Fard, who added that all are compliant with respect to area and height. She listed AAC action for the case at hand.

Commissioner Questions

Commissioner Sallwasser asked if the Plan Commission had recommended approval of the signage size, to which Ms. Fard replied affirmatively.

Petitioner's Presentation

After praising the community, Dave Dalesandro reviewed the proposed project's "earth-tone" color palette, clarifying that the canopies are Forest Green to match the trees and shrubs. He distributed a photo enlargement to illustrate the car wash's design concept and, avowing a commitment to maintenance and cleaning, said his business doesn't want any facility to ever show age.

Commissioner Comments

Commissioner Albrecht commented favorable on a beige tone (e.g., less of a yellow) as a building material color. Commissioner Mees said she'd like regular all-red brick (sans yellow) with the green accents, as well as suggested that the front façade sign appear on a green oval background to "pull the letters together." Commissioner Sallwasser asked if there is a black return on the letters; Ms. Fard replied affirmatively. Commissioner Albrecht advocated for a muted treatment that would "still get the point across," confirming the oval idea on red brick, which, she said, would still get the "pop," and said she doesn't mind a larger sign if it's a nicer one. Senior Planner Fard related that Staff asked the Petitioner to reduce the sign size, so she would prefer it not be larger, and suggested an outline to make the letters look bolder without changing the square footage. Commissioner Albrecht stressed the desire to see red brick all across the street-facing façade. Mr. Dalesandro said the pre-cast would be painted either way, so expense is not an issue, but voiced concerns about "a drastic change to the branding" and that an all-red, big wall might not look good. Commissioner Mees said the Petitioner has a lot of elements (e.g., the pitch of the roof) that would still make the brand recognizable. Concurring, Commissioner Albrecht conceded that the Forest Green helps mitigate the yellow, which she called "super strong." She further remarked – in reference to community tradition – that red brick "is kind of our signature," and said she is fine with the EIFS.

Mr. Dalesandro said the benches were in response to Village Staff guidance, and confirmed water detention. (Ms. Fard said public use is a PUD requirement.) Commissioner Albrecht commented that landscaping can "really soften" a commercial site, to which Mr. Dalesandro said, "We'll pack in as much as we can." Chairperson Jacobson advised against a "patchwork" approach, as well as remarked that, "The plant list looks great."

Commissioner Rahn asked whether metal had been considered for its durability in specifying material for the trash enclosures. Mr. Dalesandro said he wasn't sure what a solid metal gate would look like, and while he thought an open gridded gate would look nice, but would allow see-through to the trash area, "which is also a bad thing." Conveying an open mind on the matter, however, he said, "Show me something that looks great." Reporting that tan and green (of the PVC) hold up well, he declared, "I won't allow faded gates on my property," and asked the Commission's preference. Urging a neutral option, Commissioner Albrecht said, "The green is a bit much." Commenting on the illustration of the structure, she said, "It looks like a nice building." In response to a query from Chairperson Jacobson about additional landscaping on Lot 5, Sr. Planner Fard she'd brought up landscaping as a way to screen trash enclosures.

In response to ideas put forth for treatments of the front façade, the Petitioner promised to provide the Commission with three new drawings to consider for recommendation, saying, "I'm all for whatever looks best." Sr. Planner Fard said she'd circulate these for Commission feedback.

Commissioner Mees moved for the following:

After conducting a public meeting and deliberating on the request of the petitioner, JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle, for approval of an exterior appearance review for the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision, 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 December 14, 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 Architectural Appearance Commission meeting, the Plan Commission public hearing, and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. That trash enclosure openings shall be the same color as the walls next to it.

Seconded by Commissioner Albrecht, the motion passed by roll call vote with Commissioners Mees, Albrecht, Rahn and Sallwasser, and Chairperson Jacobson voting, "YES."

Trustee's Report

Trustee Anne Gould reported that the budget was approved, as did the Tutto Bene appearance. The Brick & Mortar application, however, was pulled from the consent agenda and tabled due primarily to a historic district concern, she said, adding that she expects the Trustees will give Staff specifics.

Chairperson's Report

Chairperson Jacobson wished those assembled, "Happy holidays."

Adjournment

The meeting was adjourned at 8:17 p.m. by Chairperson Jacobson.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/8/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Atrin Fard, Brad Iwicki

AGENDA ITEM
(ID # 2023-264)

DOC ID: 2023-264

411 N. Main St.: Exterior Appearance Review for Brick & Mortar, a co-working office space. Continued discussion from November 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 3-8_23 - AKF
2. 1. Application for Exterior Appearance
3. 2. Narrative Statement
4. 3. Building Renderings (current proposal)
5. 4. Roof Plan and Building Sections
6. 5. Existing Conditions Photos
7. 6. Windows
8. 7. Storefront with Off-center Doors
9. 8. Building Material and Color Palette
10. 9. Floor Plans
11. 10. Dinner Party Red Paint Color
12. 11. Draft Motion to Approve
13. 12. Architectural Appearance Commission Meeting Minutes October 12, 2022
14. 13. Architectural Appearance Commission Meeting Minutes November 9, 2022
15. 14. Village Board Meeting Minutes December 12, 2022
16. 15. Village Board Meeting Minutes January 9, 2023

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

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

FOR: March 8, 2023 Architectural Appearance Commission Meeting

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

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REQUEST: The petitioner is Brick and Mortar, represented by Adam Clabaugh and Andrew Nast. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building at 411 N. Main Street. 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. Brick and Mortar, a shared coworking office space, will occupy the building. Interior renovations are currently ongoing.

BACKGROUND: The petitioner submitted a Special Use Permit (SUP) application and text amendment in March 2021. The Plan Commission unanimously recommended approval, followed by the Village Board approving the request by a roll call vote of 5-1 in May 2021. The building permits were approved in May 2022, with the condition that no exterior façade work would be allowed until the Exterior Appearance approval is granted.

TIMELINE: Below is a summary of the project from the entitlement approval in 2021 to present day:

The original front and backyard façades prior to the exterior alterations

Courtyard façade of 411 N. Main shared with 401-409 Main St. and 520-526 Hillside Ave.

Exterior Construction – September 9, 2022: Staff was notified that the first-floor façade was removed and boarded over, while the second-floor portion of the façade was remained untouched. In response, the Village stopped all the interior and exterior work since the demolition went beyond the approved scope. Later, the business owners assured the Village that they would file an Exterior Appearance application with the Architectural Appearance Commission (AAC). So, the Village allowed the remainder of the interior work to continue. On September 16, 2022, the petitioner officially filed an application for the Exterior Appearance review.

AAC Meeting – October 12, 2022: The original proposal was to remove all the façade on the building's frontage, replace all windows and doors, install

new light fixtures, and resurface the south and east elevations. The petitioner intended to maintain the original Tudor style and install Hardie board with timber detailing on the façade and a painted cement coat on the south and east courtyard elevations. The proposed color pallet mainly included gray and black color scheme, with dark bronze window trims, which reflected the corporate branding. Commissioners expressed concern with the choice of color and materials and noted the importance of preserving architectural features of the existing building. The Commission motioned to defer making a recommendation to allow the petitioner to illustrate modifications and submit a revised concept.

AAC Meeting – November 9, 2022: The petitioner proposed Lorraine White brick veneer to replace the ground floor façade. Two alternative designs for the second-floor façade were provided: Option 1 featured Hardie planks in light gray (BM Gray Owl) paired with darker gray (BM Horizon Gray) board and batten, and Option 2 represented dark (BM Onyx) boards with Horizon Gray Hardie planks. Both options included Onyx trims with dark bronze aluminum windows. The south elevation was proposed to be painted gray to preserve the existing texture and match the building frontage. The commission unanimously, 6-0, recommended approval under the conditions that Option 2 was selected for front facade, the slate roof shingles remained, and the original board and batten details are replicated.

Village Board Meeting – December 12, 2022: The Village Board considered the AAC's preferred alternative, Option 2. The Board expressed concerns regarding the impacts of the proposed design on the historic character and significance of the building, which led to the Board tabling the request by a roll call vote of 5-1. President Senak requested that Trustees provide feedback to staff regarding their opinions of the exterior design so the request can be reconsidered at the January 9, 2023, Village Board meeting.

Option 2

Village Board Meeting – January 9, 2023: The Village Board discussed the project with the goal to make a motion for one of the following: 1) approve the request, 2) require the applicants to make specific façade changes, or 3) refer the request back to the AAC for a second review. A consensus was made to remand the request back to the AAC for further review.

Current Proposal: On February 23, 2023, the petitioner submitted revised renderings for consideration of the AAC at its meeting of March 8, 2023. Significant updates to the front facade include: redesigned Tudor-style elements with further detailing, partial first floor windows, and use of design, color palette and materials that would better reflect the original historic character of the building. This proposal also includes two alternative designs: Option 1 represents Glen Garry olde London brick and Grant Beige trowel finished stucco throughout the façade with Classic Espresso finished wood Tudor details, and slate tile shingle roof.

Option 2 would be relatively similar to Option 1 in terms of design and

materials with the difference that a combination of Crimson-toned (Dinner Party Red) and Grant Beige stucco is proposed on the first and second floors, respectively. The crimson stucco intends to mimic the historic red shade that was originally used on the first floor of the façade.

Original Facade

Front Door: While the main vestibule will be centralized on the building frontage, both options call for the main entry door to sit off-center within the main vestibule as well as the overall building facade. Per petitioner's narrative statement, the front door at the proposed location would better accommodate the approved floor plan of the co-working office space given the location of the interior reception area and corridor as well as mailboxes in the front vestibule (please see the floor plans).

Windows: Following the January 9, 2023 Village Board Meeting, a Village Trustee shared their concern about replacing the windows, which are considered original historic elements of the building. The petitioner was requested to provide an expert evaluation of whether the windows can be

repaired or inquire about replica replacement windows of the same materials, to which staff was informed that only one window restoration vendor can repair the windows (at a minimum cost of $25,000) but is unavailable through the summer. None of the referred historic vendors have accepted the job to replace the windows as of March 3, 2023.

APPEARANCE REVIEW GUIDELINES:

Staff has reviewed the project for compliance with the Glen Ellyn Appearance Review Guidelines. Overall, the proposed options align with the general design guidelines due to the compatibility with the historic character of the building and the use of materials with natural earth-tone colors. However, it is essential to note that Section 1.6 of the Appearance Review Guidelines supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing. Staff believes the main entry door, with the same dark color as window frames, is not simply identifiable in either of the proposed options, and the commission may wish to inquire about a bold color to articulate the entrance similar to the original look of the facade. The site design guidelines are met through well-placed light fixtures that highlight the building entrance and signage appropriately. The project complies with the guidelines because it maintains the original roof, the same or similar materials as the original building are being used, and the distinctive architectural features are replicated.

The documents provided do not contain a revised design for the south and east courtyard elevations. To conform with the guidelines, all sides of a building should relate to the principal elevation, creating an attractive secondary courtyard façade. In previous submissions, the courtyard elevations were to be painted to match the building's façade. Section 1.7 of the Appearance Review Guidelines recommends that the architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. In addition, Section 3.6.2 of the Guidelines suggests that paint should not be used to cover original wall surfaces of a building with historic or architectural character. If walls are to be painted, only one color should be used to establish the continuity of the basic volume and mass of the building.

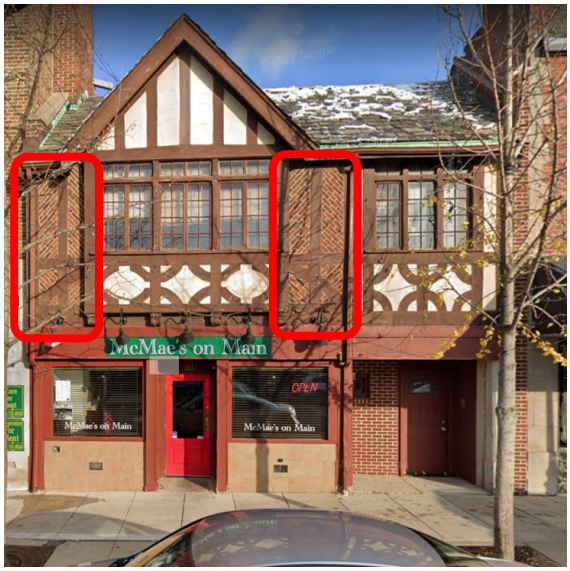
CENTRAL BUSINESS DISTRICT:

For a building in the C5A District, the Glen Ellyn Appearance Review Guidelines reference the "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" from the U.S. Department of the Interior, National Parks Service. Below, the project has been reviewed for compliance with these standards:

1. **A property shall be used for its historic purpose or be placed in a new**

use that requires minimal change to the defining characteristics of the building and its site and environment. The building has been previously used for restaurant uses with residential on the upper level. The new use of the building as a co-working office has been previously approved by the Village Plan Commission and Village Board and is deemed appropriate for the subject building. In addition, staff believes the project will update the building interiors and exteriors while the defining characteristics of the building will be maintained.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.** This project complies because the Tudor-style design features will be preserved, and the materials will be replicated to capture the historic value of the original architecture.
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.** This project complies because the overall design and texture will be replicated and the Tudor-style details from original facade will be preserved in the gable and beneath the second-floor windows.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.** This project complies with this standard because the historic red color tone was retained by previous property owners and is being incorporated in the design of the current proposal (Option 2).
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.** Originally, a distinctive bricklaying technique was used on each side of the second-floor bump-out, where bricks were laid in an angular manner that visually followed the slope of the gable, while those on first



floor were laid horizontally. Staff believes such craftsmanship would provide a subtle flow and continuity throughout each floor and suggest incorporating such techniques on the second floor.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** This project complies because the deteriorated historic features on the façade needed replacement and the new features replicate the old in design, color, and texture. The commission may wish to inquire about the petitioner's decision on preserving and repairing the existing window frames or replacing them with comparable replicas.
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.** This project complies because chemical or physical treatments to historic materials will not be undertaken.
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.** This project complies because there will be no negative impacts on archeological resources.
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** Although some alterations have already been made to the first-floor building façade, the petitioners intend to comply with this standard by replicating the original Tudor Style using similar materials to those of the original design that would protect the historic integrity of the building.
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** This project will comply with this standard because the entire building is being remodeled and the construction will not be done piecemeal.

STRATEGIC PLAN:

"The 2020-2022 Strategic Plan encourages responsible redevelopment and/or rehabilitation of commercial properties to ensure the results contribute to the attractive characteristics of the downtown environment, reshaping and modernizing commercial vitality, and is beneficial to the overall economic development of Glen Ellyn's vibrant downtown. The proposed Brick and Mortar façade improvement would be in keeping with

the goals of the Strategic Plan."

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. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Consider preserving the existing bricks on the courtyard elevation and expanding them throughout the back elevations that would better relate to the front facade.
2. Incorporate the use of unique architectural details and features to distinguish the storefront vestibule from other features of the façade.
3. Whether existing windows will be repaired and preserved or replaced with replicas.
4. Utilize traditional brick laying techniques to better replicate the original façade.

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 March 8, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.
2. The project be constructed in substantial conformance with the goals set forth in the 2020-2022 Strategic Plan.
3. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Narrative Statement
3. Building Renderings (current proposal)
4. Roof plan and Building Sections
5. Existing Conditions Photos
6. Windows
7. Storefront with Off-center Doors
8. Building Material and Color Palette
9. Floor Plans
10. Dinner Party Red Paint Color
11. Draft Motion to Approve
12. Architectural Appearance Commission Meeting Minutes October 10, 2022
13. Architectural Appearance Commission Meeting Minutes November 9,

2022
14. Village Board Meeting Minutes December 12, 2022
15. Village Board Meeting Minutes January 9, 2023

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

X:\Plandev\PLANNING\AAC\Exterior Appearance Approval\M\Main\411 N Main, Brick & Mortar\Meeting\AAC\AAC 3rd Meeting 3_8_23\Staff Report 411 N Main AAC 3-8_23 - AKF.doc

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. COMFORMANCE 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:

To our knowledge there are no deviations for the appearance review guidelines.

Signature: _____ Date: _____

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

EXTERIOR APPEARANCE REVIEW
PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Community Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Community Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.
Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Community Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.

2. Exterior appearance application form.

3. Narrative statement including:

- A general description of the project.
- Information about the proposed design intent and why the proposed architectural style was selected.
- Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.

4. Proof of ownership.

5. Disclosure of interest, identifying all parties with 5% or more interest in the property.

6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.

7. Existing site plan or plat of survey showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- The location of all existing buildings, parking areas, access drives and other structures.

8. Proposed site plan showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- Setbacks of all buildings, parking lots and other structures.
- If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
- Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
- The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.

- Any trees that are planned for removal should be shown with an (x).

- The condition of the existing trees on the property should be noted on the survey.

- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).

- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.

- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.

- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.

- Cut sheets of all parking lot and wall mounted light fixture(s).

- Light fixture dimensions.

- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.

- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.

- The location and type of all existing exterior building materials and colors.

13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:

    - The location, type and texture of all proposed exterior building materials and colors.

    - A list of proposed building materials and colors.

    - The height of all buildings and structures as defined by the Zoning Code.

    - The location and height of any proposed wall signs.

    - The screening of any rooftop equipment.

14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.

15. Color rendering or renderings of all proposed buildings and structures.

16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.

17. A sign plan overlaid on the proposed site plan and showing the following:

    - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.

    - The setbacks of all freestanding signs from the property line.

18. Color sign elevations drawn to scale showing the following:

    - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.

    - A description of sign and frame materials.

    - Lighting type and intensity.

19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.

20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Community Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO._____

Address: _____

LIST ALL BENEFICIARIES:

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: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: **411 N Main St, Glen Ellyn IL**

Legal Description:

THE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.

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

Name: **BRICK & MORTAR GROUP 2, LLC** Address: **11 N. Northwest Hwy. Suite 101, Park Ridge, IL 60068** % **100**

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, **Adam Clabaugh on behalf of 411 Main LLC** owner of the property described as

HE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.

verify that **Brick & Mortar**

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

9/16/22

DATE

Subscribed and sworn to before me this

16th day of September, 2022

Mary Grace Thomas

Notary Public

OFFICIAL SEAL
MARY GRACE THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr 29, 2026

Affidavit Affirming No Conflict of Interest

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

1. My name is **Adam Clabaugh**, and I hold the position of **Managing Partner** for **Brick & Mortar** ("***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: Adam Clabaugh

Title: **Managing Partner**

Applicant's Name: 411 N Main, LLC

Subscribed and sworn to me this 16th day of September, 2022

Mary Grace Thomas

Notary Public

OFFICIAL SEAL
MARY GRACE THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr 29, 2026

1 of 12
21GNW854068GV

WARRANTY DEED

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/06/2021 09:28 AM
RHSP
COUNTY TAX STAMP FEE 397.50
STATE TAX STAMP FEE 795.00

DOCUMENT # R2021-118929

THE GRANTOR, Bricks on Main, LLC, an Illinois limited liability company with its principal place of business at 38W650 Benton Lane, Geneva, IL 60134 for and in consideration of TEN AND NO/100 DOLLARS ($10.00), in hand paid, CONVEYS and WARRANTS to 411 Main, LLC, an Illinois limited liability company GRANTEE with its principal place of business at 11 N. Northwest Highway, Park Ridge, IL 60068, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

THE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS

This conveyance is subject to those Exceptions as set forth on Schedule B of Chicago Title Insurance Company Title Commitment Number 21GNW854068GV dated February 12, 2021 and as more particularly set forth on Exhibit 2.

Permanent Real Estate Index Number: 05-11-328-009

Address of Real Estate: 411 N. Main Street, Glen Ellyn, Illinois 60137

Dated this 21 day of July 2021

Village of Glen Ellyn
Real Estate Transfer Tax
024008
Sale $ 795,000.00
Tax $ 2,385.00
Date 7/22/21 Initials

Bricks on Main, LLC,
an Illinois limited liability company

By: _____
Name: Greg McCaffrey
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg McCaffrey, in his capacity as Manager of Bricks on Main, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as the free and voluntary act and deed of said Bricks on Main, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this
21st day of July 2021.

(SEAL)

OFFICIAL SEAL
Lynn Andersen
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 4, 2022

This instrument was prepared by:
Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60175

Grantee's address and
Send subsequent tax bills to:
411 Main LLC
11 N. Northwest Hwy, Suite 101
Park Ridge, IL 60068
Attn: Andrew Nast

When recorded return to:
Zabel Law, LLC
55 W. Monroe St., Suite 3330
Chicago, IL 60603
Attn: William Lundgren

EXHIBIT 2

TITLE EXCEPTIONS

This conveyance is subject to:

1. General Real Estate Taxes for the year 2021 and subsequent years.

2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

   Lease to Dakota Graham beginning October 1, 2020 and ending September 30, 2021.
   Lease to Brian Duffy beginning February 1, 2021 and ending January 31, 2022.

3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no. R2009-193864, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

4. Terms, conditions and provisions contained in the instruments and ordinances from the Village of Glenn Ellyn recorded August 28, 1999 as document R1999-186944, December 2, 1999 as document R1999-261538 and February 11, 2000 as document R2000-021154. (for further particulars, see record)

5. An encroachment of the Brick situated on said Land into or onto the adjoining land on the East, as disclosed by Plat of Survey number 21.0045 prepared by Compass Surveying, Ltd., dated February 26, 2021.

GOESLINGGROUP

The direction behind the exterior facade design was to honor the historical value of the original architecture with as much intentionality and originality as possible. As the last owners' iteration of the first floor exterior facade was clearly altered from the building's initial design intention, we did our best to capture the spirit of the original tudor style and material palette.

We have included two options, one that carries the same beige and espresso palette throughout, that we felt was the most visually appealing and historically accurate, and a second where we attempted to pull back in the crimson that was left on the main level by the last owners (during the city council meeting there was an ask to return the building as close to it was as when it was purchased by our clients).

The front door is required to sit off-center in order to accommodate the entry/vestibule for the approved use as shared office space. Due to the extremely narrow nature of the building, and the requirement for a fire-rated corridor, there is limited space for the reception area and mailboxes required for the concept to function properly. If it were to move to the center, there would be no usable space for users to sit at the front of the building to work. Making this front section of the building a place where users can work is important to the success of the concept in this unique space.

