



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Tuesday, May 2, 2023
7:30 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Draft Minutes**
 - 1) April 12, 2023 Architectural Appearance Commission Meeting Minutes
- C. Public Comment (non-agenda items)**
- D. Exterior Appearance Review**
 - 1) 490 Kenilworth Avenue: Exterior Appearance Review, Frank Johnson Center; A new maintenance facility for the Glen Ellyn Park District
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Adjourn**

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, April 12, 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street



1. Call to Order – 7:00pm

Chairperson Jacobson called the meeting to order at 7:00 p.m., and roll was called. In addition to Chairperson Jacobsen, Commissioners Albrecht, Goranov, Mees, and Sallwasser were present. Commissioners Rahn and Smith were absent.

2. Approval of Draft Minutes.

A motion to accept the minutes of the March 8, 2023, Architectural Appearance Commission Meeting Minutes passed by voice vote following a second by Commissioner Albrecht of a motion by Chairperson Jacobson.

3. Exterior Appearance Review: 525 S. Park Blvd

Community Development Director Scott said the Petitioner, the DuPage County Forest Preserve with the Willowbrook Wildlife Center requests a new outdoor animal enclosures, building renovations, and related sitework. He stated that the background and request information is included in the Forest Preserve report. He added that from a staff perspective, the plans were very well done and are different from other plans the Commission has seen because of the zoo/botanical garden design characteristics, and therefore there are different standard or perspective should be considered.

Kevin Horsfall, Assistant Director of Resource Management and Development for the District introduced himself and added that also attending are Wight & Company, and the Forest Preserve planning staff, had prepared the plans being discussed. He mentioned that Willowbrook will be one of the net zero facilities in the country and that he looks forward to working with the Village in the future. He stated the District's mission, and added that it contributes to healthy communities, and that Willowbrook is an important part of that mission.

Through Wight & Company, the District has been very deliberate with color and material selections to ensure an environmentally responsible facility. The new facility will have new opportunities for calls to action that will be of long-lasting benefit to all. He then turned the presentation over to Wight & Company to continue with details of the project.

Danielle Opello, of Wight & Company introduced herself as the Senior Project Designer, and that she would be walking through the plans for the Commission's understanding. She started with an orientation of the location and an overview of the existing site. She stated that the main clinic would be replaced by the new Visitor's Center/Clinic Center being proposed. She added that the trail section would be referred to as the "back forty" which is the nature preserve that people can walk through. She showed a few site views for reference and reviewed their status within the proposal. She then went over the phasing of the project and that the primary goal is to let the animals have a private experience while

in rehabilitation, creating a private/public zone.

Phase A is under construction, and that Phase B is the focus of the night's session. She reviewed the components of Phase B and that when the existing clinic is removed, it will be filled in by some additional miscellaneous animal enclosures (Phase C). She went into more details in the construction project and stressed there was a definite order to the work. She added that Phase D includes interior renovations to an existing building. She then went into how they approached the design process and what they wanted to embody. She shared a functional diagram showing how the building is organized, as well as the organization of the site elements, and how they transition from the suburban to natural environment. She also spoke to how the animal transition through the facility as well and the sustainability goal of net zero, adding detail of the net zero goal. She spoke of engaging in harmony to the ecosystem and encouraging people to be good stewards of the environment. She showed the architectural site plan, with the south end being punctuated by the Visitor's Center/Clinic, and the north which will have an array of different enclosures and the way to the back forty.

Landscaping at the Visitor's Center/Clinic was then discussed and how it acts as part of the decompressing of visitors. This would be a native plant environment that was wildlife friendly. She also showed a list of the plantings in detail to give an idea of what the native textures are in the front planting zone. Another design element is a trash enclosure that is screened from public view.

She transitioned to a discussion of the functional use of the proposed design and reviewed the site zones in terms of colors and their functions per that coded system. She added that the exhibit hall is terminated with a classroom, which is an indoor/outdoor feature for classes in both spaces. Staff offices are on the second floor of the building.