Sarah Goesling (she/her), LEED AP ID+C
Owner / Principal Designer
Goesling Group

Previous Iterations

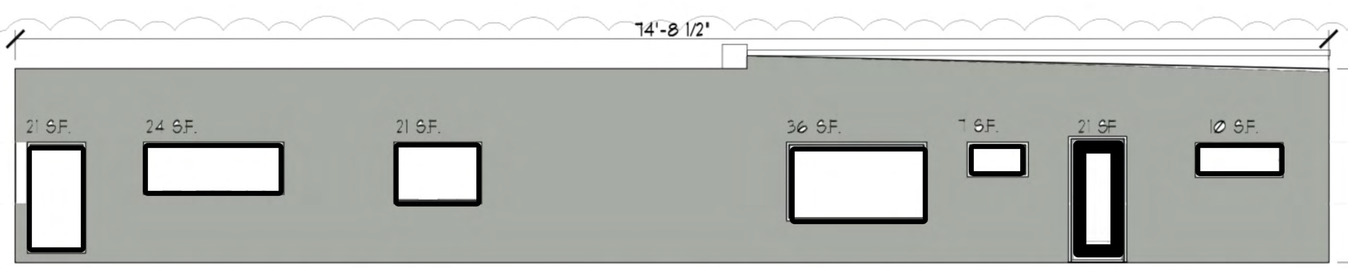
First Iteration

- Integrated recessed can lighting per rendering

Color selections:
- Body color: BM Gray Owl 2137-60
- Board + Batten color: BM Horizon Gray 2141-50
- Black trim + extruded box window: BM Onyx 2133-10

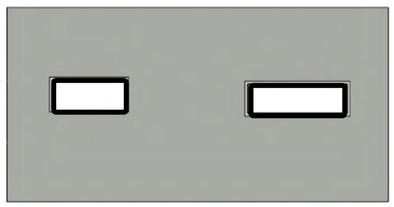
RENDERING

GOESLINGGROUP



822 SF. TOTAL WALL AREA
025 TOTAL OPENING AREA ALLOWED
206 SF. TOTAL SF ALLOWED
140 SF. TOTAL SHOWN

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



E EAST
1/8"=1'-0"

F

Paint Colors

Board & Batten
BM Horizon Gray 2141-50

Body Color:
BM Gray Owl 2137-60

Trim & Window Box:
BM Onxy 2133-10

Light Fixtures

4" CE White LED Can
with Recessed Trim

Windows/Doors

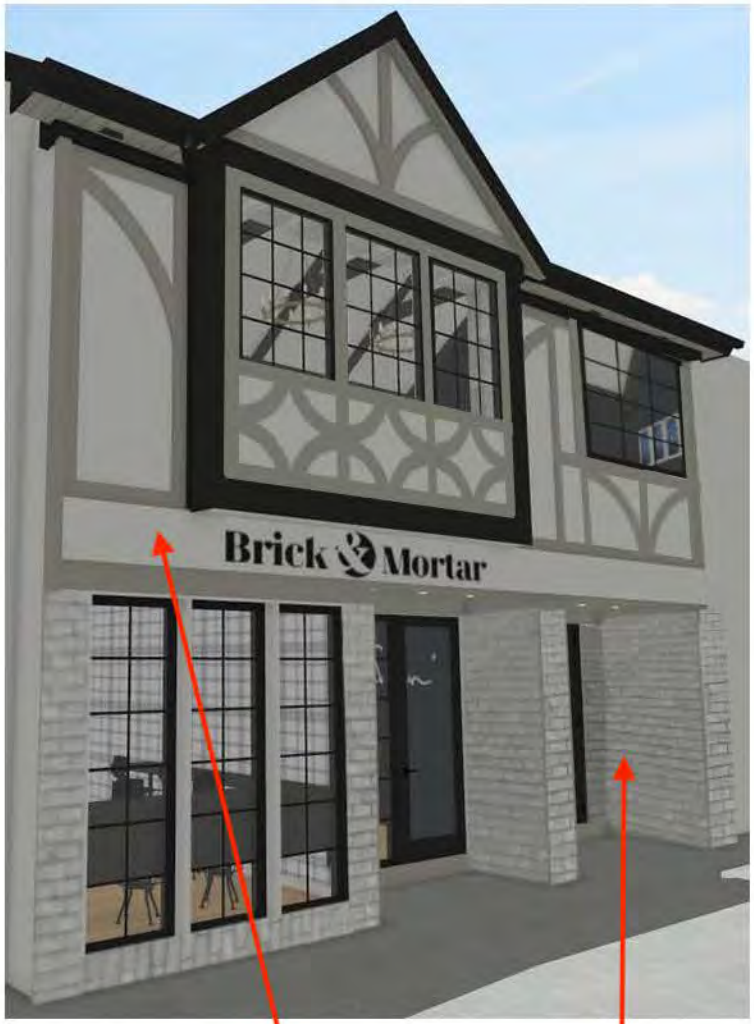
Custom built to order,
dark bronze aluminum

Front Facade

Hardie plank & trim

Second Iterations

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

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

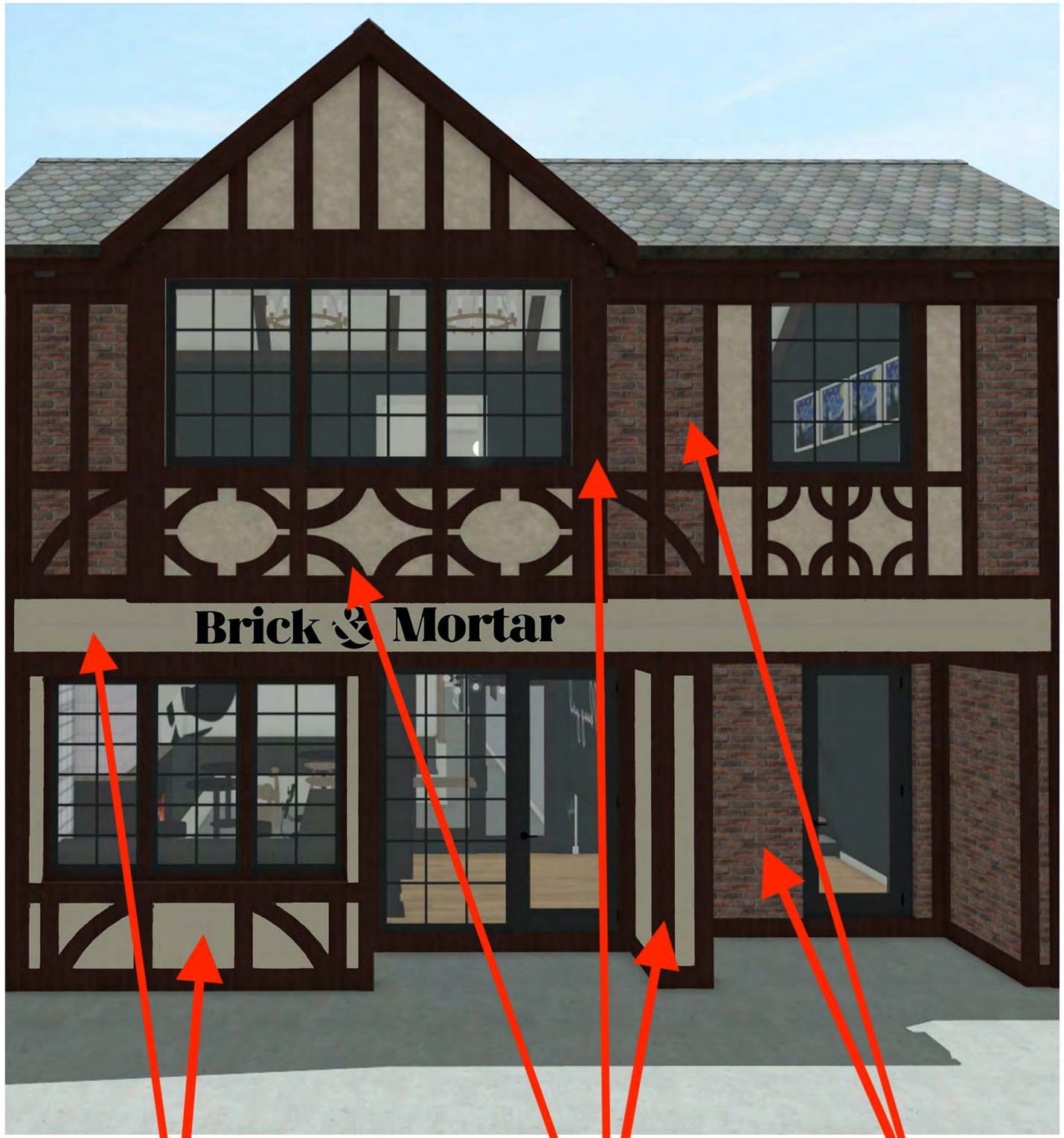
Front Facade

Hardie plank & trim

Brick Veneer

Glen Gary
Loraine White Handmade

Current Proposal



Trowl Finished
Stucco - Grant Beige

Douglas Fir
Wood Tudor Detail -
Espresso

Glen Garry Olde London Brick

Recessed
Can Lighting

Trowl Finished Stucco - Grant Beige

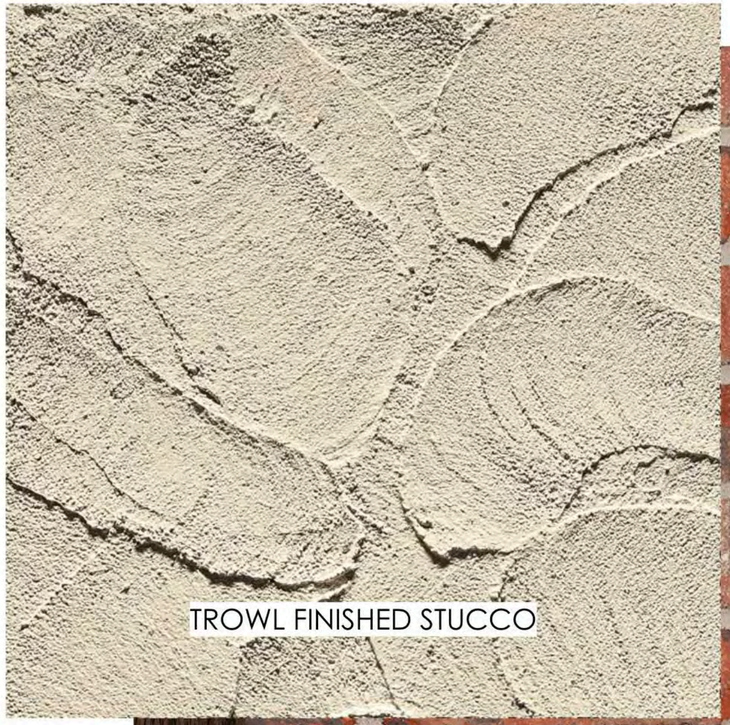
Glen Garry Olde London Brick

Recessed Can Lighting

Trowl Finished Stucco - Dinner Party Red

Douglas Fir Wood Tudor Detail - Espresso

MATERIAL PALETTE



DINNER PARTY
AF-300

GRANT BEIGE
HC-83

Existing Windows

Repair:

Min $25K

Only available vendor is booked through summer

Replace:

None of the referred historic vendors have accepted the job.

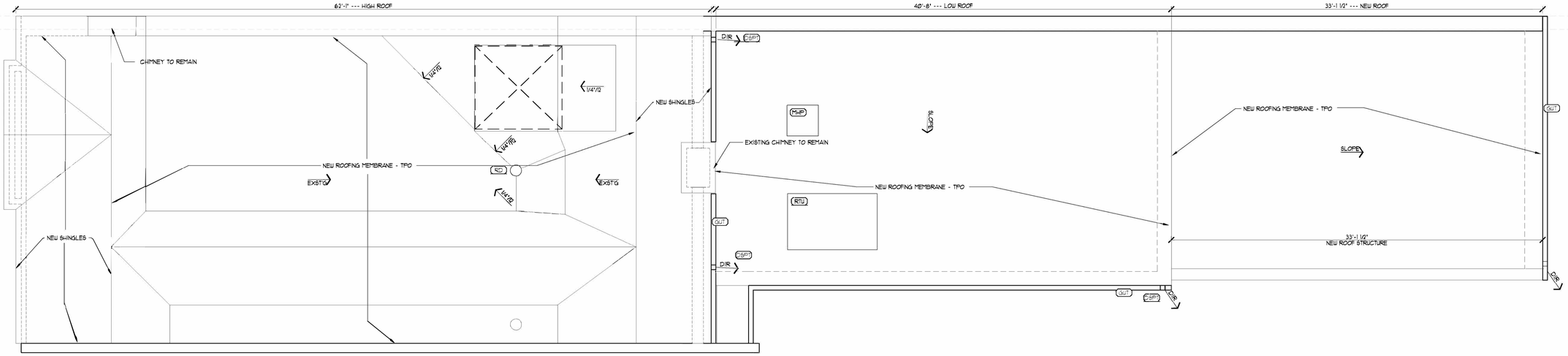
Other Windows Downtown

STARBUCKS C

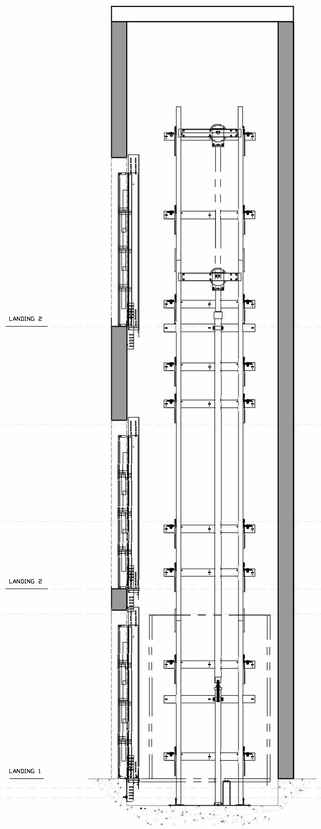
ANTMAN & THE WASP
QUANTUMANIA
COCAINE BEAR

Storefront With Off-center Doors

NEW
481
FRESH
NAILS & SPA
WHERE BEAUTY BEGINS
NAILS
481 N. Main
NAILS
MANICURE • PEDICURE • WAXING
MANICURE • PEDICURE • NO CHIP

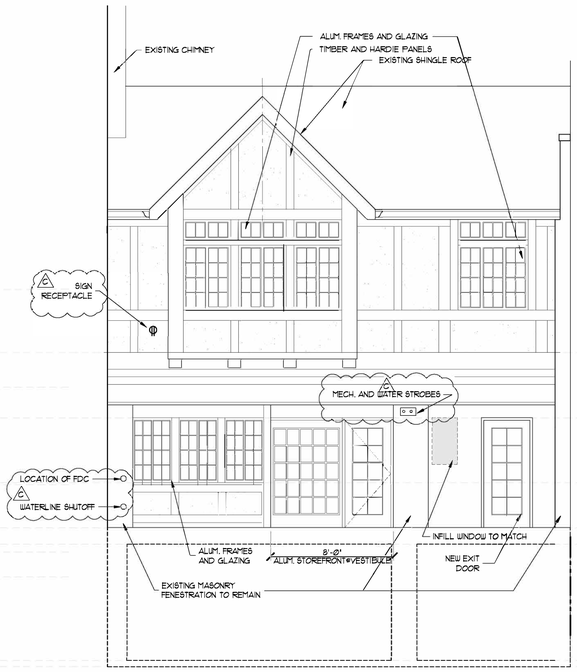


ROOF PLAN
1/4"=1'-0"

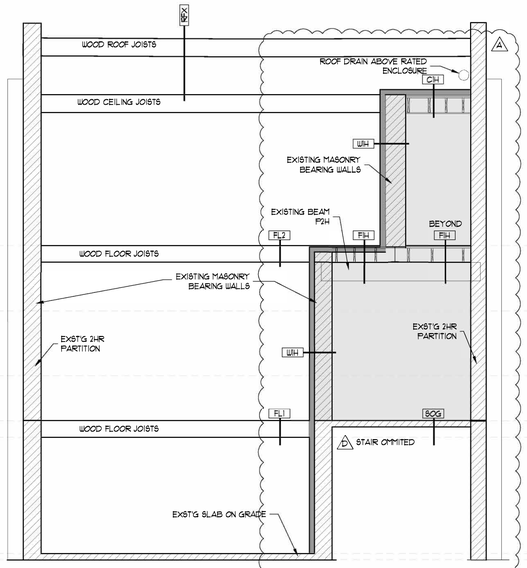


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

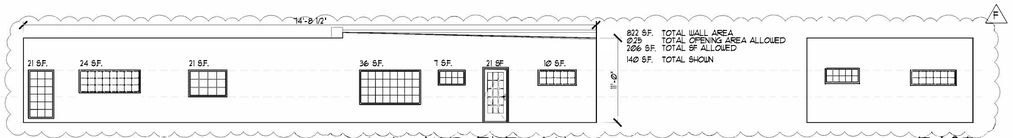
PLATFORM LIFT SECTION
3/8"=1'-0"



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

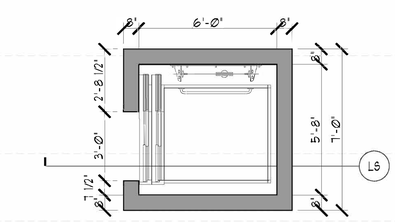


SECTION THRU RATED STAIRS/CORRIDOR
1/4"=1'-0"

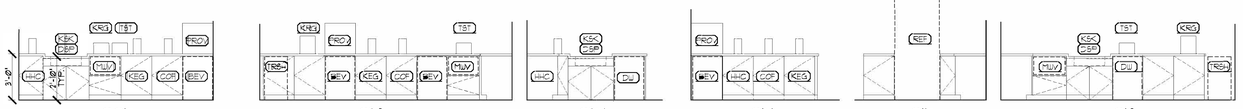


COURTYARD ELEVATION
1/8"=1'-0"

EAST
1/8"=1'-0"



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



CAFE ELEVATION S
1/4" = 1'- 0"

ASSEMBLY TYPES

	C1H - 2HR CEILING OVER RATED STAIR
A	R49 INSULATION
	1 hour Intumescent Paint - UL# 263 - **BOTH SIDES**
	5/8" GYP.BOARD
	EXISTING 2X STRUCTURE
	5/8" - GYP. BOARD
	CLG - DROP CEILINGS OVER OFFICES/TOILETS
	5/8" - GYP.BD.
	SOUNDBATTS - FULL
	2X6 STUDS - UNO
	5/8" - GYP. BD.
	F1H - 1 HOUR FLOOR BXUV.1504 - 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
	FL1 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED
	3/4" T&G PLYWOOD SHEATHING
	2X WOOD JOISTS - EXISTING
A	SOUND BATTS INSULATION
	5/8" TYPE X GYP BOARD
	FL2 - 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.
	TJI 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
A	SOUND BATTS - 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
	WF4 - 4" FURRED WALL
	BUILDING PAPER - VAPOR BARRIER
A	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.
	WLAT -WALLS IN ATTIC
	1/2" GYP BD
	R15 BATT INSULATION
	2X4 WD STUD FRAMING
	1/2" GYP BD
	WLX -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 REINF.

1. EXTERIOR DOORS SHALL EITHER HAVE LEVER HANDLE, PANIC HARDWARE OR SHALL HAVE A SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
2. DOOR LOCKSET/PASSAGE HARDWARE IS TO BE INDICATED AS LEVER TYPE OR PUSH-PULLS AND TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
3. ALL FINISH MATERIALS SHALL COMPLY WITH THE INTERIOR FLAME SPREAD INDEX.
4. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A SMOKE-DEVELOPED RATING LESS THAN OR EQUAL TO 450.

LEGEND

BEV - BEVERAGE REFRIDGERATOR
BM - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - H20/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT - DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXSTG LOCATION
H20 - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MUV - UNDERCOUNTER MICROWAVE
PROV - PROVISIONAL STATION
RAMP - RAMP 1:FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH - TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 100GAL ELECTRIC WATER HEATER

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TERRA ARCHITECTS P.C.
DESIGN FIRM REGISTRATION#184-001028
688 EAST OLD ELM ROAD
Ph: 847-809-5785
LAKE FOREST, ILLINOIS
www.terrarchitects.com

#	DATE	DESCRIPTION
I	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2022	REVISION SET B
C	4-11-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES

DATE 9/13/22

PROJECT NUMBER 21898

SHEET NUMBER A4

Commercial Electric™

Item #1002 936 175
Model #NS01dA09ER2-259

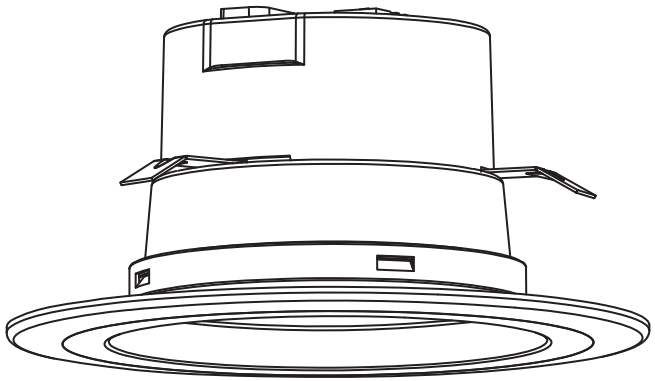
Item #1002 936 194
Model #NS01dA09ER2-259

Item #1002 936 200
Model #NS01dA09ER2-259

Item #1004 325 342
Model #NS01dA07ER1-259

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

ENERGY STAR

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 2
Warranty 3
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- Planning Installation 3
- Tools Required 3
- Package Contents 4

Installation 4
Care & Cleaning 5
Troubleshooting 5
Light Distribution 6
Compatibility 6

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 harm-ful 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.

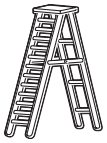
NOTE: Keep your receipt and these instructions for proof of purchase.

TOOLS REQUIRED

Phillips screwdriver

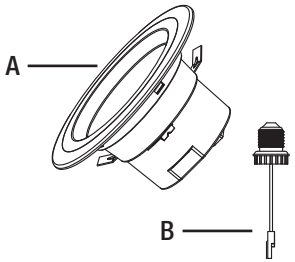
Safety Goggles

Gloves


Ladder

Pre-Installation (continued)

PACKAGE CONTENTS

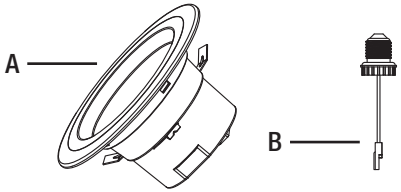


Item #	Part	Description	Quantity
1002936175	A	LED downlight	1
	B	Medium Base (E26) Socket Adapter	1
1002936194	A	LED downlight	2
	B	Medium Base (E26) Socket Adapter	2
1002936200	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4
1004325342	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4

Installation

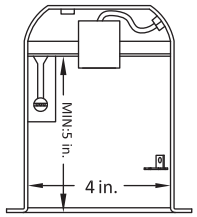
1 Preparing the LED Downlight

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



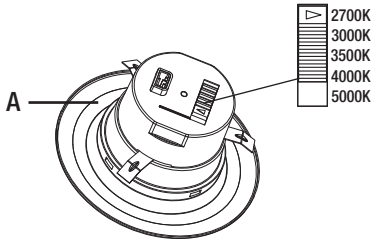
2 Preparing the installation location and compatible housing

- ☐ 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.



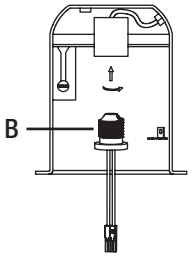
3 Selecting the Correlated Color Temperature (CCT)

- ☐ 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

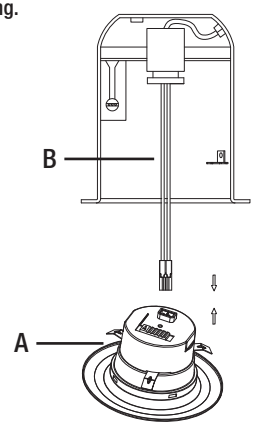
- ☐ Screw the medium base (E26) socket adapter (B) into the socket in the recessed housing.



Installation (continued)

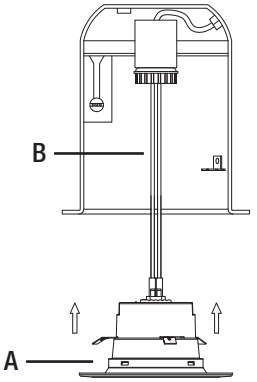
5 Connecting the cables

- 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.

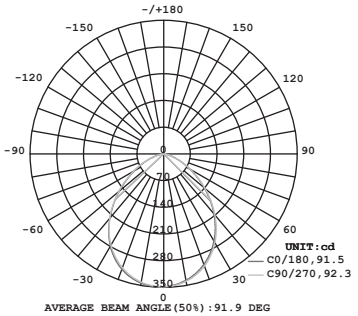
Minor problems often can be fixed without the help of an electrician.

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.

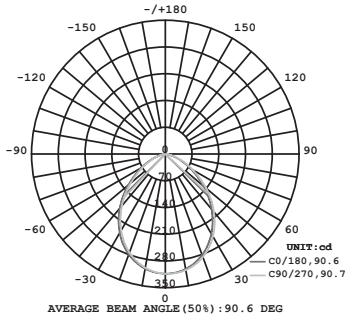
Please contact 1-877-527-0313 for further assistance.

Light Distribution

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



NS01dA09ER2-259



NS01dA07ER1-259

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®-DVWCL-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: Leedarson America, Inc.
Responsible party address: 300 Technology Court SE Suite 100, Smyrna, GA 30082
Telephone number: (678) 293-8382

Commercial Electric™

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9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM

Retain this manual for future use.

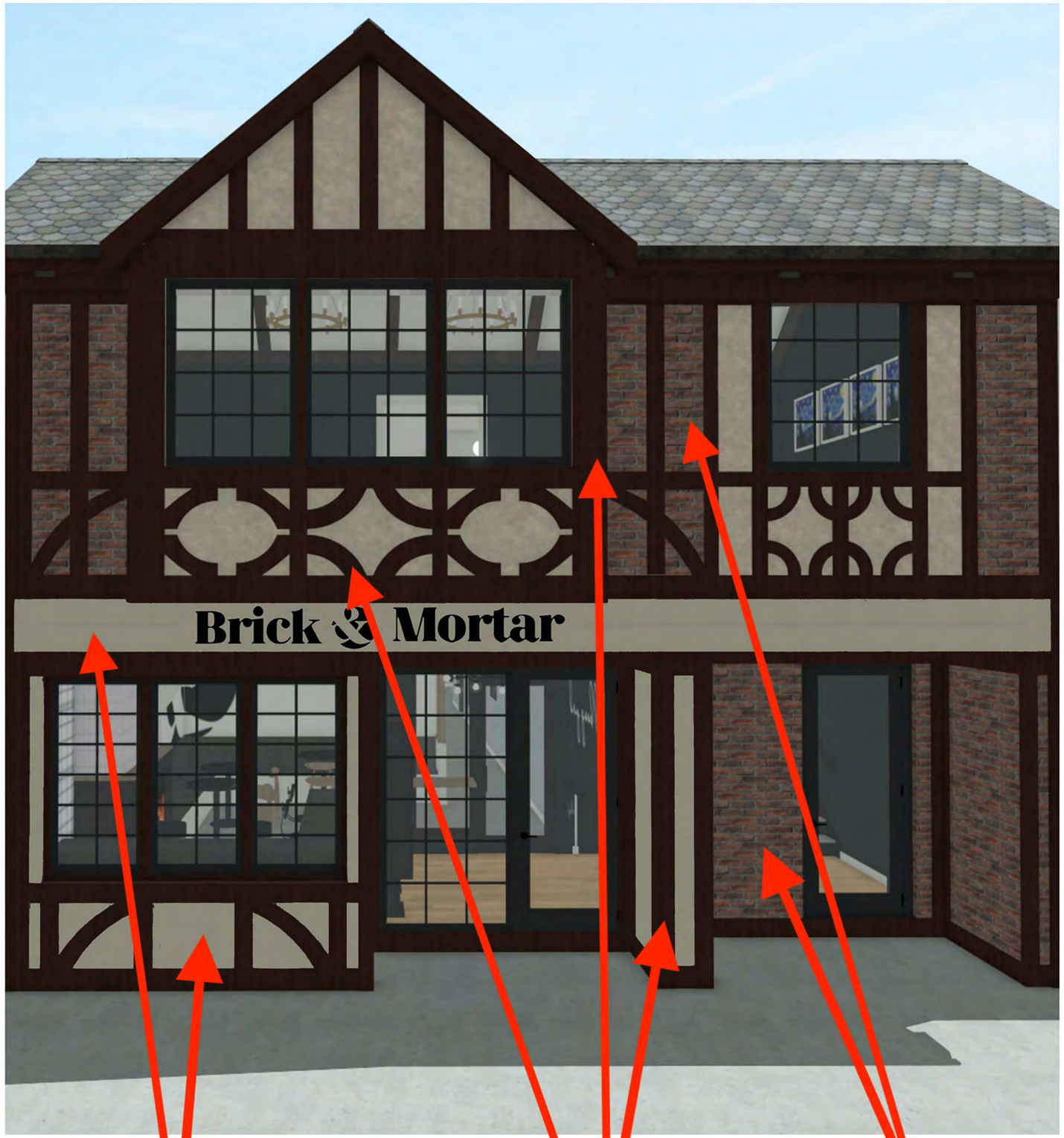
GOESLINGGROUP

The direction behind the exterior facade design was to honor the historical value of the original architecture with as much intentionality and originality as possible. As the last owners' iteration of the first floor exterior facade was clearly altered from the building's initial design intention, we did our best to capture the spirit of the original tudor style and material palette.

We have included two options, one that carries the same beige and espresso palette throughout, that we felt was the most visually appealing and historically accurate, and a second where we attempted to pull back in the crimson that was left on the main level by the last owners (during the city council meeting there was an ask to return the building as close to it was as when it was purchased by our clients).

The front door is required to sit off-center in order to accommodate the entry/vestibule for the approved use as shared office space. Due to the extremely narrow nature of the building, and the requirement for a fire-rated corridor, there is limited space for the reception area and mailboxes required for the concept to function properly. If it were to move to the center, there would be no usable space for users to sit at the front of the building to work. Making this front section of the building a place where users can work is important to the success of the concept in this unique space.

Sarah Goesling (she/her), LEED AP ID+C
Owner / Principal Designer
Goesling Group



Trowl Finished
Stucco - Grant Beige

Douglas Fir
Wood Tudor Detail -
Espresso

Glen Garry Olde London Brick

Recessed
Can Lighting

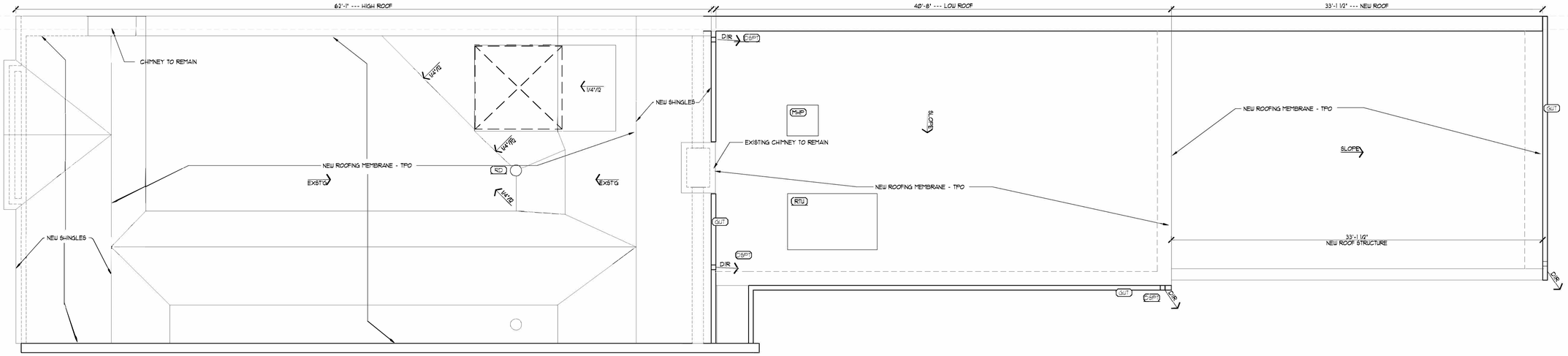
Trowl Finished Stucco - Grant Beige

Glen Garry Olde London Brick

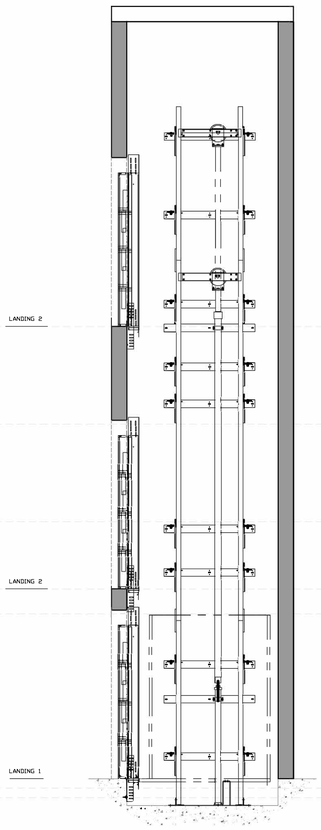
Recessed Can Lighting

Trowl Finished Stucco - Dinner Party Red

Douglas Fir Wood Tudor Detail - Espresso

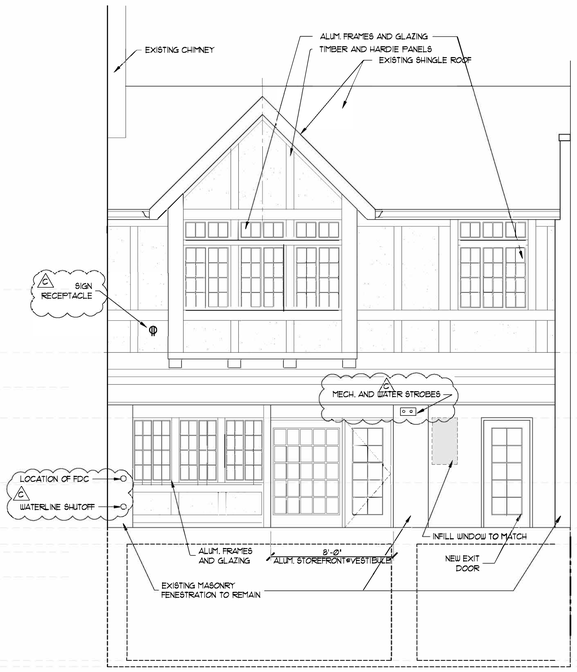


ROOF PLAN
1/4"=1'-0"

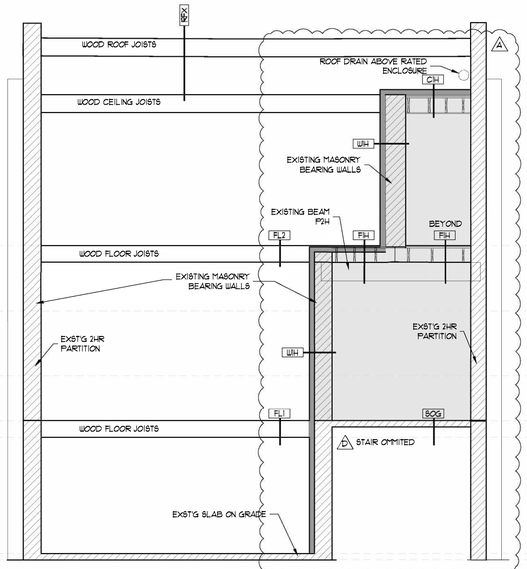


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

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



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



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

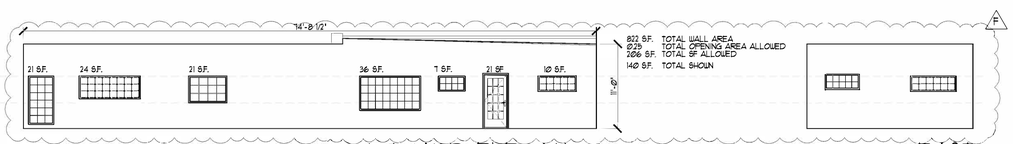
ASSEMBLY TYPES

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 CEILINGS OVER OFFICES/TOILETS
5/8" - GYP.BD.
SOUNDBATTS - FULL
2X6 STUDS - UNO
5/8" - GYP. BD.
F1H - 1 HOUR FLOOR BXUV.1504 - 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
FL1 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED
3/4" T&G PLYWOOD SHEATHING
2X WOOD JOISTS - EXISTING
SOUND BATTS INSULATION
5/8" TYPE X GYP BOARD
FL2 - 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.
TJI 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
SOUND BATTS - 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
WF4 - 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.
WLAT -WALLS IN ATTIC
1/2" GYP BD
R15 BATT INSULATION
2X4 WD STUD FRAMING
1/2" GYP BD
WLX -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 REINF.

1. EXTERIOR DOORS SHALL EITHER HAVE LEVER HANDLE, PANIC HARDWARE OR SHALL HAVE A SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
2. DOOR LOCKSET/PASSAGE HARDWARE IS TO BE INDICATED AS LEVER TYPE OR PUSH-PULLS AND TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
3. ALL FINISH MATERIALS SHALL COMPLY WITH THE INTERIOR FLAME SPREAD INDEX.
4. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A SMOKE-DEVELOPED RATING LESS THAN OR EQUAL TO 450.

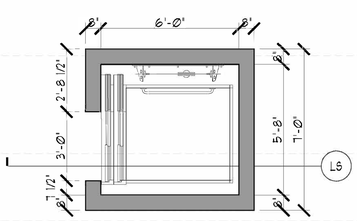
LEGEND

BEV - BEVERAGE REFRIDGERATOR
BM - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - H20/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT - DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXSTG LOCATION
H20 - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MW - UNDERCOUNTER MICROWAVE
PROV - PROVISIONAL STATION
RAMP - RAMP 1:FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH - TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 100GAL ELECTRIC WATER HEATER

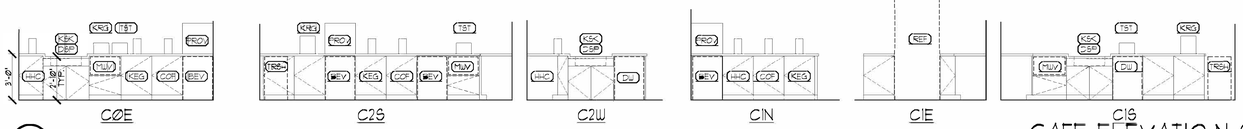


COURTYARD ELEVATION
1/8"=1'-0"

EAST
1/8"=1'-0"



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



CAFE ELEVATION S
1/4" = 1'- 0"

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#	DATE	DESCRIPTION
I	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
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C	4-11-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES

DATE 9/13/22

PROJECT NUMBER 21898

SHEET NUMBER A4

NAILS
Mae's on Main
GLEN ELLYN
CURBSIDE
PICK UP ONLY
15 MIN LIMIT

PERFECT
NAILS
OPEN
Perfect
Nails
413 MAIN
Store For Rent
For Rent
McMae's on Main
McMae's on Main

McMae's on Main
McMae's on Main

Existing

Existing Windows

Repair:

Min $25K

Only available vendor is booked through summer

Replace:

None of the referred historic vendors have accepted the job.

Other Windows Downtown

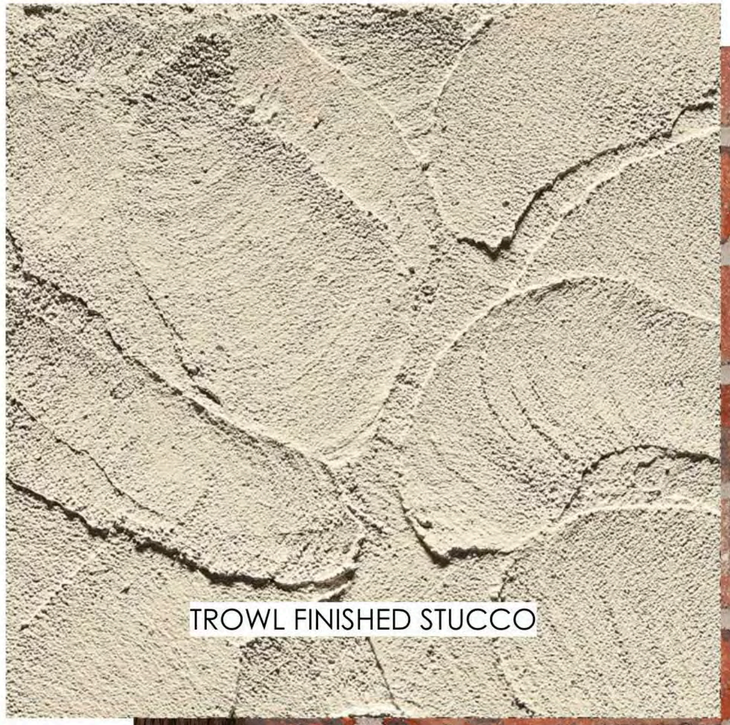
STARBUCKS C

ANTMAN & THE WASP
QUANTUMANIA
COCAINE BEAR

Storefront With Off-center Doors

NEW
481
FRESH
NAILS & SPA
WHERE BEAUTY BEGINS
NAILS
481 N. Main
NAILS
MANICURE • PEDICURE • WAXING
MANICURE • PEDICURE • NO CHIP

MATERIAL PALETTE



DINNER PARTY
AF-300

GRANT BEIGE
HC-83

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

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

10-19-2022

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

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

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

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

T1 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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F

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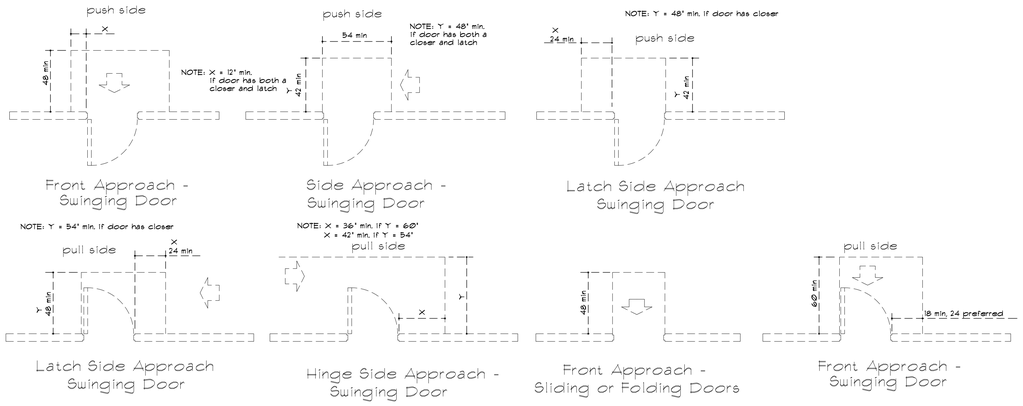
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

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: T1



STRUCTURAL DESIGN CRITERIA (psf, typical)

Floor	- 50# LL 10# DL typical all areas
Ceiling	- 20# LL 10# DL limited attic storage
Cathedral	- 30# LL 15# 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.l.f. or actual load
Wind load	- 20 p.s.f.
Corners	- 30 p.s.f.
Parapets	- 40 p.s.f.
Snow load	- 30 p.s.f.
Soil bearing	- 3000 psf.
Concrete	- 3000 psi.
Flat work	- 4000 psi.
Reinf. steel	- A.S.T.M. A615-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 #2 species SPF Canadian Base FB = 875
Grade #2 species SYP domestic Base FB = 875 treat.
Grade #1 species hem-fir Base Fb = 1050
Manufacturer: Truss joist McMillan, Microlam LVL
Size: 1 3/4"x Fb=2600 psi. E = 19
GC shall verify all assumed bearing conditions.

ENERGY CONSERVATION CODE

1. Project shall comply with sections of applicable code, identified as "mandatory" and with either sections as "prescriptive" or the performance approach.
2. Insulation & fenestration requirements:
   - Climate Zone - 5
   - Fenestration U-Factor - 0.32
   - Sky Lights U- Factor - 0.55
   - Prescriptive R-Value By Components:
   - Ceiling - 49 res/ 38 com, Cathedral Ceiling - 38
   - Wood Frame Wall - 20 Or 13+5
   - Mass Wall (Above Grade) - 13/ 17
   - Basement Wall - 15/ 19
   - Crawl Space Wall (Not Vented) - 15/ 19
   - Floor - 30, Slab - 10, (2 ft.)
2. Where some or all of existing fenestration unit is replaced, new fenestration shall meet applicable requirements for u-factor.
3. 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.
4. Access hatches and doors to unconditioned spaces shall be weatherstripped and insulated to a level equivalent to the insulation of surrounding surfaces.
5. 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.
6. Duct construction: All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives). Mastic-plus-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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CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

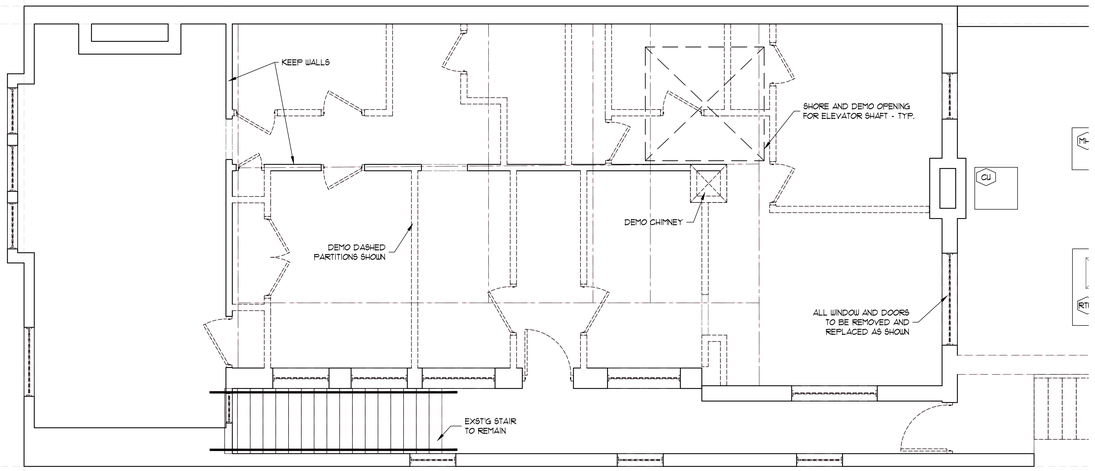
BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137