Ms. Opello then reviewed the details of the project materials, that were inspired by the local environment. The materials are natural and durable per the Forest Preserve's existing protocols. The goal was to create a healthy and inspiring building that focuses on wellness. She went over the view as a visitor enters the facility and what the building look like at that perspective. She emphasized that the landscaping is designed to not become overgrown, and that glass is used to denote the entry to the public. She talked about measures taken to avoid bird strikes with the classroom. She talked about the energy efficiency items included in the design and how they have a positive impact on the goal of net zero. She addressed the transition from the building to the back forty area of the site. She reviewed some of the other building

roofing. The petitioner said this was a good question, but as they dug into the energy use for the building, they need as much surface for the solar panels as possible, so they focused on the ground plane for landscaping. She added that they did add rain sheets to the canopy so you could get the sense of water and visual connection that the building is impacting the environment.

The Commission briefly discussed what their judging criteria and Chairperson Jacobson noted that they were to judge it by materials and appearance in the community and that there were no historic components to the project.

Chairperson Jacobson asked for a draft motion to recommend approval of the Exterior Appearance Review for 525 S. Park Blvd., after conducting a public meeting and deliberating on the request of the petitioner, the Forest Preserve District of DuPage County, for approval of an exterior appearance review by 525 S. Park Blvd. in the CR Conservation Recreation District. The Architectural Appearance Commission hereby recommends approval based on the findings of fact as discussed at the Architectural Appearance Commission meeting on April 12, 2023, which are hereby incorporated into the motion by references as 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 record of this Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformity with the plans and testimony presented to the Architectural Appearance Commission public meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

A Commissioner Sallwasser made the motion, and it was seconded by Commissioner Mees. Chairperson Jacobson if there was any further discussion or questions, and with none being presented, asked for a roll call vote. Commissioners Albrecht, Goranov, Mees, and Sallwasser voting “YES.”

4. Trustee’s Report

Trustee Gould talked about 411 N. Main and how it is one the finest buildings in the Historic District and on top of that, it was a Tudor, which has particular significance to the Village and the prior zoning code, so there were different standards that need to be applied. In addition to

Community Development Director Scott thanked the Commission for their quick responses on the special meeting, adding that the date will be May 2, 2023, and that the agenda item will be the proposed Frank Johnson Maintenance Center from the Park District. One of the Commissioners said she would be a half hour late for that meeting and it was agreed to start the meeting at 7:30 to accommodate her schedule.

Village Manager Franz joined the meeting at the end to thank everyone for their participation on the Architectural Appearance Commission.

Adjournment

The meeting was adjourned by Chairperson Jacobson at 7:45 p.m. following a voice vote on a motion made by Commissioner Mees and seconded by Commissioner Sallwasser.

Respectfully submitted,

Caren Cosby
Village Clerk

Martin Scott, Community Development Director
Brad Iwicki, Planning Intern
Meredith Hannah, Economic Development Manager
Brian Baltudis, Facilities Manager
Barbara Dutton Thomas, Plan Commission Secretary
Lori Gloude, Executive Assistant

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Martin Scott, Director of Community Development

FOR: April 27, 2023 Public Meeting

SUBJECT: 490 Kenilworth Avenue – Exterior Appearance Approval

PETITIONER: The petitioner is the Glen Ellyn Park District at 490 Kenilworth Avenue.

REQUEST: The petitioner is requesting an Exterior Appearance Review for construction of a new Frank Johnson Center. The proposed facility will replace an existing structure that will be demolished. The new Frank Johnson Center will be the maintenance headquarters for the Glen Ellyn Park District. At 13,125 square feet it will house parks and facilities maintenance, natural area maintenance, horticulture and fleet maintenance. In order to proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the project. An existing playground and open space, Frank Johnson Park, occupies the northern portion of the site. The playground will remain but is scheduled for a rebuild in the future and is not part of this request.

LOCATION & ZONING The subject 2.04 acre property is located at 490 Kenilworth Avenue, on the southwest corner of Anthony Street and Kenilworth Avenue.