GENERAL NOTES

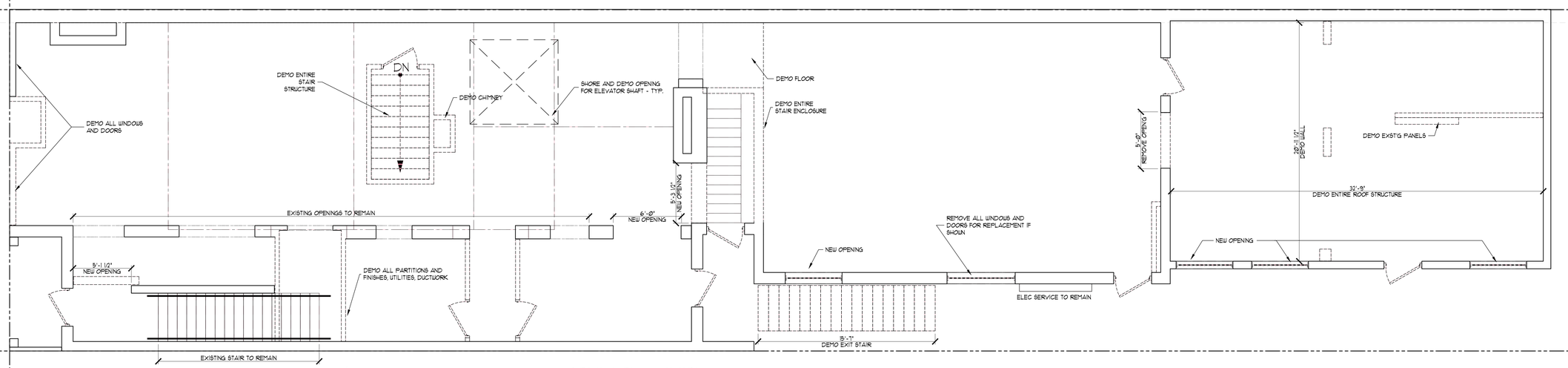
DATE
10/18/2022

PROJECT NUMBER
21898

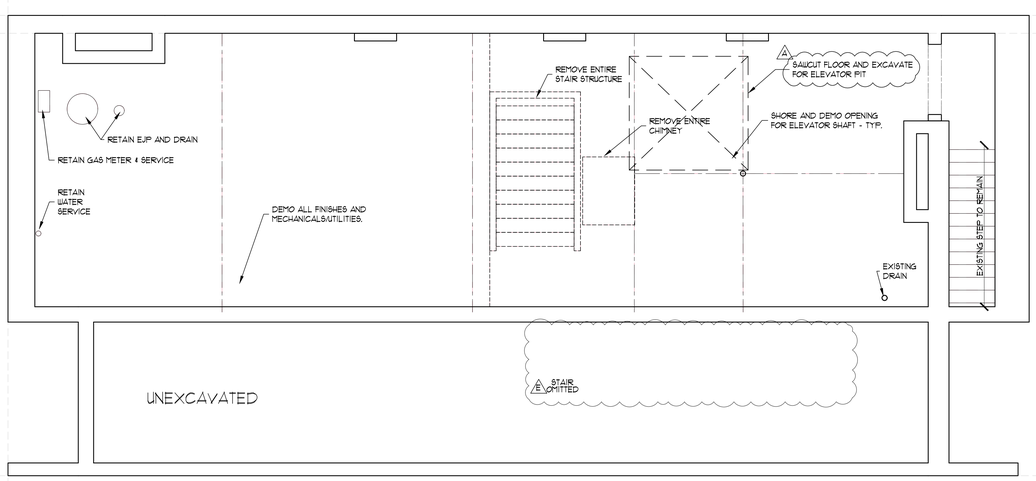
SHEET NUMBER
G1



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



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



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

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BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

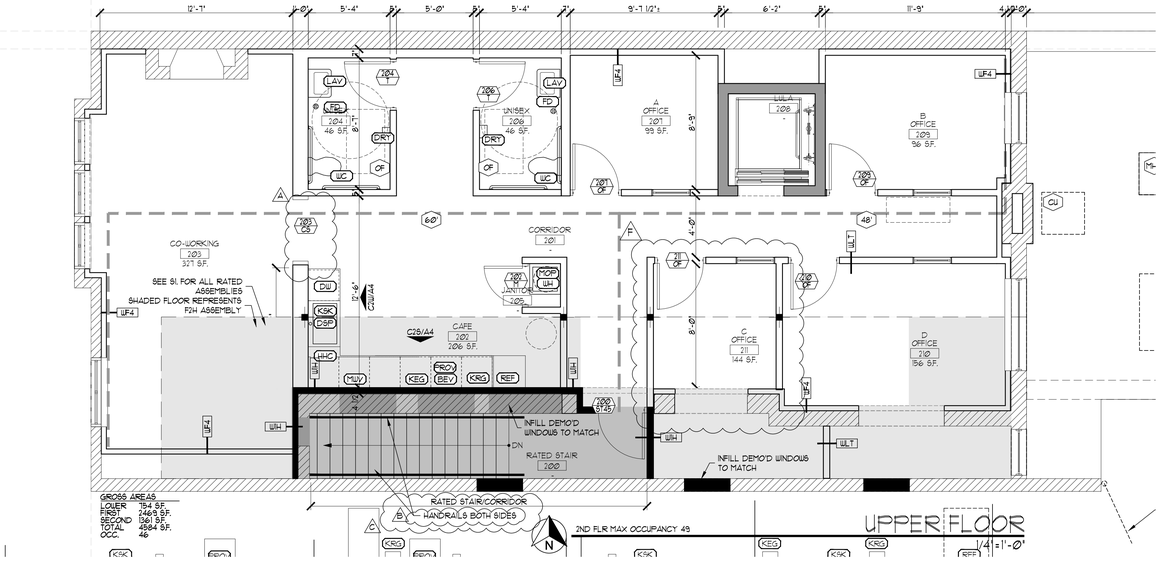
411 MAIN ST., GLEN ELLYN, IL 60137

EXISTING AND DEMO PLANS

DATE
10/18/2022

PROJECT NUMBER
21898

SHEET NUMBER
A0



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

NO.	TYPE	SIZE W X H	DOOR MAT'L	FRAME MAT'L	LABEL	HDW	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'-6" 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	--
203	CS	4'-0" X 7'-0"	--	--	--	CS	--	CASED
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	--

T - TOILET ROOM DOOR
TOILET ROOM WITH RESCUE HARDWARE AND CASED 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
(2) 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
(2) OVERHEAD STOPS
(4) SILENCERS (2 PER HEAD)

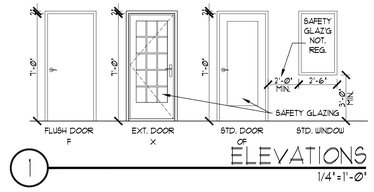
OF - OFFICE DOORS
3'-0" x 7'-0" x 1-3/4" FLUSH WOOD DOOR AND FRAME
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (OFFICE FUNCTION)
(1) WALL STOP
(2) SILENCERS

ST45 - STAIR DOORS - 45 MINUTE
(3) MORTISE HINGES
(1) LEVER CYLINDRICAL LOCKSET (PASSAGE FUNCTION)
(2) S.S. KICK PLATES - E.S.
(1) WALL STOP
(2) SILENCERS

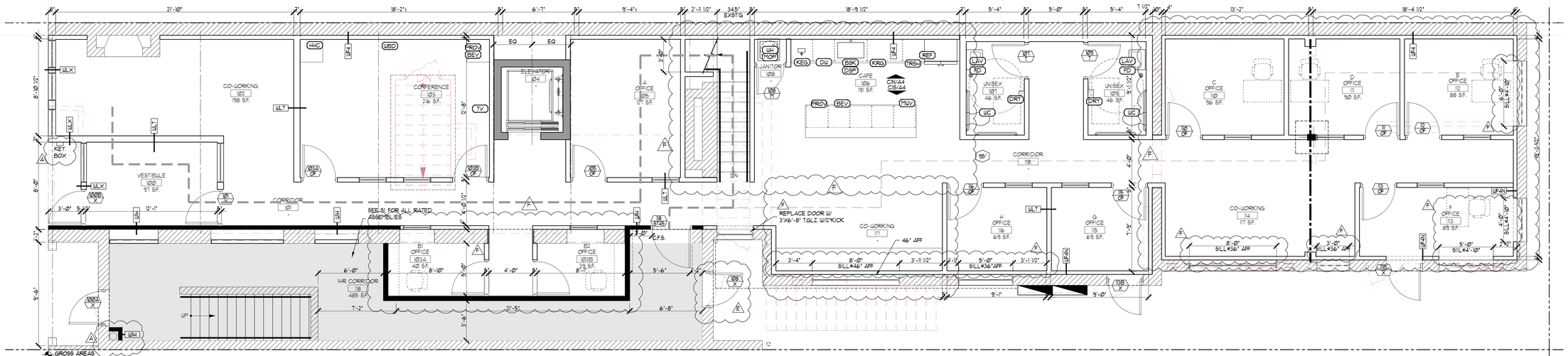
X - EXIT DOORS
3'-0" x 7'-0" x 1-3/4" ALUMINUM DOOR AND FRAME
GLAZING
(3) MORTISE HINGES
(1) PANIC EXIT HARWARE
(1) SURFACE MOUNTED CLOSER
(1) WALL STOP

LEGEND

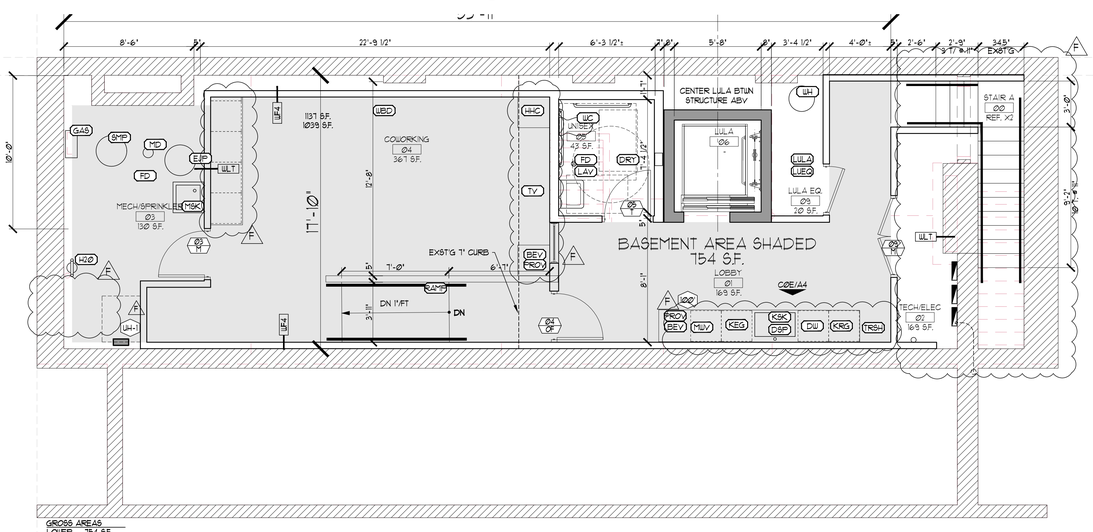
BEV - BEVERAGE REFRIDGERATOR
BM1 - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - HOT/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT- DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXISTG LOCATION
H2O - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MUV - UNDERCOUNTER MICROWAVE
PROV- PROVISIONAL STATION
RAMP- RAMP 1'/FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH- TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 10GAL ELECTRIC WATER HEATER



1 ELEVATIONS
1/4"=1'-0"



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



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

NOTES

1. In each toilet room there shall be installed two coat hooks; one; A single-user toilet room shall have a sign on the outside indicating it is a "Restroom" with braille and accessibility symbol (if applicable) at 48" above the floor and one at 62" above the floor.
2. All toilet room faucets shall be provided with an automatic safety mixing device adjusted to a maximum setting of 110 degrees.
3. Refrigerated Bottled drinking water will be provided.
4. All new plumbing fixtures and irrigation controllers shall bear the WaterSense label when such labeled fixtures are available.
5. In each toilet room there shall be installed two coat hooks; one at 48" above the floor and one at 62" above the FLOOR.
6. Exposed hot water and drain pipes under the lavatories shall be insulated.

ACCESSORIES

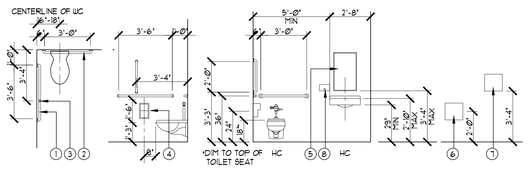
1 - 42" GRAB BAR	BRADLEY	812 (42)
2 - 36" GRAB BAR	BRADLEY	812 (36)
3 - 18" GRAB BAR	BRADLEY	812 (18)
4 - TOILET PAPER DISPENSER	BRADLEY	5402
5 - WALL MTD MIRROR	BRADLEY	780 - 24x36
6 - FEMININE NAPKIN DISPOSAL	BRADLEY	4722-15
7 - WALL MOUNTED PAPER TOWEL DISPENSER	BRADLEY	2410-11
8 - AUTOMATIC SOAP DISPENSER	BRADLEY	6401-11

OR APPROVED EQUAL.

FIXTURES

WC -	WATER CLOSET	GERBER-MAXWELL 128 ERGOHEIGHT	W8-210-918
WC SEAT-	WATER CLOSET SEAT	BEMIS	1055SSC
LAV	LAVATORY	BEMIS-PLYMOUTH	12-314
LAV FIXT.	FIXTURE	MOEN-M-BITON	8430
KSK	LAB SINK	DAYTON	D12512
KSK FIXT.	FIXTURE	MOEN	7585
MOP	MOP SINK	MUSTEE	63M
MOP FIXT.	FIXTURE	MOEN	8230
FD	FLOOR DRAIN	SIOUX CHEF	832 SERIES
CO	CLEAN OUT	SIOUX CHEF	834 SERIES

OR APPROVED EQUAL.



PF PLUMBING FIXTURES AND ACCESSORIES
1/4"=1'-0"

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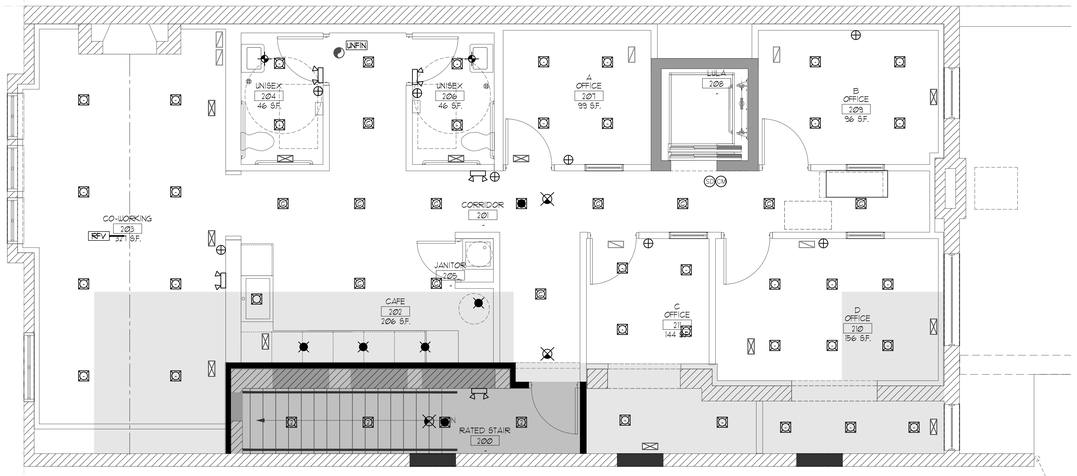
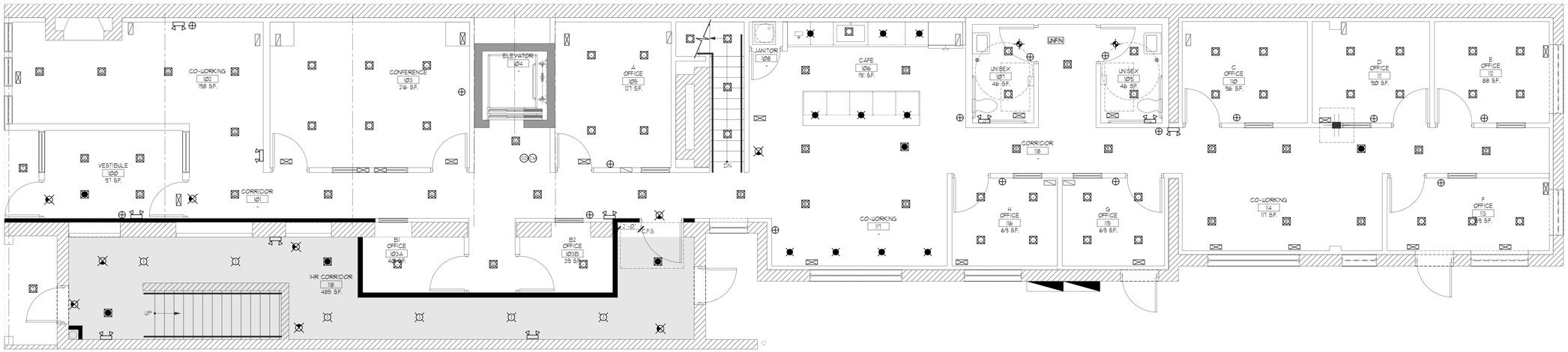
#	DATE	DESCRIPTION
	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2022	REVISION SET B
C	4-24-2022	REVISION SET C
D	5-11-2022	SET D - ONLY STAIR
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE
BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137
FLOOR PLANS

DATE 10/18/2022
PROJECT NUMBER 21898
SHEET NUMBER A1

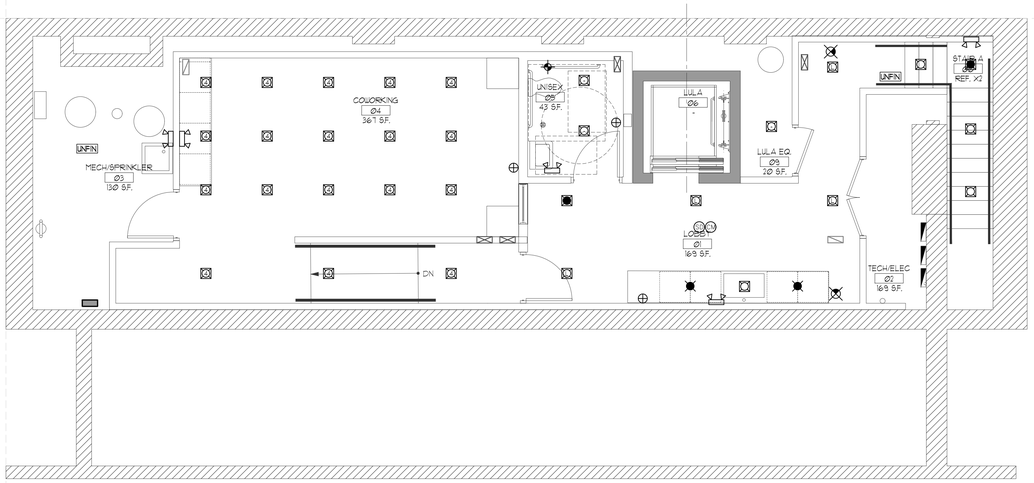


UPPER FLOOR
1/4"=1'-0"



GROSS AREAS	
LOWER	754 S.F.
FIRST	2469 S.F.
SECOND	1361 S.F.
TOTAL	4584 S.F.
OCC.	46

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



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

ELECTRICAL NOTES

1. AFI'S: ALL NON-DEDICATED RECEPTACLE CIRCUITS SHALL BE ARC 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 PULL 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 2 - 20 AMP SMALL APPLIANCE CIRCUITS, NO MORE THAN 10 ELEC RECEPTACLES ON A 15AMP CIRCUIT AND NO MORE THAN 15 ON A 20AMP CIRCUIT ALLOWED.
7. CLOSET LIGHTING: ALL CLOSETS EXCEEDING 4 S.F. 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: SUPLLY 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 MULTIWAY 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 15 ON A 20AMP CIRCUIT ALLOWED.
20. 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.
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 @ STRIKER SIDE.

ELECTRICAL SYMBOLS

- SWITCH
- OCCUPANT SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - 42" AFF - UNO
- DUPLEX RECEPTACLE - A.F.I.
- DUPLEX RECEPTACLE - W.P. 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 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
- KISI MOUNT / POWER
- ELECTRICAL PANEL
- TELEPHONE & TV CABLE J-BOX & TRIM
- EXHAUST FAN - VTR UNO
- VISUAL FIRE ALARM
- EXIT SIGN
- DUAL HEAD EMERGANCY LIGHT

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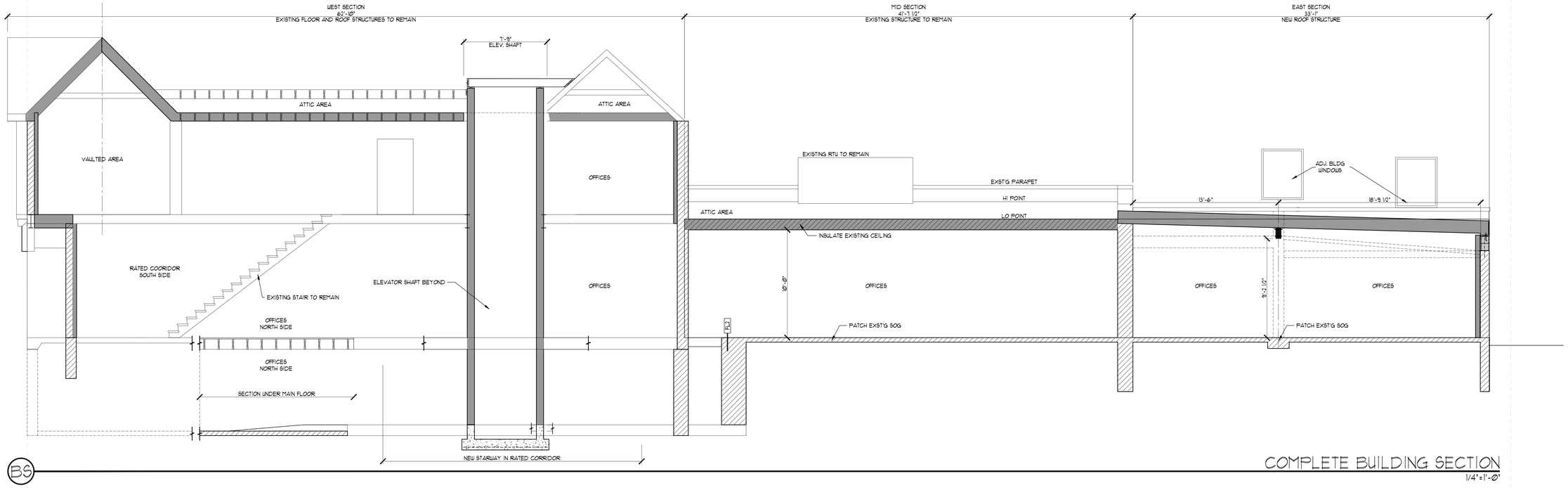
#	DATE	DESCRIPTION
-	1-4-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2021	REVISION SET B
C	4-24-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE
BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137
REFLECTED CEILING PLAN

DATE
10/18/2022

PROJECT NUMBER
21898

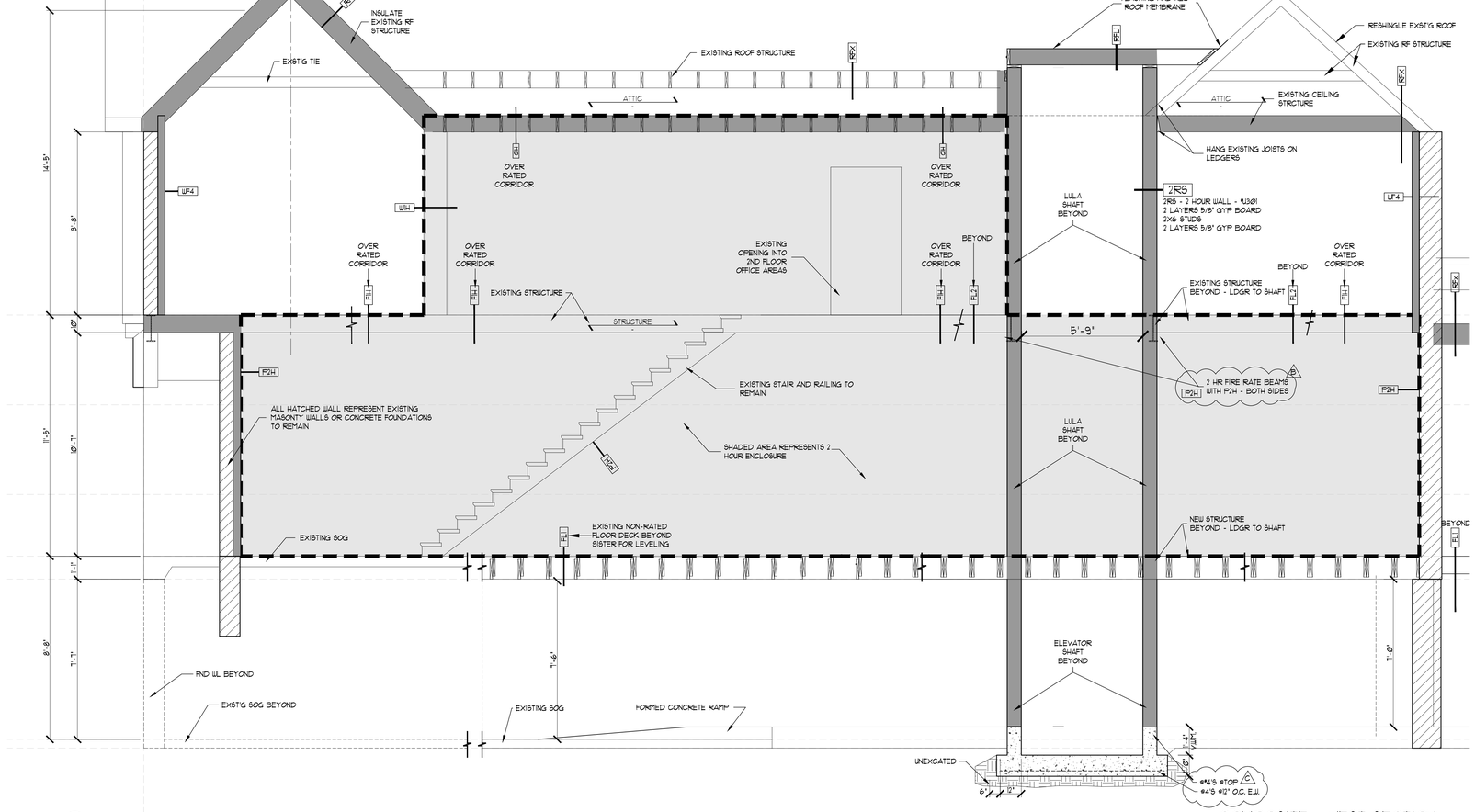
SHEET NUMBER
A2



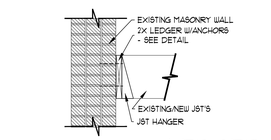
BS — COMPLETE BUILDING SECTION
1/4"=1'-0"

LEGEND

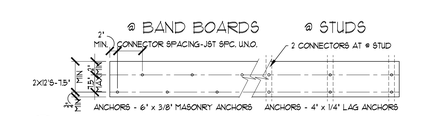
2X - WOOD STRUCTURAL FRAMING
BBM - BOND BEAM - GROUT SOLID W/#4 CONT.
LEDG - LEDGER - SEE DETAIL
LVL - 1.75x12.25 2.0E LVL -
SSFH - SIMPSON STRUCTURAL TIE - FACE HANGER - HU11
SSJH - SIMPSON STRUCTURAL TIE - JOIST HANGER - HU212
SSMH - SIMPSON STRUCTURAL TIE - MASONRY HANGER - HU11



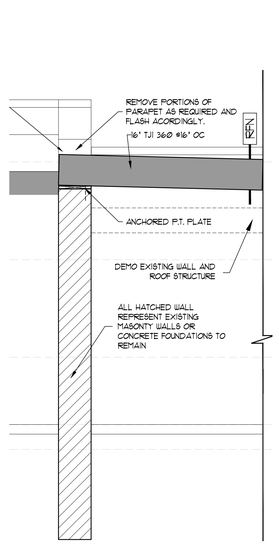
WS — COMPOSITE - WEST SECTION
LOOKING NORTH 3/8"=1'-0"

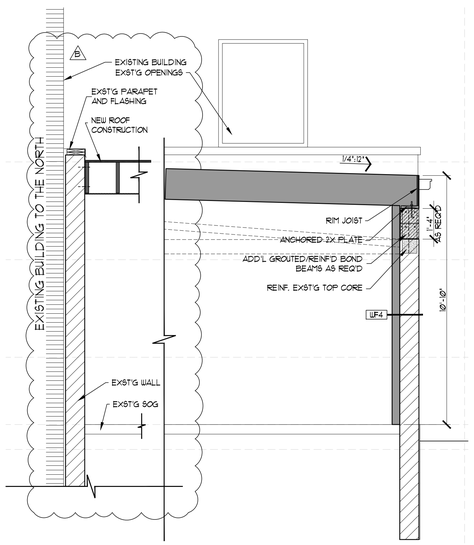


LG — LEDGER
3/4"=1'-0"



LG — LEDGER DETAIL
3/4"=1'-0"





ES — EAST SECTION
3/8"=1'-0"

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#	DATE	DESCRIPTION
	1-4-22	PERMIT SET #1
A	2-16-22	REVISION SET A
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C	4-24-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

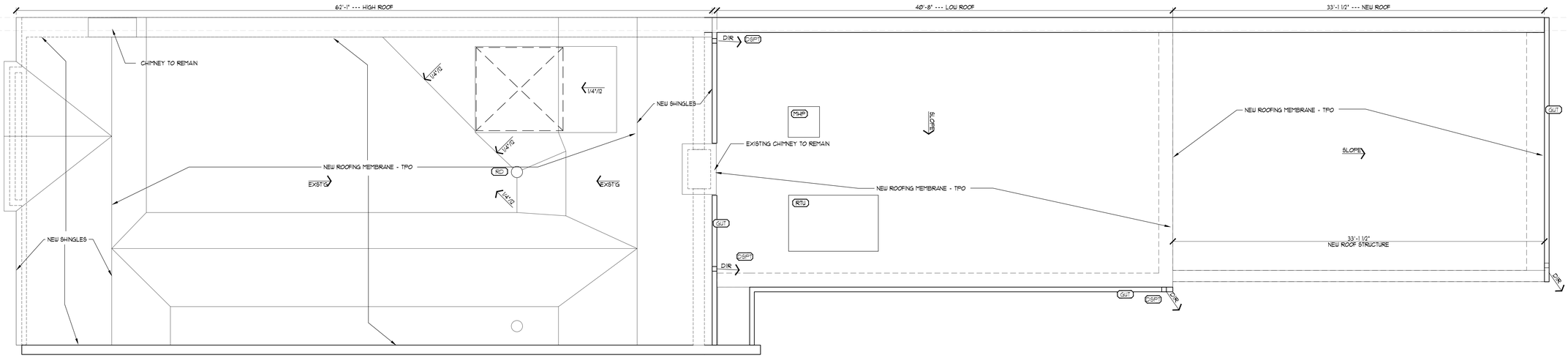
411 MAIN ST., GLEN ELLYN, IL 60137

BUILDING SECTIONS

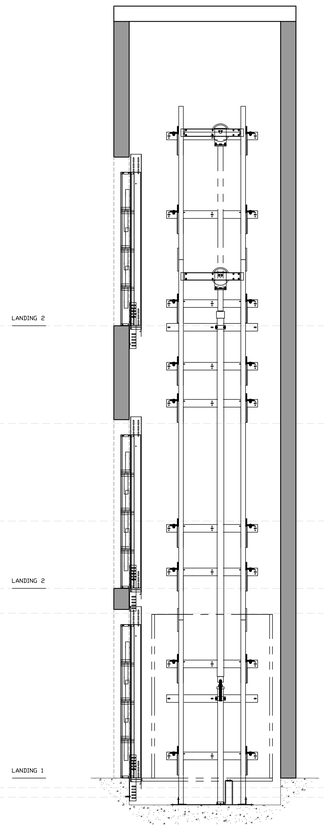
DATE 10/18/2022

PROJECT NUMBER 21898

SHEET NUMBER A3

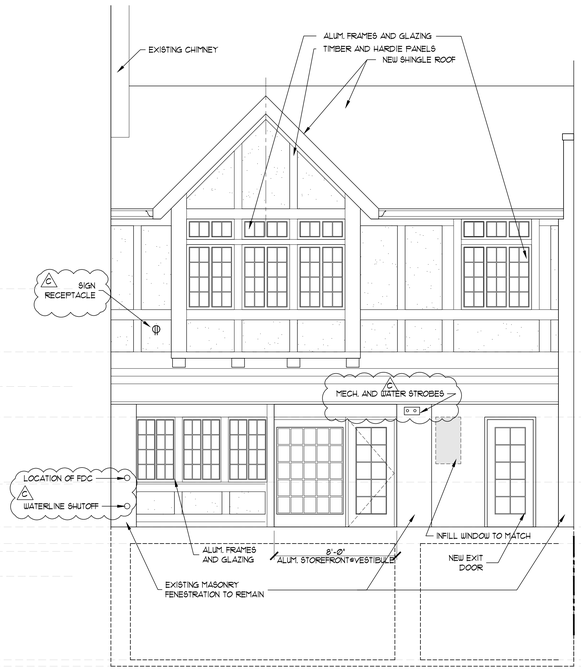


ROOF PLAN
1/4"=1'-0"

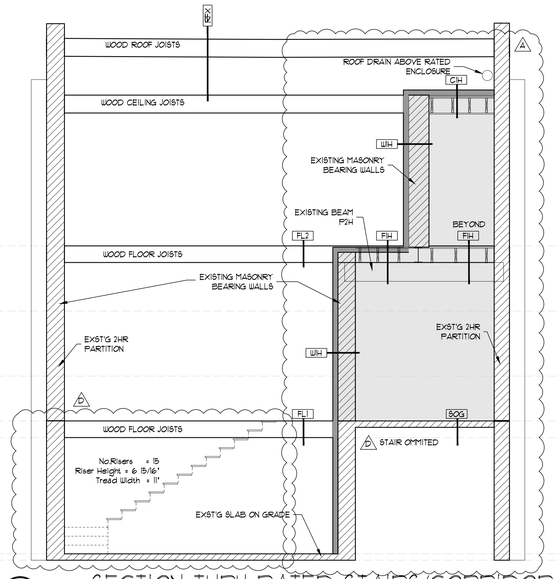


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

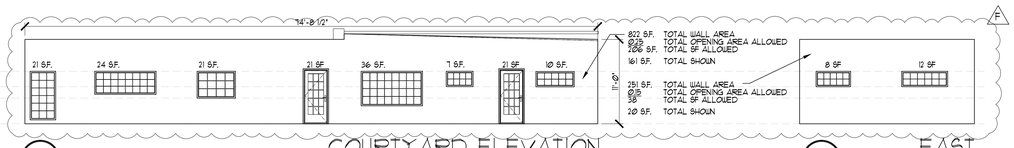
LS PLATFORM LIFT SECTION
3/8"=1'-0"



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

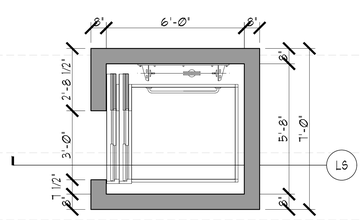


X2 SECTION THRU RATED STAIRS/CORRIDOR
1/4"=1'-0"

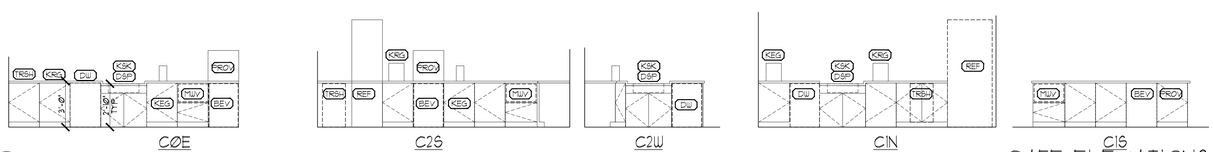


S COURTYARD ELEVATION
1/8"=1'-0"

E EAST
1/8"=1'-0"



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



CF CAFE ELEVATIONS
1/4"=1'-0"

LEGEND

BEV - BEVERAGE REFRIGERATOR
BM1 - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - H0/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT- DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXSTG LOCATION
H20 - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MUV - UNDERCOUNTER MICROWAVE
PROV- PROVISIONAL STATION
RAMP- RAMP 1'/FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH- TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 10GAL ELECTRIC WATER HEATER

1. EXTERIOR DOORS SHALL EITHER HAVE LEVER HANDLE, PANIC HARDWARE OR SHALL HAVE A SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
2. DOOR LOCKSET/PASSAGE HARDWARE IS TO BE INDICATED AS LEVER TYPE OR PUSH-PULLS AND TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
3. ALL FINISH MATERIALS SHALL COMPLY WITH THE INTERIOR FLAME SPREAD INDEX.
4. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A SMOKE-DEVELOPED RATING LESS THAN OR EQUAL TO 450.

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 CEILINGS 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

FL1 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED
3/4" T&G PLYWOOD SHEATHING
2X WOOD JOISTS - EXISTING
SOUND BATTS INSULATION
5/8" TYPE X GYP BOARD

FL2 - 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.
TJI 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
SOUND BATTS - 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

WF4 - 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.

WLAT -WALLS IN ATTIC
1/2" GYP BD
R15 BATT INSULATION
2X4 WD STUD FRAMING
1/2" GYP BD

WLX -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 REINF.

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DESIGN FIRM REGISTRATION#:184.001684
688 EAST OLD ELM ROAD LAKE FOREST, ILLINOIS
Ph: 847-809-5785 www.terrarchitects.com

#	DATE	DESCRIPTION
1	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2021	REVISION SET B
C	4-24-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

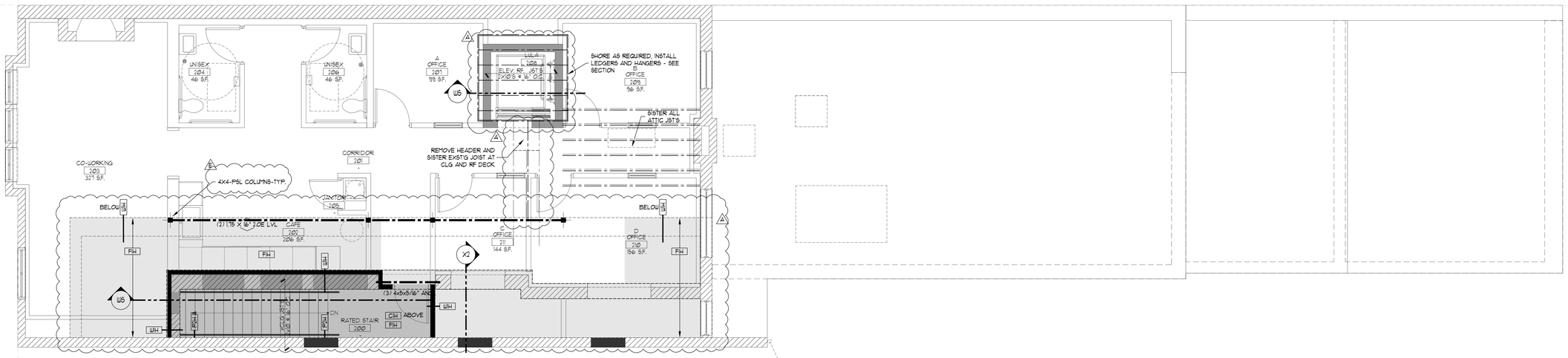
411 MAIN ST., GLEN ELLYN, IL 60137

ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES

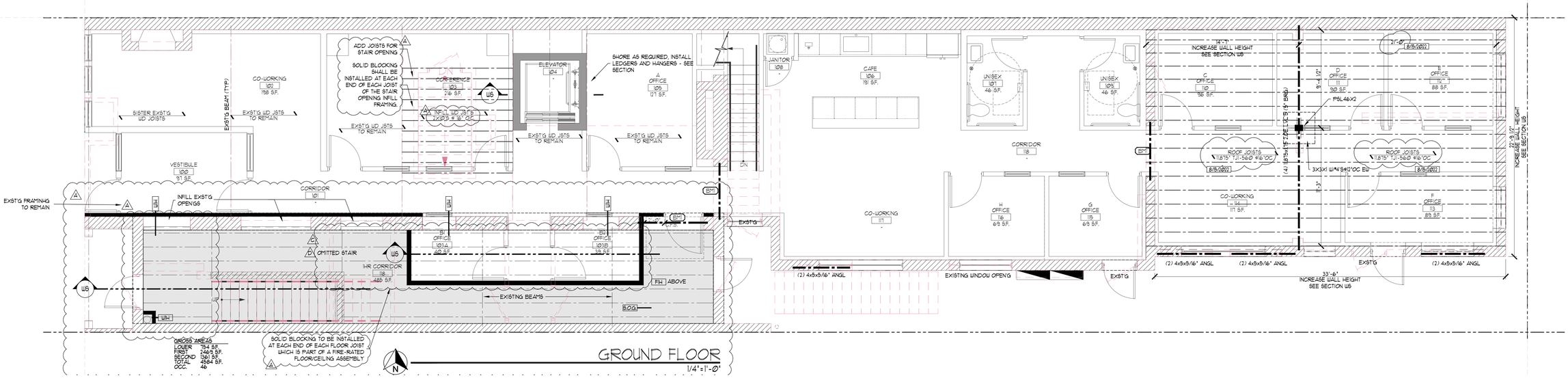
DATE 10/18/2022

PROJECT NUMBER 21898

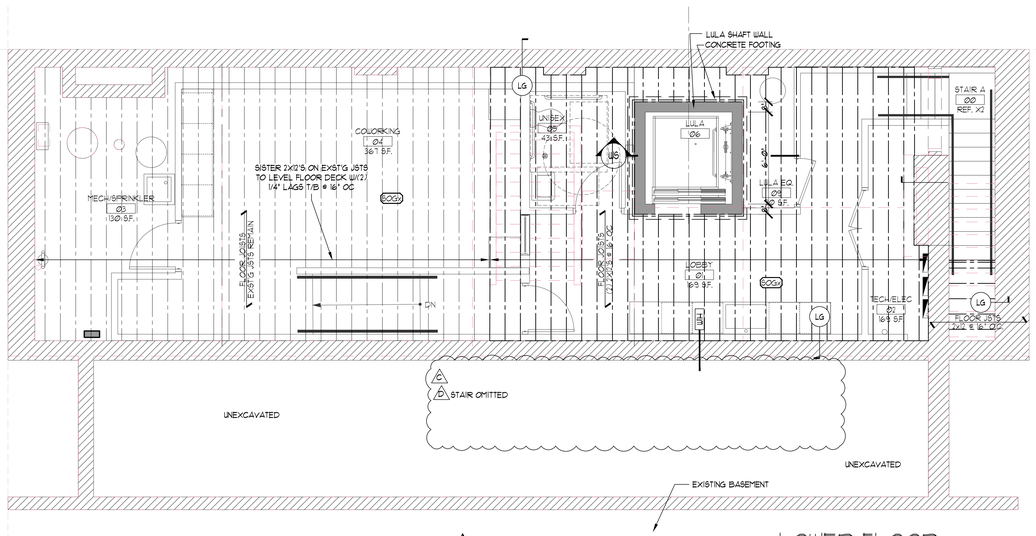
SHEET NUMBER A4



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



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



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

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CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

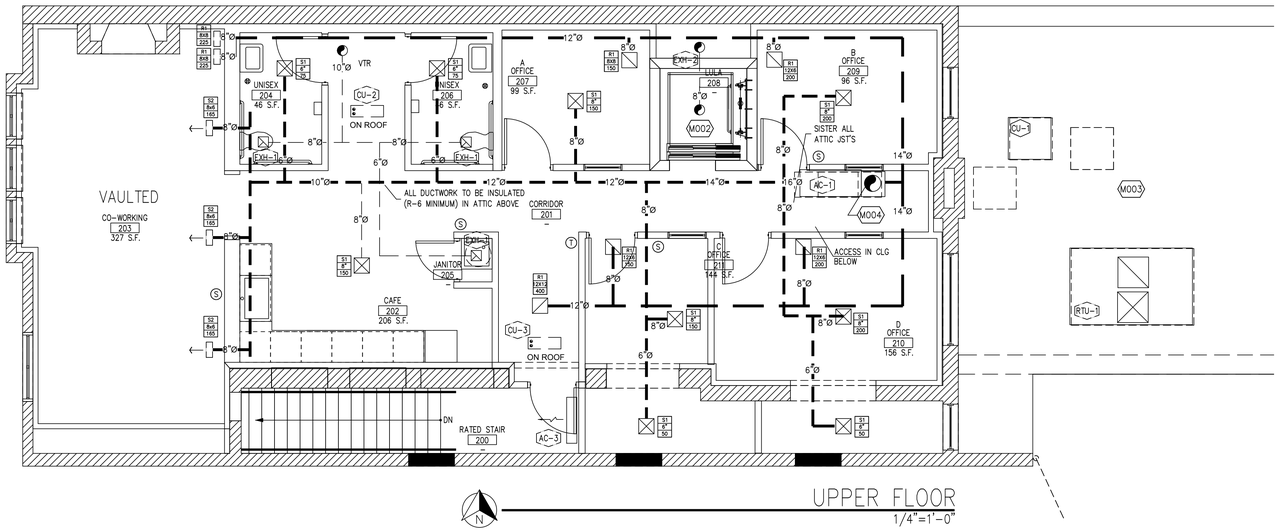
411 MAIN ST., GLEN ELLYN, IL 60137

STRUCTURAL PLANS

DATE
10/18/2022

PROJECT NUMBER
21898

SHEET NUMBER
S1



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

GENERAL MECHANICAL NOTES

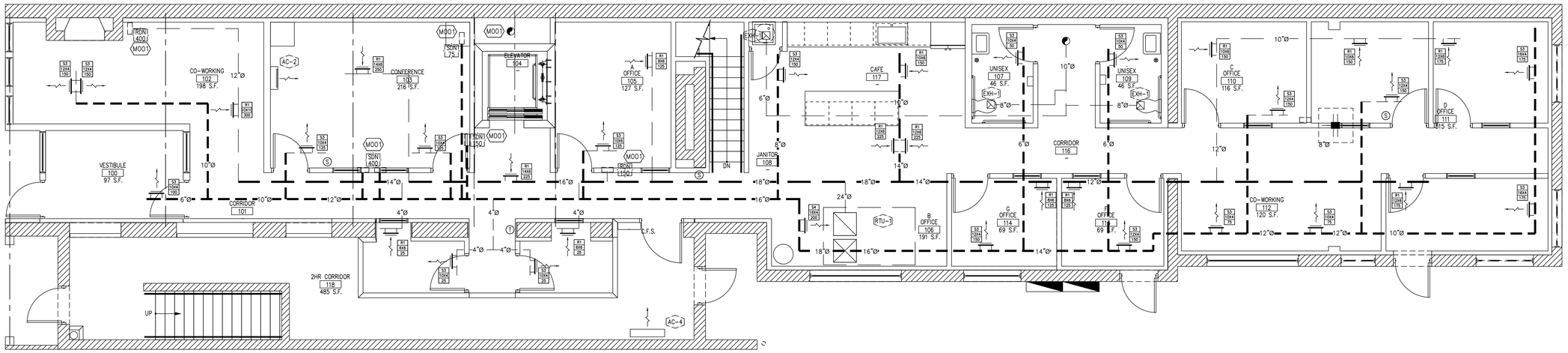
1. EQUIPMENT AND ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, CONSTRUCTION DOCUMENTS, AND LOCAL REGULATIONS. ALL EQUIPMENT SHALL BE POSITIONED TO ALLOW FOR ADEQUATE SERVICE CLEARANCE AND ALLOW ACCESS AS REQUIRED BY THE MANUFACTURER AND APPLICABLE CODE REQUIREMENTS.
2. ALL WALL THERMOSTATS AND SENSORS SHALL BE MOUNTED AT 46" AFF TO CENTER.
3. ALL HVAC WORK SHALL CONFORM TO:
   THE 2018 INTERNATIONAL MECHANICAL CODE
   THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE
4. THE OUTPUT CAPACITY OF HEATING AND COOLING EQUIPMENT AND SYSTEMS SHALL NOT EXCEED THE LOADS CALCULATED.
5. HVAC SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS. AIRFLOW RATES SHALL BE MEASURED AND ADJUSTED TO DELIVER FINAL FLOW RATES WITHIN A +/– 10% TOLERANCE. PROVIDE A FINAL TAB REPORT TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL.
6. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS INSTALLED TO PROVIDE ACCURATE BALANCING.
7. ALL CONDENSATE PIPING SHALL BE ROUTED TO NEAREST FLOOR DRAIN WHILE MAINTAINING ADEQUATE PITCH BY PLUMBER.
8. ALL EQUIPMENT LOADS TO BE VARIFIED BY STRUCTUAL ENGINEER BEFORE PLACEMENT, AS WELL AS ANY STRUCTUAL FRAMING NEEDED FOR DUCT PENETRATIONS.
9. ANY CORING FOR MECHANICAL SYSTEMS THROUGH FLOORS TO BE PROFORMED BY A LICENSED CORING CONTRACTOR TO AVOID ANY STRUCTUAL OR ACCIDENTAL DAMAGE.