The property is currently zoned CR Conservation/Recreation District. The land use and zoning of the properties in the surrounding area are identified below:

<u>Land Use</u>	<u>Zoning</u>
North: Single Family Residential	R2
South: Single Family Residential	C4
East: Single Family, Townhomes & Multiple Family Residential	R2 / R4
West: Single-Family and Vacant	R2 / C4

COMP PLAN: According to the 2001 Comprehensive Plan, the subject property is designated as Parks and Open Space. The current and future use is

veneer and horizontal cement board are separated by a stone band. Vertical cement board is used to highlight the entry area. The pitched roof is primarily asphalt shingles with a standing seam metal roof atop a series of large dormers with clearstory windows. These dormers, like the entryway, are clad in vertical cement board siding. Color renderings on the building are included in the petitioner's submission. The colors are muted natural tones. Roof shingles are black. The masonry veneer (lower façade) is Mocha Latte, with the cement board siding are two compatible colors. The horizontal siding is a slightly darker beige/tan hue (Monterey Taupe) than the lighter vertical cement siding (Cobble Stone). The window frames are to be a dark black or bronzed color. The pitched roof design mimics the residential structures on the east side of Kenilworth Avenue.

The eastern façade has five vehicle doors and three human doors on its northern portion. The southern portion includes the main entrance and a series of office windows. These office and entry windows extend to the ground. The to the ground windows also extend along the building's southern façade. The northern façade is a solid wall without doors or windows as the storage area and mezzanine occupy that portion of the building.

2. Site Improvements. Improvements to the site include new driveways and parking areas. An existing drive from Anthony Street west of the existing playground will be eliminated. Passenger car parking along the east property line is setback 25'. Additional passenger car parking is along the southern property line with a 10' setback. To the rear (west) of the building is the fleet vehicle storage area with material storage bins in the site's southwest corner. A masonry trash enclosure and a seed propagation area are in the storage area's northwest corner.

The Park District proposes a fence to enclose

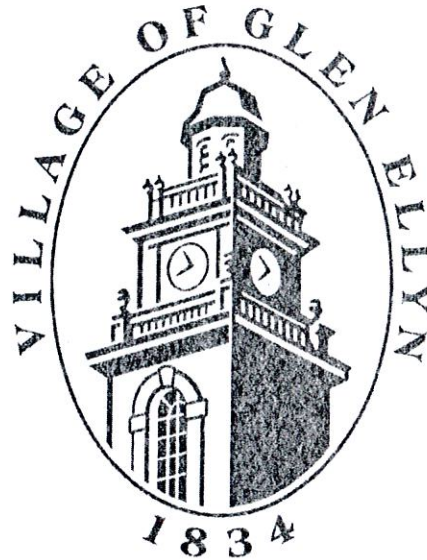
4. Landscaping. The petitioner has submitted a landscape plan which is included in your review materials. The Landscape Plan as presented is satisfactory. Staff had suggested additional ornamental tree or two near the site's northeast corner. Petitioner has stated that the existing playground is due for a planned renovation and this comment will be addressed at that time. A special feature of the plan are two raingardens. The first and larger raingarden buffers the passenger car parking from Kenilworth Avenue. The second is north of the trash enclosure and seed propagation area, west of the existing playground. Landscaped islands are placed at the ends of the passenger car parking rows. An additional island is included six parking spaces (54' $\pm$) north of the southern access drive.

**AAC
ACTION:**

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

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the May 2, 2023, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.



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

GLEN ELLYN PARK DISTRICT
490 KENILWORTH.

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

The exterior materials are chosen as cement board siding, natural stone wainscoting and asphalt shingles with metal accent roofing at the dormers and cupolas. The surrounding area implores the materials and reinforced the choice.

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

The project blends in well and improves the existing site area while maintaining and enhancing the existing park to the north. The materials selected are timeless, and we feel the architectural style reflects and complies with the guidelines.

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

Signature:



Date:

January 6, 2023

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 | |

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: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

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, Doris Harris owner of the property described as

490 KENILWORTH
FRANK JOHNSON CENTER

verify that _____
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.

D-H

OWNER SIGNATURE

January 6, 2023

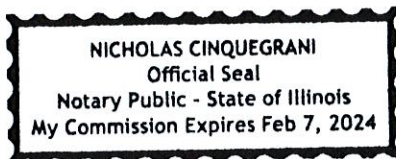
DATE

Subscribed and sworn to before me this

6th day of January, 20 23

[Signature]