SYMBOLS LEGEND

- EXHAUST ARROW OR RETURN ARROW
- SUPPLY ARROW
- RETURN GRILLE
- EXHAUST GRILLE
- SUPPLY DIFFUSER
- WALL DIFFUSER
- FLEXIBLE DUCT
- DUCT TAP
- ECCENTRIC TRANSITION
- CONCENTRIC TRANSITION
- INLINE VOLUME DAMPER
- OPPOSED BLADE/BALANCING DAMPER
- TURNING VANES
- A 6"ø 100 — DIFFUSER NUMBER, SIZE AND FLOW RATE
- Z # — HEXAGONAL EQUIPMENT TAG
- T — THERMOSTAT
- S — SENSOR
- CO — CO DETECTOR

SHEET KEYNOTES

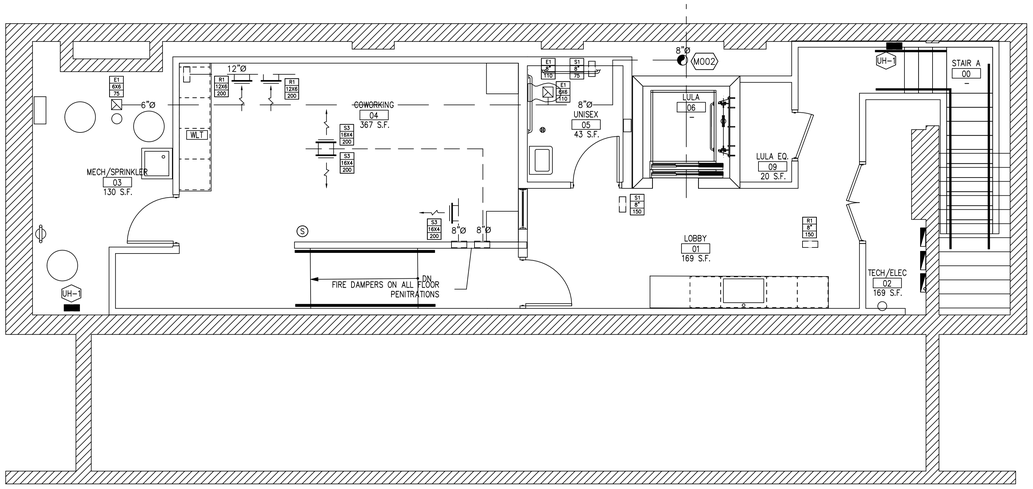
- M001 — DUCTS DOWN TO BASEMENT, FINAL CORE LOCATIONS TO BE VARIFIED IN FIELD
- M002 — BASEMENT EXHAUST TO BE ROUTED UP TO ROOF WITH WEATHERPROOF CAP AND SCREEN – EXH-2 TO BE LOCATED ABOVE ATTIC SPACE.
- M003 — ROOFING CONTRACTOR TO INSTALL NEW FALL ARREST SYSTEM AND ANCHOR POINTS EVERY 8'-6" ON CENTER FOR SERVICING OF MECHANICAL EQUIPMENT.
- M004 — 18" OUTSIDE AIR DUCT UP THROUGH ROOF, PROVIDE WITH WEATHERPROOF SCREEN, CAP AND M.O.D. TO BE TIED INTO MIXING BOX BELOW.



GROSS AREAS

LOWER	754 S.F.
FIRST	2469 S.F.
SECOND	1361 S.F.
TOTAL	4584 S.F.
OCC.	46

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



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

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

TAG	SERVICE	TYPE	NK SIZE	MATERIAL	OBD	MANUFACTURER	MODEL	NOTES
S1	SUPPLY	12X12 BEVELED LOUVERED SUPPLY GRILLE	VARIES	STEEL	YES	TITUS	TDC	1
S2	SUPPLY	AEROBLADE SURFACE MOUNT SUPPLY GRILLE	VARIES	STEEL	YES	TITUS	271RL	1
S3	SUPPLY	SPIRIAL MOUNT SUPPLY GRILLE	VARIES	STEEL	NO	ADVANTAGE	EVAR	1
R1	RETURN	35DEGREE SURFACE MOUNT RETURN GRILLE	VARIES	STEEL	YES	TITUS	350RL	1
E1	EXHAUST	EGGCRATE SURFACE MOUNT RETURN GRILLE	VARIES	STEEL	NO	TITUS	50F	1

NOTES:
1. NECK SIZE VARIES, GRILLE TAGS SHOW THE ACCURATE NECK SIZE TO BE ORDERED FOR PROPER AIRFLOW.
2. CONTRACTOR TO PROVIDE THROUGH THE FACE OBD'S IF MANUAL VOLUME DAMPERS CAN NOT BE INSTALLED IN AN ACCESSABLE LOCATION.

EXHAUST FAN SCHEDULE (EF)

UNIT MARK	SERVING	CFM	ESP	MOTOR RPM	MOTOR W	MOTOR VOLTS	MOTOR PHASE	SONES	DRIVE	DAMPER	MFR	MODEL	NOTES
EF-1	1ST & 2ND FL TOILET/JANITOR RMS	75-110	0.37	1,550	165	120	1	1.4	DIRECT	BDD	PANASONIC	FV-0510VS1	1, 2, 3, 4
EF-2	BASEMENT TOILET/JANITOR RMS	185	0.37	1,550	165	120	1	1.4	DIRECT	BDD	FANTECH	FGB	1, 2, 3, 4, 5

NOTES:
1. FURNISH AND INSTALL WITH MFR'S DISCONNECT.
2. TO BE TIED IN TO LIGHTING BY ELEC FOR CONTINUOUS OPERATION WHEN ROOM IS OCCUPIED.
3. PROVIDE WITH WEATHERPROOF WALL CAP OR ROOF CAP.
4. SUBMIT MANUFACTURER'S SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
5. PROVIDE WITH SPEED CONTROL.

PACKAGED OUTDOOR HEATING AND COOLING UNIT SCHEDULE

TAG	RTU-1
AREA SERVED	GROUND FL / BASEMENT
MFR/MODEL	CARRIER 48LCSH0BKJA5A2R3C1
COOLING CAPACITY	
NOMINAL TONS	7.5 TON
TOTAL (MBH)	89 MBH
SEER	19.4
HEATING CAPACITY	
INPUT (MBH)	120 MBH
TYPE	NATURAL GAS
SUPPLY FAN	
CAPACITY (CFM)	3,000 CFM
OUTDOOR AIR (CFM)	400
RPM	1250
ESP (IN. WG.)	0.60 IN WG
BHP	2.4 BHP
MOTOR HP	3.70 HP
EVAPORATOR COIL	
EDB/EWB (F DEG)	78/65
LDB/LWB (F DEG)	55/53
# OF ROWS	3
DESIGN AMBIENT DB (F DEG)	90
ELECTRICAL	
POWER	230V/3PH/60HZ
MCA	49
MOCP	60
FILTER EFFICIENCY	MERV 8
WEIGHT (LBS)	1,018 LB
NOTES	1,2,3,4,5

NOTES:
1. UNIT TO BE PROVIDED WITH ECONOMIZER & BAROMETRIC RELIEF
2. PROVIDE WITH 7-DAY PROGRAMMABLE ECOBEE 3 PRO STAT WITH 4 SENSOR AVERAGING.
3. CARRIER OR EQUAL.
4. PROVIDE WITH CURB ADAPTER
5. PROVIDE WITH RETURN AIR SMOKE DETECTOR

DUCTLESS SPLIT SYSTEM

OUTDOOR UNIT	TAG	CU-2	CU-3
	AREA SERVED	1ST FL CONF. RM.	CORRIDOR
	MFR/MODEL	LG LSU120HEV2	LG LMU183HV
	COOLING CAPACITY		
	NOMINAL TONS	1.0 TON	1.5 TON
	TOTAL (MBH)	12.0 MBH	18.0 MBH
	SEER	19.4	22.4
	ELECTRICAL		
	POWER (V-Ph-Hz)	208/230-1-60	208/230-1-60
	MCA	10	15.8
	MOCP	15	20
INDOOR UNIT	TAG	AC-2	AC-3,4
	MODEL NUMBER	LG LSN120HEV2	LG LMN079HVT
	HEATING CAP. (INPUT, MBH)	13,780	8,100
	SUPPLY AIR (CFM)	335	254
	ELECTRICAL		
	POWER (V-Ph-Hz)	208/230-1-60	208/230-1-60
	NOTES	1,2,3	1,2,3,4

NOTES:
1. CONDENSATE TO BE ROUTED TO NEARED FLOOR DRAIN BY PLUMBER
2. PROVIDE WITH WIRELESS REMOTE CONTROL, TO BE CONTROLLED REMOTELY VIA LG SMART THING APP
3. LG OR EQUAL WITH REMOTE ACCESS CAPABILITY
4. (2) INDOOR UNITS INDIVIDUALLY PIPPED TO CONDENSER (CU-3) ON ROOF

SPLIT SYSTEM WITH FURNACE

OUTDOOR UNIT	TAG	CU-1
	AREA SERVED	UPPER FLOOR
	MFR (CARRIER)/MODEL	24ACB748A0030
	COOLING CAPACITY	
	NOMINAL TONS	4.0 TON
	TOTAL (MBH)	48 MBH
	SEER	17
	DESIGN AMBIENT (F)	95
	ELECTRICAL	
	POWER (V-Ph-Hz)	208/230-1-60
	MCA	27.8
	MOCP	40
INDOOR UNIT	TAG	AC-1
	MODEL NUMBER	59TP6B060C171116
	HEATING CAP. (INPUT, MBH)	60
	EFFICIENCY (AFUE)	96
	FUEL TYPE	NATURAL GAS
	SUPPLY AIR (CFM)	1600
	OUTDOOR AIR (CFM)	250
	RPM	MEDIUM/HIGH
	ESP (in WC)	0.31
	MOTOR HP	0.8
	ELECTRICAL	
	POWER (V-Ph-Hz)	115-1-60
	MCA	10.9
	MOCP	15
	FILTER TYPE	MERV 8
INDOOR UNIT COOLING COIL	MODEL NUMBER	CNPHP4817ACA
	NOMINAL TONS	4
	COOLING CAP. (TOTAL, MBH)	48
	NOTES	1

NOTES:
1. F=1 TO BE PROVIDED WITH SMOKE DETECTOR IN RETURN AIR DUCT
2. PROVIDE WITH 7-DAY PROGRAMMABLE ECOBEE 3 PRO STAT WITH 4 SENSOR AVERAGING.

ELEC WALL HEATER

TAG	UH-1
AREA SERVED	STAIRWELL
MFR/MODEL	QMARK CZ2048T
HEATING CAPACITY	2000/1000/750
ELEC	208/240

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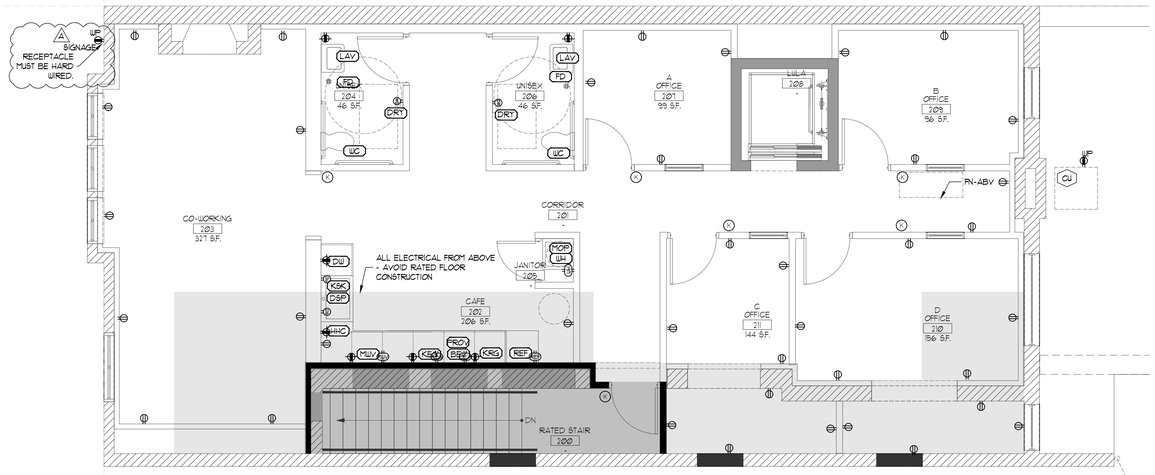
CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

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

DATE

PROJECT NUMBER

SHEET NUMBER



UPPER FLOOR

1/4"=1'-0"

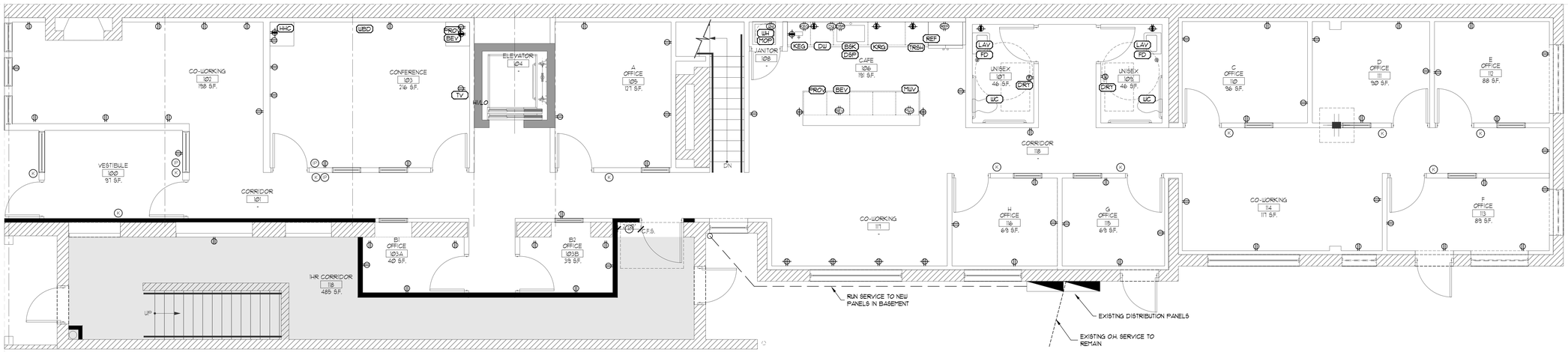
42 POLE / 120/240 VOLT / 4 WIRE / 3PH / 400 AMP / MAIN PANEL SURFACE MOUNT							42 POLE / 120/240 VOLT / SINGLE PH / 200 AMP / SUB-PANEL SURFACE MOUNT						
NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION	NO.	NO.	DESCRIPTION	BREAKER	PH	BREAKER	DESCRIPTION	NO.
1	AC	40	A	40	AC	2	1	OUTLETS	20	A	20	OUTLETS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

PANEL SCHEDULE

NA

NOTES:

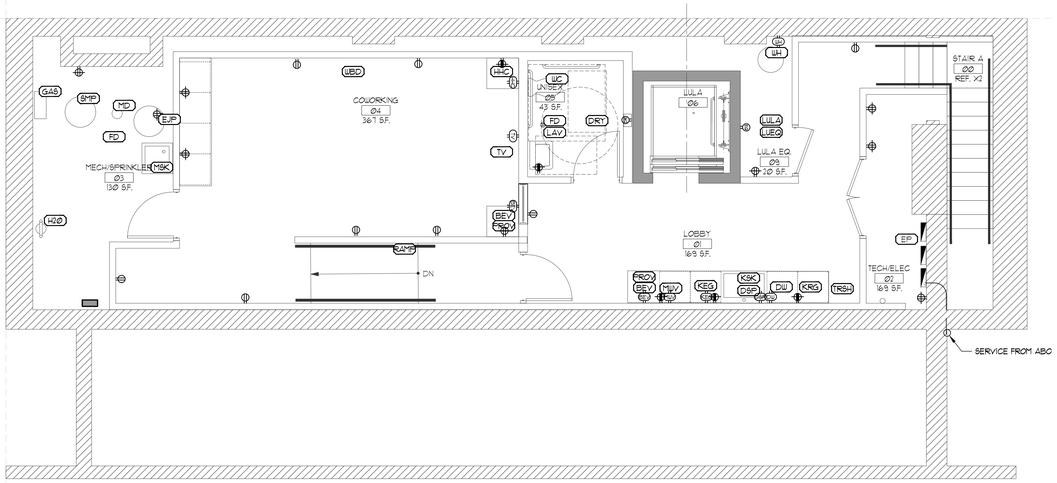
1. Service Size / 800 amp 3-phase 120v/240v main CT cabinet with 400 amp 3- phase 120v/240v disconnect breaker & 1- 100 amp 120v/240v single phase disconnect breaker, 2-4 inch rid-get conduit / 500 MCM wire (4 wire each pipe , total of 8-500MCM wire)
2. Bonding jumper / cold water ground 3ct wire , hot/cold water -2 gage wire .
3. Outlets circuits / there will be no more then 10 outlets per 20 amp circuit .



GROSS AREAS
LOWER 754 S.F.
FIRST 2469 S.F.
SECOND 1361 S.F.
TOTAL 4584 S.F.
OCC. 46

GROUND FLOOR

1/4"=1'-0"



LOWER FLOOR

1/4"=1'-0"

ELECTRICAL NOTES

1. AFI'S: ALL NON-DEDICATED RECEPTACLE CIRCUITS SHALL BE ARC FAULT PROTECTED.
2. ALLOUANCES: 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 PULL 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 2 - 20 AMP SMALL APPLIANCE CIRCUITS. NO MORE THAN 10 ELEC RECEPTACLES ON A 15AMP CIRCUIT AND NO MORE THAN 15 ON A 20AMP CIRCUIT ALLOUED.
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: SUPLLY ALL GAS AND ELECTRICAL CONNECTIONS TO APPLIANCES AND EQUIPMENT. COORDINATE WITH OUNER
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. LOU VOLTAGE: ELECTRICAL CONTRACTOR TO PROVIDE WIRING AND FIXTURE CUTS FOR ALARM SYSTEM, DOOR BELL, TV CABLE, TELEPHONE, AND AUDIO IN ALL BEDROOMS (OUNER TO PROVIDE FIXTURE).
15. MULTI-WAY SWITCHING: ALL MULTIWAY SWITCHING IS SHOUN 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 15 ON A 20AMP CIRCUIT ALLOUED.
20. 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.
21. SERVICE: PROVIDE MINIMUM 1200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
22. LIGHTING ABOVE SHOUERS 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. V.IF
26. PROVIDE ADD'L LOU LEVEL ILLUMINATED EXIT SIGNS 8" AFF @ STRIKER SIDE.