Notary Public



GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

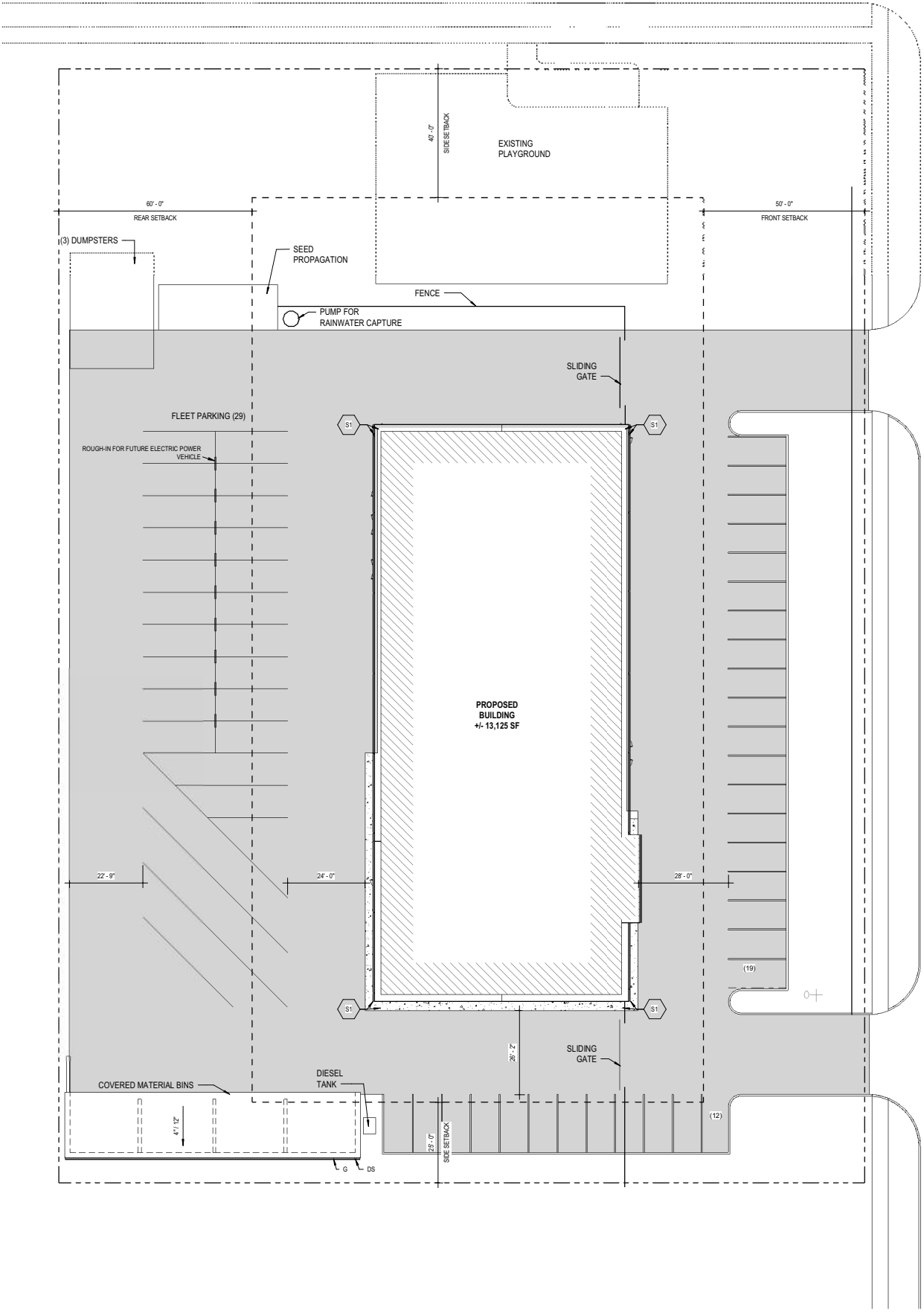
LIST OF ATTACHMENTS

- DESCRIPTION OF USE
- WARRANTY DEED
- ZONING VARIATION REQUEST
- EXTERIOR APPEARANCE REVIEW APPLICATION
- SPECIAL USE PERMIT APPLICATION
- PLAT OF SURVEY/LEGAL DESCRIPTION
- SITE PLAN
- LANDSCAPE PLAN
- TREE SURVEY & ANALYSIS
- BUILDING ELEVATION DRAWINGS
- COLOR BUILDING RENDERINGS
- FLOOR PLANS
- LIST OF BUILDING MATERIALS AND COLORS
- LIGHT FIXTURE CUT SHEETS
- PHOTOMETRIC PLAN
- GRADING PLAN
- UTILITIES PLAN
- LAND USE OPINION REPORT APPLICATION
- LAND USE OPINION RESOURCE REVIEW LETTER
- IDNR ENDANGERED SPECIES CONSULTATION