ELECTRICAL SYMBOLS

- SWITCH — OCCUPANT SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - 42" AFF - UNO
- DUPLEX RECEPTACLE - A.F.I.
- DUPLEX RECEPTACLE - W.P. 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 W.P.
- UNDER CABINET HALOGEN LIGHT - TOUCH
- RECESSED CAN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE, W.P.
- 120v SMOKE DETECTOR - INTERCONNECTED LOCATE AT ROOM'S HIGHEST POINT OF CLG
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- IPAD MOUNT / POWER
- KISI MOUNT / POWER
- ELECTRICAL PANEL
- TELEPHONE & TV CABLE J-BOX & TRIM
- EXHAUST FAN - VTR UNO
- VISUAL FIRE ALARM
- EXIT SIGN
- DUAL HEAD EMERGANCY LIGHT

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D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E
F	10-19-2022	REVISION SET F

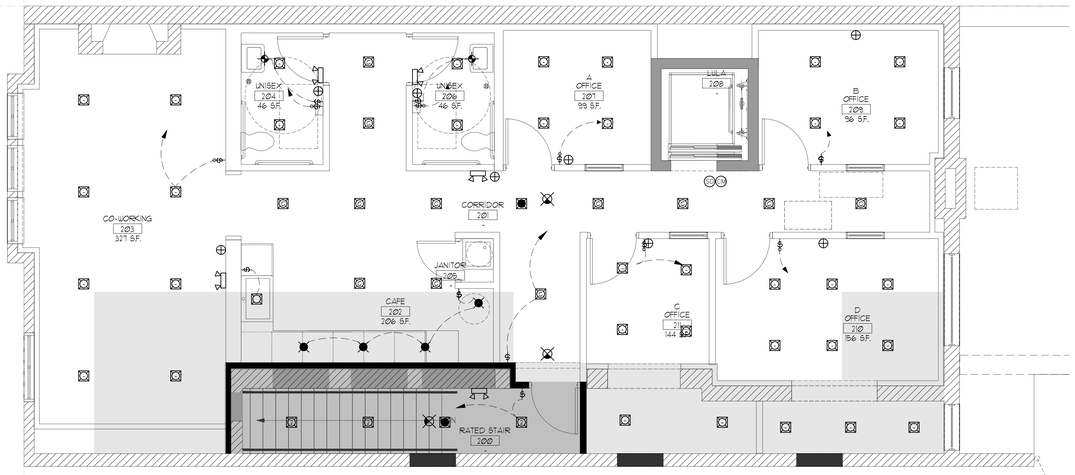
CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

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

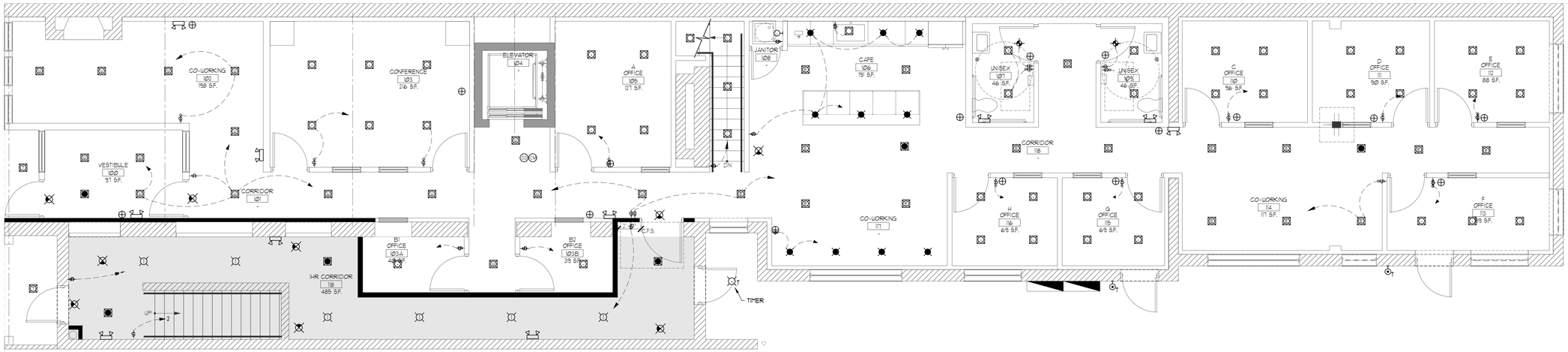
DATE
10/18/2022

PROJECT NUMBER
21898

SHEET NUMBER
EP



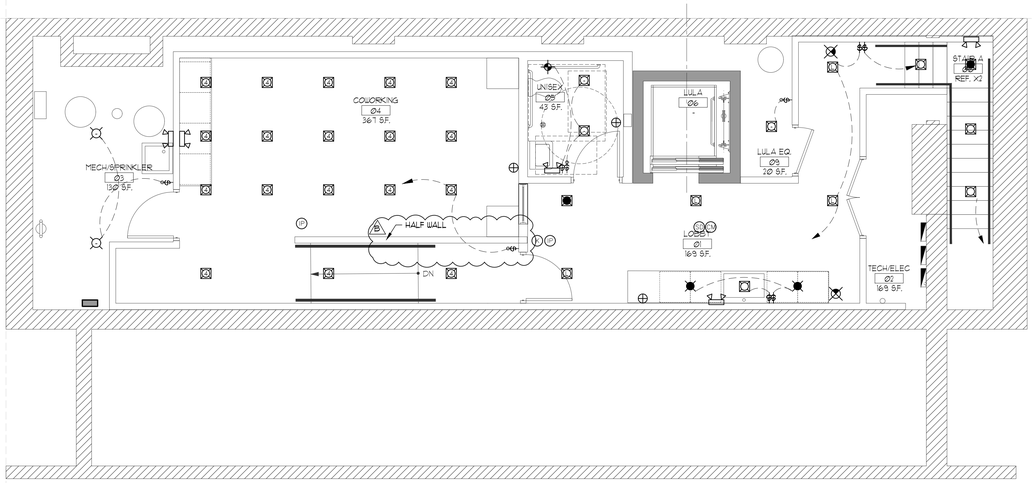
UPPER FLOOR
1/4"=1'-0"



GROSS AREAS

LOWER	754 S.F.
FIRST	2469 S.F.
SECOND	1361 S.F.
TOTAL	4584 S.F.
OCC.	46

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



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

ELECTRICAL NOTES

1. AFI'S: ALL NON-DEDICATED RECEPTACLE CIRCUITS SHALL BE ARC 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 PULL 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 2 - 20 AMP SMALL APPLIANCE CIRCUITS. NO MORE THAN 10 ELEC RECEPTACLES ON A 15AMP CIRCUIT AND NO MORE THAN 15 ON A 20AMP CIRCUIT ALLOWED.
7. CLOSET LIGHTING: ALL CLOSETS EXCEEDING 4 S.F. 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 ROOM'S 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 MULTIWAY SWITCHING IS SHOWN DIAGRAMMATICALLY
16. RECEPTACLE-KITCHENS: RECEPTACLES ABOVE KITCHEN COUNTERS SHALL BE A MAXIMUM OF 2' FROM EVERY CORNER AND EVERY 4' THEREAFTER.
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- 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
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- IPAD MOUNT / POWER
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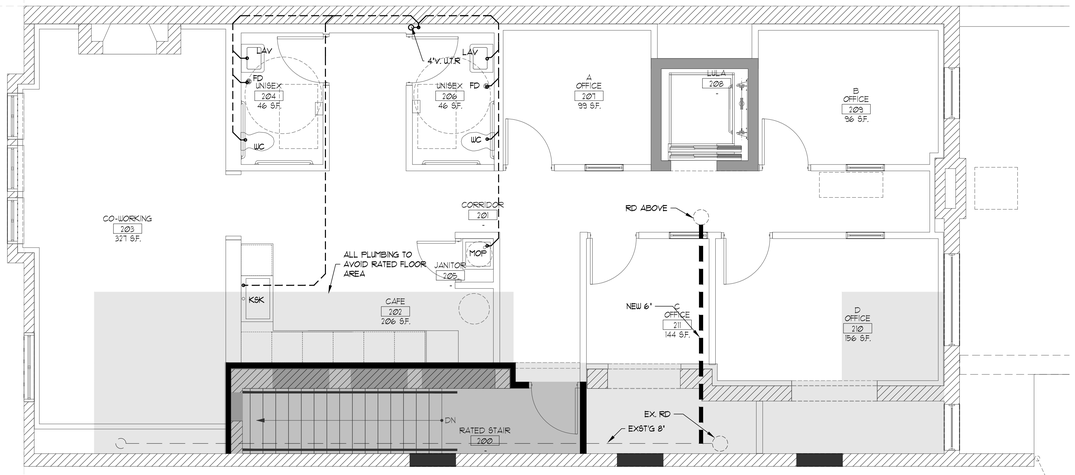
CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

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

DATE
10/18/2022

PROJECT NUMBER
21898

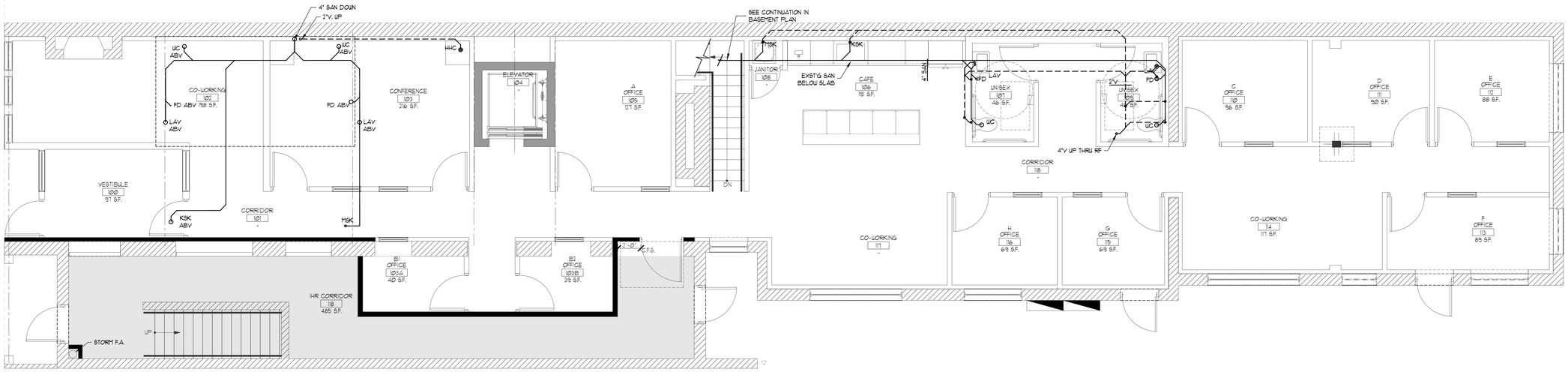
SHEET NUMBER
EL



N

UPPER FLOOR

1/4"=1'-0"

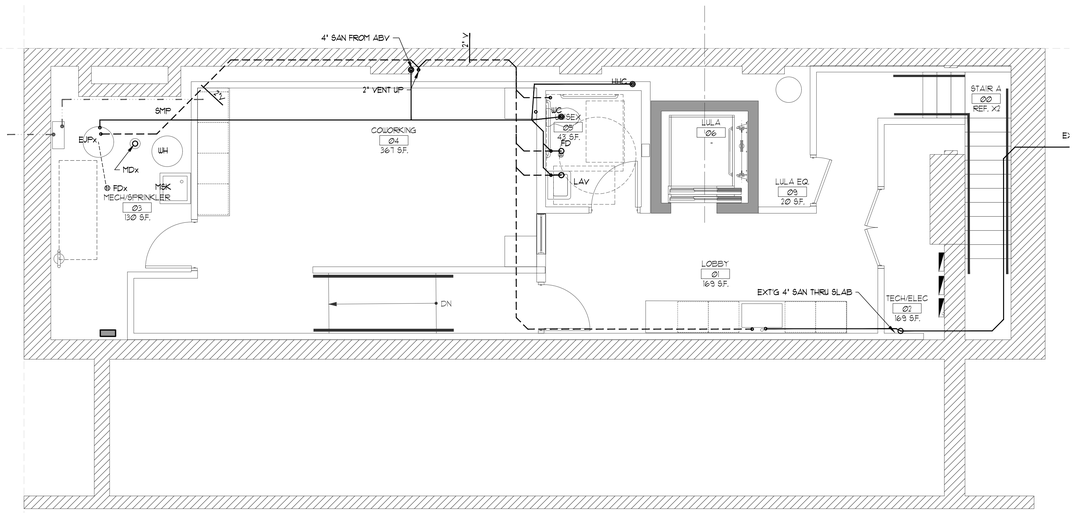


GROSS AREAS
LOWER 754 S.F.
FIRST 2469 S.F.
SECOND 1361 S.F.
TOTAL 4584 S.F.
OCC. 46

N

GROUND FLOOR

1/4"=1'-0"



N

LOWER FLOOR

1/4"=1'-0"

PLUMBING NOTES

1. All plumbing work is to comply with the generally accepted industry standards and per prevailing code.
2. Contractor shall be required to furnish all labor, materials, equipment etc. necessary to make a complete plumbing system.
3. 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.
4. 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.
5. Contractor shall cut and patch as required any floor, wall, ceiling, etc. that necessary for a complete installation of the plumbing system.
6. 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.
7. 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.
8. Install horizontal vent lines with max. possible pitch back to fixture, tie all vents together where possible before extending through roof.
9. All underground & 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.
10. Min. waste lines- 1-1/2" dia.- lavs., 2" dia. - fd, 3" dia. - wc. Provide clean outs as required per code at least 12" of unobstructed clearance of the opening.
11. All underground sanitary sewer lines beneath the concrete slab inside the building wall shall be cast iron 4" dia. min.
12. 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.
13. 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.
14. Tempered hot water not to exceed 110 degrees to be supplied to all public lavatories.
15. Stack test required on all new rough and underground plumbing.
16. 75 Lb air test or water pressure required on water piping at time of rough inspection.
17. All existing plumbing that my pose a health or safety hazard must be revised to meet Plumbing code.
18. Isolation valves required on water pipes in accordance with Illinois Plumbing code Section 890.1190
19. 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.

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F	10-19-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

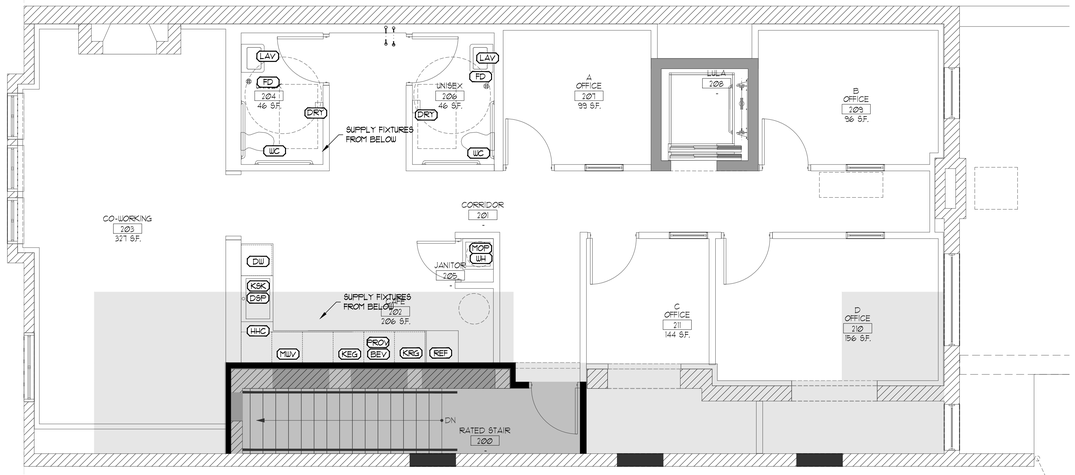
411 MAIN ST., GLEN ELLYN, IL 60137

PLUMBING WASTE PLAN

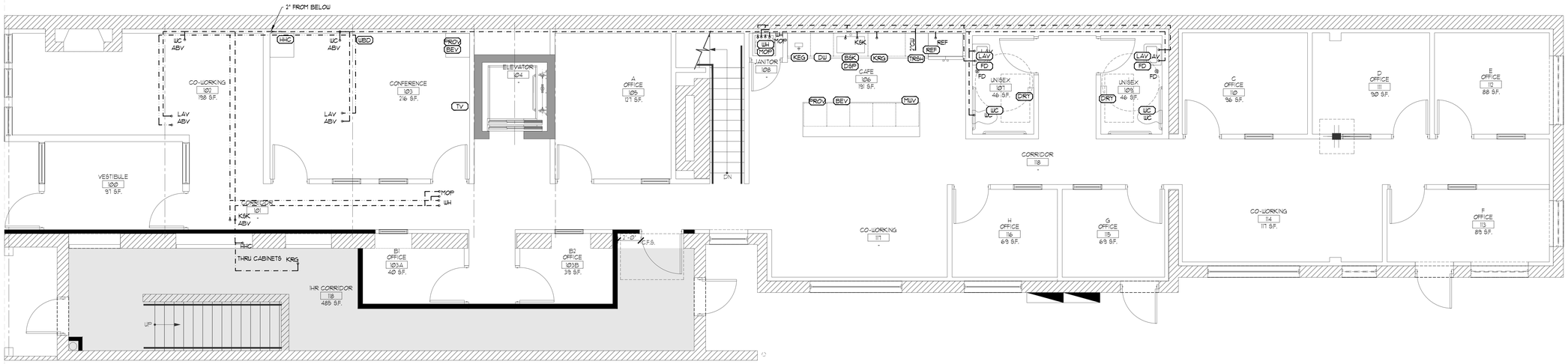
DATE
10/18/2022

PROJECT NUMBER
21898

SHEET NUMBER
PW

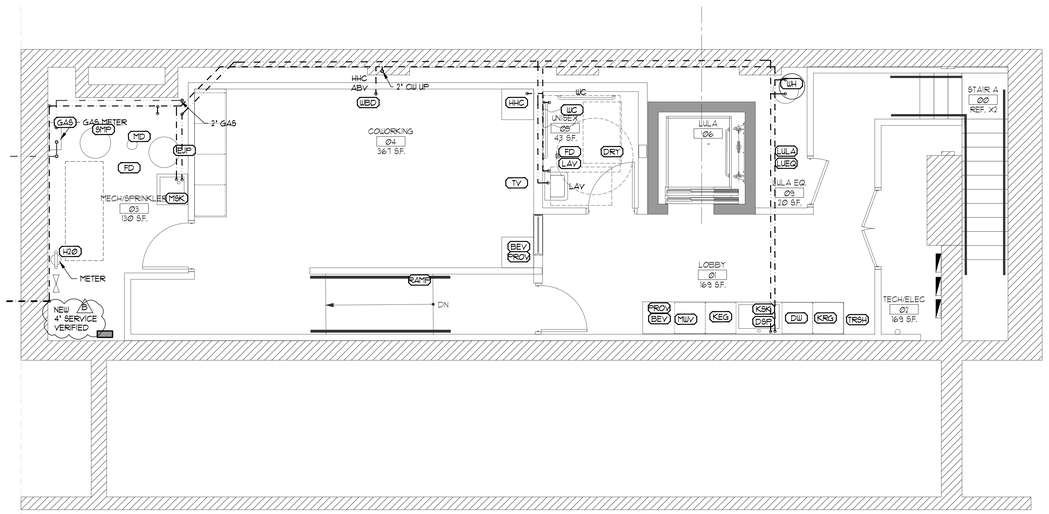


UPPER FLOOR
1/4"=1'-0"

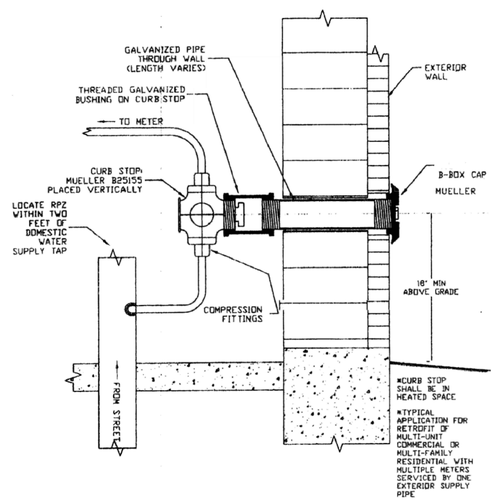


GROSS AREAS
LOWER 754 S.F.
FIRST 2469 S.F.
SECOND 1361 S.F.
TOTAL 4584 S.F.
OCC. 46

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



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



1 PRIVATE WATER SERVICE SHUT OFF IN WALL DETAIL
N.T.S.

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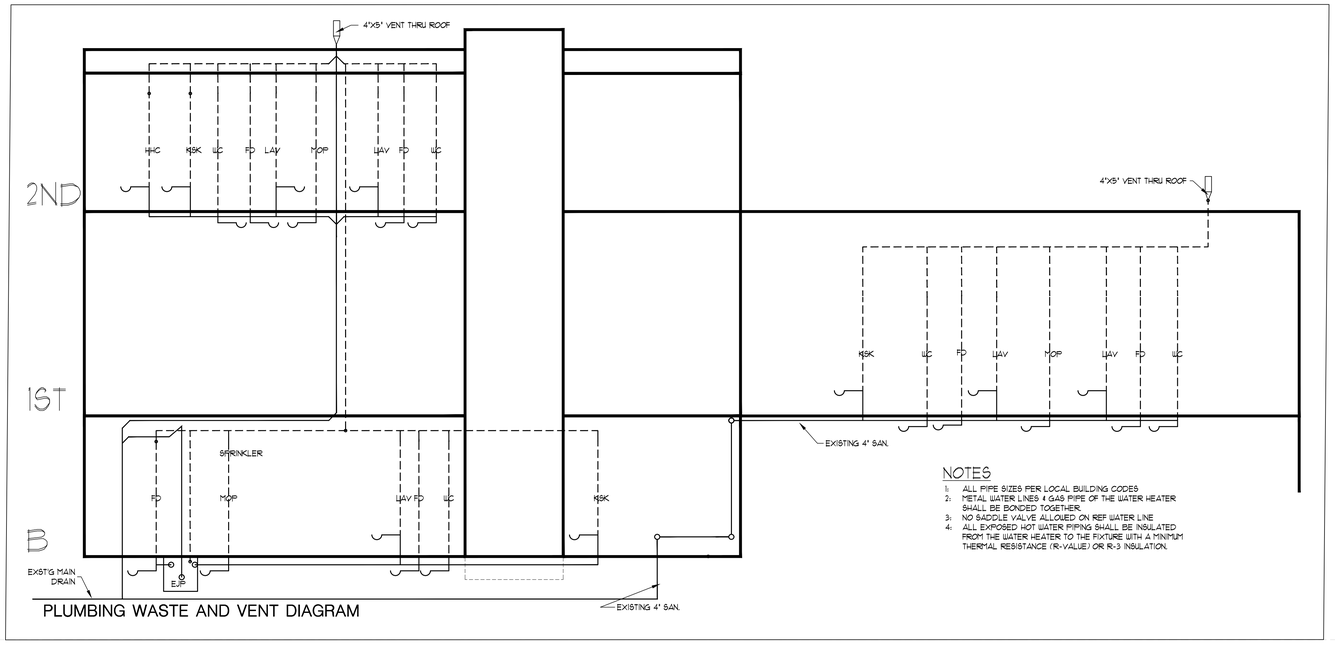
F	10-17-2022	REVISION SET F

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE
BRICK & MORTAR - GLEN ELLYN
COWORKING OFFICE SPACES
411 MAIN ST., GLEN ELLYN, IL 60137
PLUMBING SUPPLY

DATE
10/18/2022

PROJECT NUMBER
21898

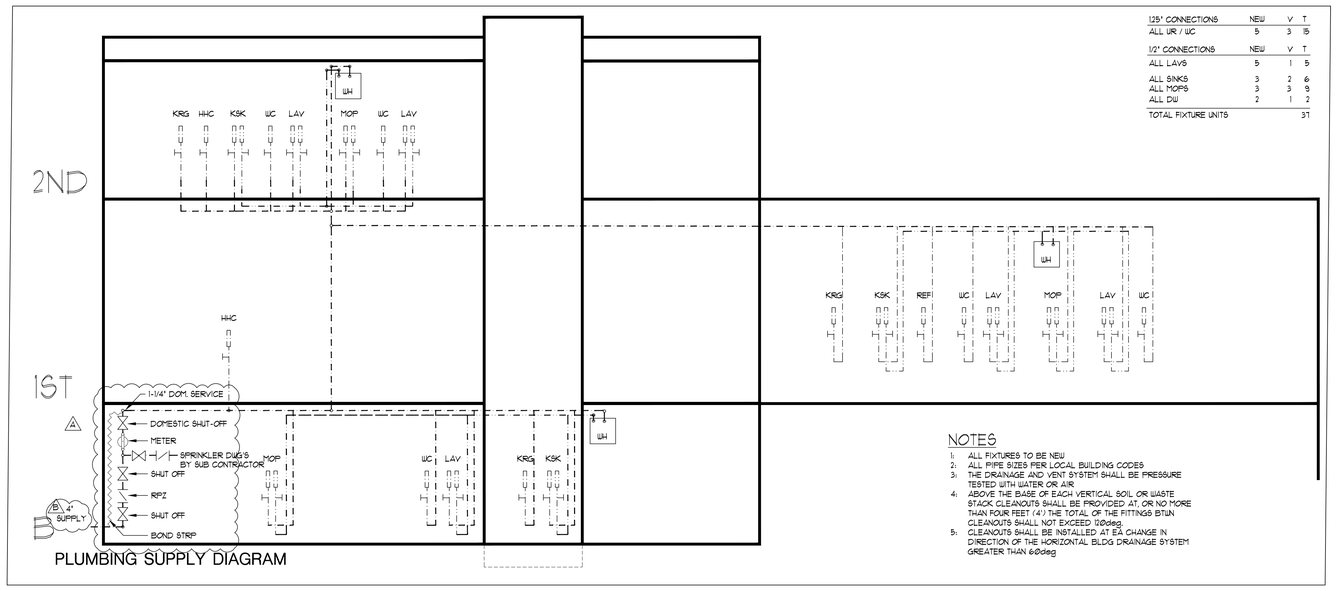
SHEET NUMBER
PS



PLUMBING WASTE AND VENT DIAGRAM

NOTES

1. ALL PIPE SIZES PER LOCAL BUILDING CODES
2. METAL WATER LINES & GAS PIPE OF THE WATER HEATER SHALL BE BONDED TOGETHER
3. NO SADDLE VALVE ALLOWED ON REF WATER LINE
4. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OR R-3 INSULATION.



1/2" CONNECTIONS	NEW	V	T
ALL UR / WC	5	3	15

1/2" CONNECTIONS	NEW	V	T
ALL LAVS	5	1	5
ALL SINKS	3	2	6
ALL MOPS	3	3	9
ALL DW	2	1	2
TOTAL FIXTURE UNITS			37

PLUMBING SUPPLY DIAGRAM

NOTES

1. ALL FIXTURES TO BE NEW
2. ALL PIPE SIZES PER LOCAL BUILDING CODES
3. THE DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR
4. ABOVE THE BASE OF EACH VERTICAL SOIL OR WASTE STACK CLEANOUTS SHALL BE PROVIDED AT, OR NO MORE THAN FOUR FEET (4') THE TOTAL OF THE FITTINGS BTWN CLEANOUTS SHALL NOT EXCEED 1200deg.
5. CLEANOUTS SHALL BE INSTALLED AT EA CHANGE IN DIRECTION OF THE HORIZONTAL BLDG DRAINAGE SYSTEM GREATER THAN 60deg

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CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

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

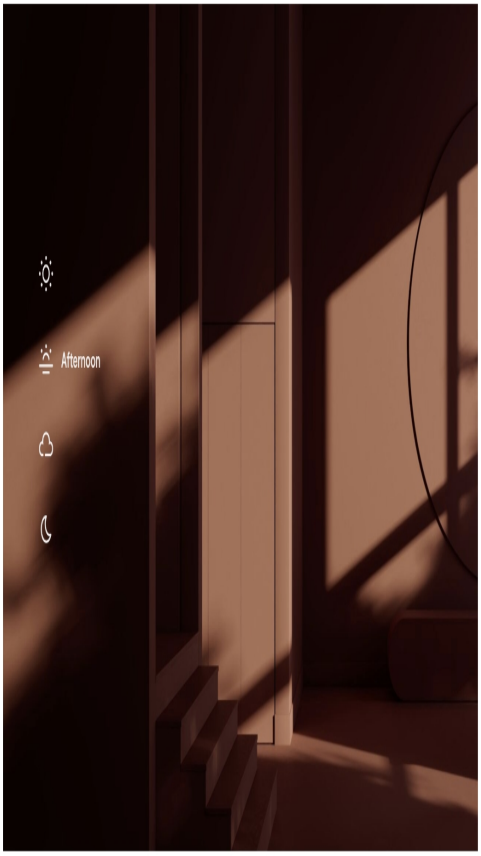
DATE
10/18/2022

PROJECT NUMBER
21898

SHEET NUMBER
PD

Dinner Party

AF-300



A deep, understated red that can be used in everyday spaces, as well as those reserved for special occasions.

(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 March 8, 2023, 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 March 8, 2023, and before the Village Board of Trustees.

Motion by: _____ Seconded by: _____

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, Sallwasser 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, McMae's, on the ground floor. McMae's 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 Sallwasser 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 Sallwasser 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 Sallwasser 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 lights, 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-evasive 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 Sallwasser 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

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.

<u>Petitioner Presentation</u>

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

Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, December 12, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:08 PM

B. Pledge of Allegiance

A local Boy scout troop led the Pledge of Allegiance.

President Senak gave the Scouts a small gift of appreciation.

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Senak and Trustees Gould, Fasules, Kalinich, Payne, and Thompson answered "present." Trustee Gould moved and Trustee Kalinich seconded to allow Trustee Christiansen to join the meeting via phone, with a unanimous vote in favor. Clerk Cosby was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Community Development Director Scott, Economic Development Coordinator Hannah, Village Engineer Daubert, General Manager Vesevick, and Police Chief Norton.

D. Audience Participation

Bill Enright, resident, wanted to know what was going on with pedestrian crosswalks and safety, pointing out bike lane issues. He also specifically cited several crosswalks as safety issues, and he hoped this would be looked at closer to make them more safe.

Trustee Thompson expressed his concern as well, specifically re-striping all crossings within the next 2 years.

Patrick Vautiem, resident, voiced his opinion regarding the Roosevelt Road property and his belief that it should remain commercial for tax purposes.

Nick Nelson, resident, spoke about the development of the Roosevelt Road property, specifically that the location is a poor choice for affordable housing. He added that this property should be a gateway to welcome visitors to Glen Ellyn.

Roger Hughes, representing DuPage United, spoke about letter sent to Glen Ellyn and posted on the website that support independent living in Glen Ellyn on the Roosevelt Road property. He hoped the Village would work with Full Circle Communities to do so. He also offered 520 resident signatures, from all parts of the Village, in favor.

Mary Lou Lapso, representing essential workers, spoke about the need for affordable housing in Glen Ellyn.

JB Bletsas, resident, spoke about growing up in Glen Ellyn as a person with special needs and his hope to live independently in Glen Ellyn, which depends on supportive housing development in the Village.

Kim Thomas, Commissioner on the Community Relations Commission, gave her history with affordable housing and Section 8, and her struggles to stay in Glen Ellyn based on the affordability, and why the Village needs more affordable housing.

President Senak read a statement regarding the current offers on the Roosevelt Road property.

E. Presentation

1) Proclamation Recognizing the Glen Ellyn Volunteer Fire Company for 115 Years of Service to the Community

President Senak read the Proclamation. Trustee Fasules added his thanks and singled out Mr. Leonard as a member of the Company for over 60 years.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Kalinich [Items 1 – 20; 22, 23]**
SECONDER:	**Trustee Thompson**
AYES:	**Kalinich, Thompson, Gould, Fasules, Christiansen, Payne**

Motion to approve the following items including Payroll and Vouchers totaling $5,404,250.20. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Kalinich).

1) Total Expenditures (Payroll and Vouchers) - $5,404,250.20

2) Selecting President Pro tem for next quarter, Trustee Thompson (Village Manager Franz)

3) Approval of the recommendation of Village President Mark Senak that Nancy Carter be appointed to the Recreation Commission with a term ending 7/31/25.

4) Village Board Special Meeting November 28, 2022 Minutes

5) Village Board Special Meeting November 7, 2022 Minutes

6) Village Board Special Workshop November 7, 2022 Minutes

7) Village Board Special Workshop November 1, 2022 Minutes

8) Approval of the Recommendation of Village Board President Mark Senak for the Appointment of Members to Housing Study Steering Committee

9) Resolution 13-22, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code as Required by IDOT for Calendar Year 2020 in the Amount of $609,373.30 for the Expenditure of Motor Fuel Tax (MFT) Funds (Public Works Director Buckley)

10) Resolution 14-22, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code as Required by IDOT for Calendar Year 2021 in the Amount of $752,685.92 for the Expenditure of Motor Fuel Tax (MFT) Funds (Public Works Director Buckley)

11) Motion to Approve a Facade Improvement Award in the Amount of $30,000 to Termos J, LLC for the property at 504 Crescent Boulevard, to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

12) Motion to Approve a Fire Prevention Award in the Amount of $15,000 to B-More 19 LLC for the property at 777 Roosevelt Road, to be expensed to the Roosevelt Road TIF Fund (Economic Development Coordinator Hannah)

13) Motion to Approve a Facade Improvement Award in the Amount of $3,750 to Oak And Steel, 480 N. Main Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

14) Motion to Approve Participation in the NIMEC Bid Process and Authorize the Village Manager to Execute a Contract for Electricity and Natural Gas Providers. (Finance Director Noller)

15) Motion to Accept the Annual Bond Recordkeeping Report (Finance Director Noller)

16) Approve Proposed Increase in Village Links Golf User Fees for the 2023 Golf Season (General Manager Vesevick)

17) Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt Competitive Bidding Procedures of the Sourcewell Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of (1) 2023 John Deere ProGator 2020A from Revels Turf and Tractor of Elgin, Illinois Through the Sourcewell Purchasing Program in the Amount of $34,558.62 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

18) Motion to Approve the Purchase of (1) 2023 AgriMetal GR-660 Greens Roller From Revels Turf and Tractor of Elgin, Illinois in the Amount of $23,587.56 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

19) Motion Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code to Forego Competitive Bidding Procedures Due to the Sole Source Nature of This Item and Approve the Purchase of (1) 2023 TurfCo WideSpin 1550 Truck-Mounted Topdresser From Revels Turf and Tractor of Elgin, Illinois in the Amount of $19,554.52 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

20) Ord. No. 7002, An Ordinance Approving Variations from the Zoning Code to Allow the Construction of a Front Porch with a Setback of 24 Feet from the Front Lot Line In Lieu of a 37.5 Feet Requirement, and to Allow said Addition to a Nonconforming Building that does not Conform to all Regulations of the R2

District for the Property Located at 594 Hickory Road, Glen Ellyn, 60137 (Community Development Director Scott)

21) Ord. No. 7003: An Ordinance Approving the Exterior Appearance of Building Renovations for Brick & Mortar Located at 411 Main Street, Glen Ellyn, 60137 (Community Development Director Scott)

RESULTS:	**APPROVED TO TABLE [5 to 1]**
MOVER:	**Trustee Fasules**
SECONDER:	**Trustee Thompson**
AYES:	**Fasules, Thompson, Kalinich, Gould, Christiansen**
NAYS:	**Payne**

Trustee Christiansen expressed her concern with the renovation, given the Tudor architecture of the existing exterior and the planned changes.

Trustee Kalinich pointed out that the AAC reviewed the design and approved it.

Trustee Gould added that the Commission worked very hard on this project but as she looked at the drawings, felt it did not quite keep the character of the historic district.

Trustee Kalinich agreed that in the presentation, there was not a reference to it being in the National Historic District.

Trustee Fasules moved this be sent to the Historical Preservation Commission and the AAC again for further consideration.

Community Development Director Scott and Senior Planner Fard gave insight on the discussions about the question of the property being in the National Historic District.

Village Attorney Mathews suggested that discussion cease and a vote to table be taken. President Senak agreed. Tabling will move this to the next Board meeting.

22) Ord. No. 7004: An Ordinance Approving Variations to Allow Construction of a 1.5 Story Building Addition and a Permanent Roof Over an Existing Patio on the Property Located at 432 Dawn Avenue, Glen Ellyn, IL 60137 (Community Development Director Scott)

23) Ord. No. 7005, An Ordinance to Amend Ambulance Service Fees for the Village of Glen Ellyn (Fire Chief Clark)

24) Motion to Authorize the Village Manager to Execute an Amendment to a Development Review Services Agreement with expiring June 30, 2023, in an Amount Not-to-Exceed $100,000 to be Expensed to the General Fund (Community Development Director Scott)

RESULTS:	**APPROVED [5 to 1]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Kalinich, Gould, Fasules**
NAYS:	**Christiansen**

Trustee Christiansen raised concern because a former Village staff member is an employee of Hampton, Lenzini & Renwick, Inc. and perhaps it should be put out for bid. Trustee Kalinich agreed and asked about the extension period.

Trustee Thompson agreed with Trustees Christiansen and Kalinich that it needs to go out for bid after the June expiration.

G. Exterior Appearance Approval for Tutto Bene Restaurant - 552 Crescent Boulevard (Community Development Director Scott) (Trustee Gould)

1) Ord. No. 7006, An Ordinance Approving the Exterior Appearance of a Permanent Canopy for Tutto Bene Restaurant Located at 552 Crescent Boulevard, Glen Ellyn, 60137

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Gould**
SECONDER:	**Trustee Kalinich**
AYES:	**Gould, Kalinich, Payne, Thompson, Fasules, Christiansen**

Community Development Director Scott reviewed the proposed exterior changes and how they fit into the existing structure.

H. Engineering Consultant Design Services Proposal (Professional Engineer Daubert) (Trustee Payne)

1) Engineering Consultant Design Services for Multi-Year Utility and Roadway Improvements

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Gould**
AYES:	**Payne, Gould, Thompson, Kalinich, Fasules, Christiansen**

Professional Engineer Daubert presented staff and Capital Improvement Commission recommendations to retain AECOM Technical Services. The presentation covered the details of the scope of work, as well as plans for grant

applications. Chairman of the Capital Improvements Committee, Steve Szymanski, and a Representative of AECOM, Stephen Fesebecker, were also present to answer questions.

Trustee Thompson asked about plans for Crescent Boulevard, which is not a part of this proposal. Professional Engineer Daubert replied. Trustee Thompson followed up a question regarding curb and gutter work. Professional Engineer Daubert replied.

Trustee Kalinich asked for clarification on Kenilworth and Cottage Avenues work. Professional Engineer Daubert replied.

I. Annexation of Arboretum Estates East Subdivision (Senior Planner Fard) (Trustee Thompson)

1) Ord. No. 7007, An Ordinance Annexing Twenty-Eight Properties Located on the East Side of S. Park Boulevard and the North Side of Butterfield Road Commonly Known as the Arboretum Estates East Subdivision to the Village of Glen Ellyn, IL 60137

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Kalinich, Gould, Fasules, Christiansen**

Senior Planner Fard reviewed the timeline of the process to-date to annex the subdivision, as well as the status and the agreement for annexation.

Trustee Kalinich wanted to know what happens to the properties that originally signed the petition but have not proceeded. Senior Planner Fard replied. Village Attorney Mathews added information on the legal aspect of the situation.

Trustee Kalinich commented on the tax increase concerns of annexation. Senior Planner Fard gave more detail about this concern.

Suzanne Viner, resident of one of the properties being annexed, spoke about the cost of annexation.

J. 2nd Amendment to the Redevelopment Agreement (RDA) for Glenwood Station (Village Manager Franz) (Trustee Thompson)

1) Ord. No. 7008, An Ordinance Approving a Second Amendment to the Redevelopment Agreement Between the Village of Glen Ellyn and Glenwood JV, LLC Concerning 464 Glenwood Ave.

RESULTS:	**APPROVED [4 to 3]**
MOVER:	**Trustee Thompson**
SECONDER:	**Trustee Kalinich**
AYES:	**Thompson, Kalinich, Christiansen, Senak**
NAYS:	**Payne, Gould, Fasules**
TIE BREAKER:	**President Senak AYE**

Village Manager Franz presented the request from Holladay Properties to amend the Redevelopment Agreement due to concern over the challenging construction environment and its increased costs.

Drew Mitchell, a partner with Holladay Properties, addressed the Board regarding reasons for the proposed 2nd Amendment to the Redevelopment Agreement.

Trustee Kalinich asked with this being the second accommodation, is there anything he sees could be given to the Village. Mr. Mitchell replied.

Trustee Fasules and Mr. Mitchell debated the ramifications to the Village and the developer if the Board agrees to the 2nd Amendment.

Trustee Gould stated her focus is on what happened with this project between June and now. Mr. Mitchell gave a full explanation on the challenges of construction due to economic conditions.

Bill Enright, resident, and former Trustee gave his perspective on the proposed 2nd Amendment and stated he still supports the project.

Trustee Christiansen gave her perspective on the project and the negative effects of walking away from the project.

K. Reminders

President Senak congratulated the candidates for Village Trustee. He also thanked the Civic Betterment Party for all they did to make the election possible.

L. Adjourn – 9:25 PM

Mover: Trustee Kalinich; Second: Trustee Thompson. Unanimous vote to adjourn.

Minutes
Village of Glen Ellyn
Regular Board Meeting
Monday, January 9, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:15 PM

B. Pledge of Allegiance

Invocation was given by Rabbi Steven Bob, Congregation Etz Chaim. Rabbi Bob gave a prayer for the New Year.

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Senak and Trustees Fasules, Kalinich, Payne, Gould, and Thompson answered "Present." Trustee Kalinich moved and Trustee Payne seconded to allow Trustee Christiansen to join the meeting via phone, with a unanimous vote in favor. Clerk Cosby was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Community Development Director Scott, Chief of Police Norton, Fire Chief Clark and Deputy Chief of Police Vavra.

D. Audience Participation

Iman Jalai, owner of Iron Gate Apartments, spoke about the letter of accommodation he wrote thanking Police Officer Wallenberg for his overall helpfulness in keeping the apartment residents safe, as well as his thanks to Detective Riggle and the rest of the Glen Ellyn Police Department. President Senak thanked Mr. Jalai for taking the time to let everyone know his appreciation for the GEPD.

Julie Evans, Village resident representing DuPage United, spoke about the Roosevelt/Taft re-development. Over 50 members of DuPage United were present in support of the proposal from Full Circle Communities to build affordable, supportive, and accessible housing on the site. Ms. Evans reiterated the desire from much of the community to move forward with this proposal, adding that their support of Full Circle will be ongoing. She voiced concern that Full Circle would miss an upcoming deadline for funding and urged the Board to act in a timely manner. President Senak gave his appreciation for the group to appear at the Board meeting and that their concerns are definitely heard by him and the Board.

Norris Eber, Village resident, spoke about the Roosevelt/Taft RFP and encouraged the publication of the 7 RFPs to continue the transparency of the project. President Senak replied by saying there is discussion on how much can be disclosed to the public and maintain strategic advantage in pricing

and other components.

Andrew Van Gorp, Village resident, spoke about his enthusiasm for the McKee House project. He gave some history of the area and its connection Indigenous people. He also called attention to the climate crisis and how Indigenous people can help us as we enter an uncertain future. Mr. Van Gorp wanted to know when the Indigenous Cultural Center will open at the McKee House.

E. Presentation

1) Completion of Phase I of CBD Streets and Utility Improvements - Short Video (Public Works Director Buckley)

Public Works Director Buckley played a short video showing highlights of the CBD street and underground improvement project, Phase I. He thanked key people whose contributions were critical to the project's success, outside partners as well as Village staff. Phase II has started preliminary work interfacing with businesses and will begin construction as soon as the weather allows.

2) Central Business District Historic Plaque Program - Part II (GE Historical Society Board Member Dan Anderson)

GE Historical Society Board Member Dan Anderson gave an update on the Historic Plaques project. This update included some history of Glen Ellyn and how the project came into being and said there will be 60 plaques total when the Streetscape project is finished and there will be companion materials to give a comprehensive history of downtown.

President Senak thanked Mr. Anderson and the entire committee for their work on this project.

3) Deputy Chief Kurt Vavra - Graduation from FBI Academy (Police Chief Norton)

Deputy Chief Vavra spoke about his experience at the FBI Academy and the training that he received. He thanked the Board for their support, as well as Village Manager Franz and Chief Norton for allowing him to attend and have this amazing experience. Also thanked were the Police Department Commanders who covered for him while he was taking the 11-week class.

President Senak commended on the commitment made by Deputy Chief Vavra. He also praised the GEPD for their service.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne [Items 1 – 12]**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Fasules, Christiansen, Kalinich, Gould**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $7,954,659.27. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Payne).

1) Total Expenditures (Payroll and Vouchers) - $7,954,659.27
2) November 14, 2022 Village Board Meeting Minutes
3) November 14, 2022 Village Board Workshop Minutes
4) October 27, 2022 Village Board Workshop Minutes
5) October 24, 2022 Village Board Meeting Minutes
6) October 24, 2022 Village Board Workshop Minutes
7) Motion to Authorize the Village Manager to Extend the License Agreement with the Glen Ellyn Chamber of Commerce for the Property Located at 810 North Main Street through March 31, 2028 (Economic Development Coordinator Hannah)
8) Resolution 23-01 to endorse the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2023 Legislative Session (Manager Franz)
9) Ordinance No. 7010-VC, An Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section 11 (Classification of Licenses) to Add a New Classification for A-7; Section 8 (Application for License) to add Class A-7; Section 12 (Restrictions on the Number of Licenses) to Increase the Number of A-7 Liquor Licenses to No More Than One; and Section 13 (License Fees) to Add a Fee of $1,500 for a Class A-7 for Park and Oak Collected, 499 Pennsylvania Ave (Economic Development Coordinator Hannah)
10) Ordinance No. 7009-VC, An Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) to Increase and Decrease the Number of Various Permitted Liquor Licenses (Village Attorney Mathews)
11) Motion to Approve a Temporary Mural Installation at 558 Crescent Blvd, Supporting the "Warhol: Featuring Andy Warhol Portfolios: A Life in Pop/Works from the Bank of America" (Economic Development Coordinator Hannah)

    Diane Martinez reminded everyone of the upcoming ribbon cutting for the tunnel mural project. President Senak added his thanks to Ms. Martinez on supporting art in Glen Ellyn.

12) Motion to Approve a Downtown Retail Interior Improvement Award in the Amount of $30,000 and a Fire Prevention Award in the Amount of $6,250 to Park & Oak Collected Located at 499 Pennsylvania Avenue, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

    The owner of Park & Oak thanked everyone for their time and support in getting the business going in the new location.

G. Ord. No. 7003: An Ordinance Approving the Exterior Appearance of Building Renovations for Brick & Mortar Located at 411 Main Street, Glen Ellyn, 60137 (Community Development Director Scott)

1) An Ordinance Approving the Exterior Appearance of Building Renovations for Brick & Mortar Located at 411 Main Street, Glen Ellyn

RESULTS:	**APPROVED [6 to 0] To send back to AAC for revision review**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

Christine Wilson, Glen Ellyn resident, spoke about the proposed exterior changes to the English Tutor architectural style of this building and pointed out that it needs to have its appearance repaired to the original design.

Community Development Director Scott gave a presentation with the history of the project as well as the updated request for the exterior appearance.

The owners of Brick & Mortar, as well as their designer, were present and President Senak thanked them for being at the meeting and emphasized that the upcoming discussion would be collaborative and looking for solutions for both sides. The owners then presented their side of the events leading up to the discussion.

Trustee Christiansen pointed out that the building is registered as historically significant and therefore requirements state that when replacement is necessary, the new features must match the old design. The owners replied.

Trustee Payne asked about the windows that were removed. The owner responded that they were not functional.

The designer gave her point-of-view on the exterior issues.

Trustee Gould asked about the door placement. The designer replied with details of the door functionality related to the space.

Trustee Thompson asked if the owners were aware of the permit, specifically the door placement. Trustee Fasules added his thought on this.

President Senak pursued a line of questioning to achieve a mutually positive solution.

Heather Mees, member of the Architectural Appearance Commission, gave the Commission's point-of-view on the issue. She stated that the Commission never got to

make any recommendations about the first floor exterior because they didn't know they were allowed to, and they would like the opportunity to do so.

Trustee Kalinich voiced her opinion that the architectural integrity is still in jeopardy. President Senak was optimistic that a solution can be found that meets the guidelines.

Trustee Gould pointed out that the AAC has different standards for different locations but preservation is key.

Trustee Thompson suggested the windows be replaced as closely as possible to the original ones, the stucco needs to be part of the re-design, red bricks must be included as well, real wood must be used, the peak in the door must return, and the color must be the same as when the permit was issued. He felt if these guidelines were followed, it would lead to approval.

Trustee Fasules felt that the design was close to approval. Discussion continued about the door placement and other aspects of the design.

Christine Wilson, Village resident, added comments about the materials being used needing to be the same as the original materials.

Trustee Fasules suggested that Community Development Coordinator Hannah contact the owners and designer to review the façade agreement program and how to utilize it for a successful outcome.

It was decided that the design should go back to AAC, and then the result would come back to the Board ASAP.

H. Reminders

Village Manager Franz reminded everyone about the Tunnel Art ribbon cutting.

I. Adjourn – 9:15 PM

Adjourn to Closed Executive Session without reconvening to Open Session.

Mover: Trustee Thompson; Second: Trustee Kalinich. Unanimous vote to adjourn to Closed Executive Session.