PROJECT EXHIBITS

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



SITE PLAN KEYED NOTES	
TAG	DESCRIPTION
S1	CONCRETE BOLLARD BOTH SIDES OF OVERHEAD DOORS AND AT EXTERIOR BUILDING CORNERS. SEE SHEETS A3.1.0 FOR DETAIL.

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, ELEVATIONS, PAVEMENT, AND SIDEWALK DIMENSIONS, ETC.
2. REFER TO CIVIL DRAWINGS FOR CURB LAYOUTS AND DETAILS.
3. REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR SITE UTILITIES.
</

DETAIL NOTES - EXTERIOR ELEVATION	
TAG	NOTE

fgma

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
CAGE CIVIL ENGINEERING
2201 WEST 22ND STREET, SUITE 121
OAK BROOK, ILLINOIS 60521
630.574.8300
ILLINOIS CERTIFICATE OF AUTHORITY
NO. 22-055561

STRUCTURAL
McCLUSKEY ENGINEERING CORP.
NATIONAL ILL. LICENSE 02849
400 N. 111TH STREET, SUITE 100
OAK BROOK, ILLINOIS 60521
ILLINOIS CERTIFICATE OF AUTHORITY
NO. 22-055561

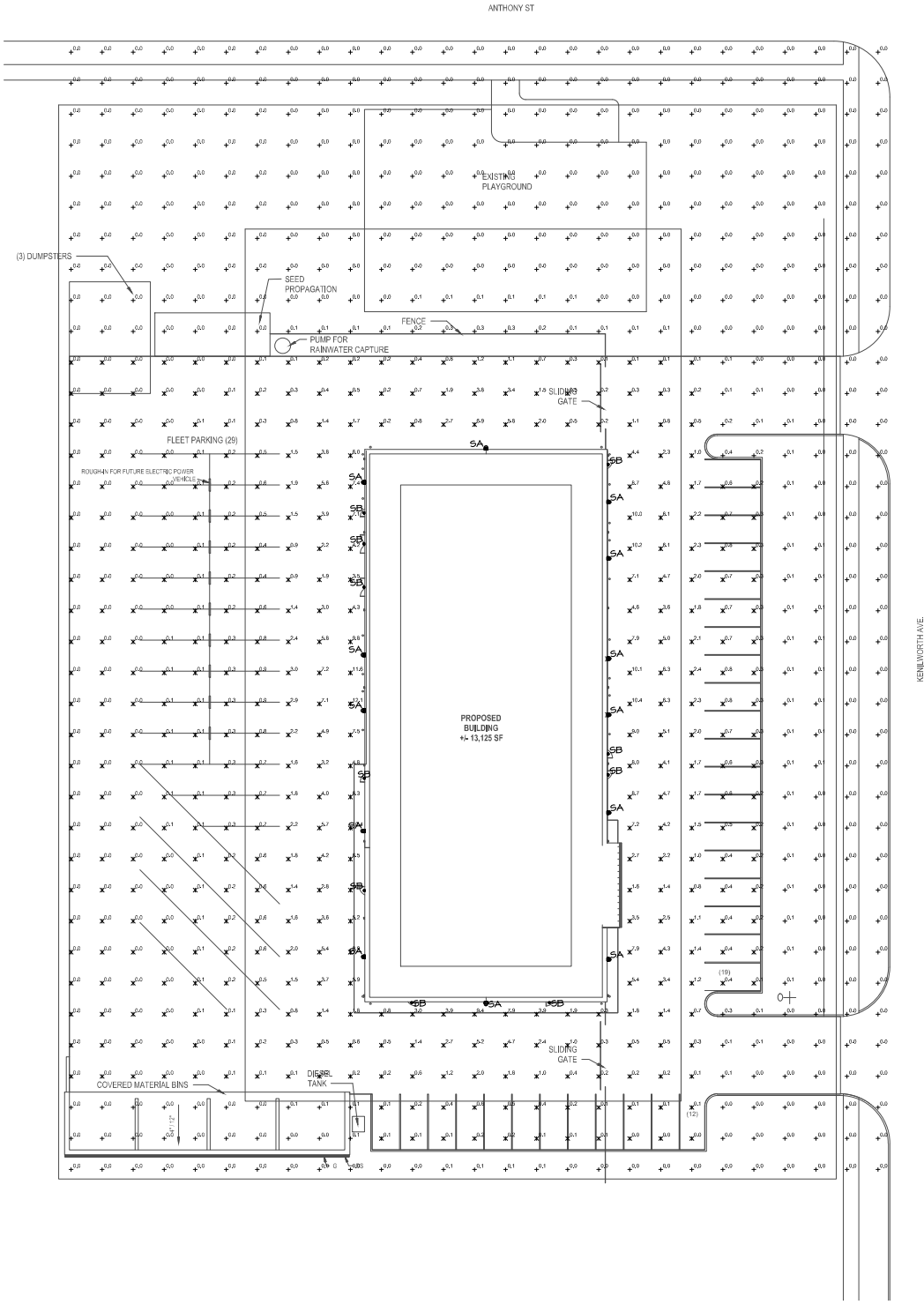
M.E.P.
W.T. GROUP
2875 PRATTEN AVENUE
N

Copyright 2021 FGM Architects Inc.

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ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 20'-0"



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Fc	1.5	12.1	0.0	N/A	N/A
PROPERTY LINE	Fc	0.0	0.0	0.0	N/A	N/A





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

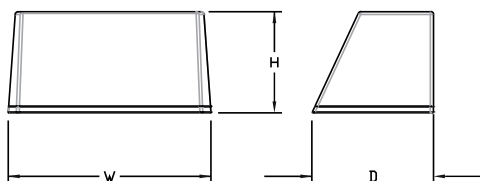
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)



Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WS88W DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available 347/480. E7WC or E23WHR, only available 120 or 277.
- 8 Need to specify 120, 208, 240 or 277 voltage.
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

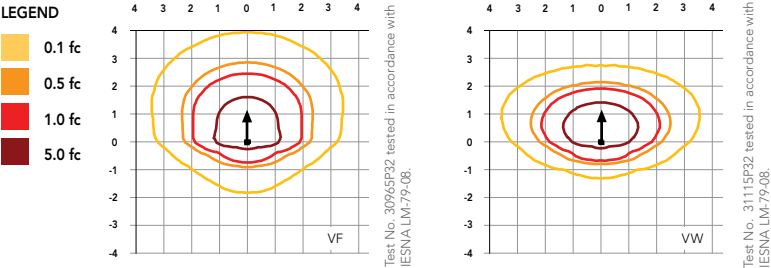
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

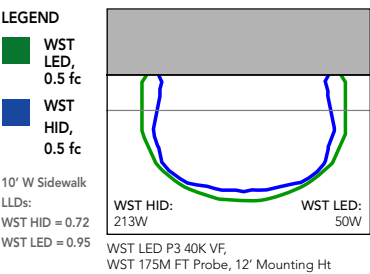
Electrical Load

||
||
||

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

- INTENDED USE**

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.
- CONSTRUCTION**

The single-piece die-cast aluminum housing integrates secondary

Performance Data

Lumen Output

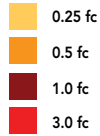
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G

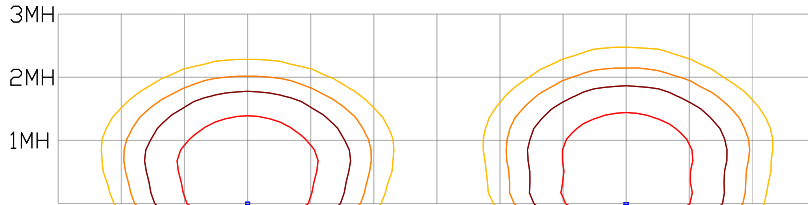
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire —

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 490 KENILWORTH AVENUE**

After conducting a public meeting and deliberating on the request of the petitioner, the Glenn Ellyn Park District, for approval of an exterior appearance review for 490 Kenilworth Avenue in the CR Conservation/Recreation 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 May 2, 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 and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____