Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, July 19, 2023
7:00 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) Approval of Minutes from the June 14, 2023 Meeting

C. Public Comment (Non-Agenda Items)

D. Exterior Appearance Review

1) 604–610 Roosevelt Rd.: Exterior appearance review to accommodate the exterior façade remodel of the existing multiple tenant commercial building

E. Trustee Liaison's Report

F. Chairman's Report

G. Staff Report

H. Adjourn

Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, June 14, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:00PM

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

B. Approval of Draft Minutes

A motion to accept the minutes of the May 2, 2023, Architectural Appearance Commission Meeting Minutes passed by voice vote following a second by Commissioner Mees of a motion by Commissioner Albrecht.

C. Public Comment (non-agenda items)

There was no off-agenda public comment.

D. Exterior Appearance Review: 800 St. Charles Road

Community Development Director Scott said the Petitioner, Glen Ellyn Park District, requested Exterior Appearance Approval for an Addition to the Ackerman Sports and Fitness Center.

Petitioner's Presentation

Nathan Troia, Superintendent of Planning and Natural Resources, Glen Ellyn Park District introduced the project presentation, and turned the presentation over to representatives from Wight & Company.

Representatives from Wight & Company reviewed the petitioner's request for expansion of the Ackerman Sports and Fitness Center and went on to explain that the improvements include an approximately 13,000 s.f. expansion of the existing facility. The addition will be constructed at the northwest corner of the existing building and will be 32 ft. in height. It will include a 6,000 s.f. gymnastics center, 900 s.f. viewing area and multipurpose room, two exercise and multipurpose exercise and multipurpose studios, and a customer service center. Along with the building improvements, the existing parking lot on the east side of the property will be expanded to accommodate an additional 52 vehicles. To proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the proposed improvements.

Samples of the proposed materials were presented to the Commission. Site lighting was reviewed.

Commissioner Albrecht gave her thought on the petitioner's request and added that the execution was excellent.

Commissioner Sallwasser asked if the addition being requested at this time could be added onto at a later date. Superintendent Troia replied, "yes" and elaborated on the reply. Commissioner Sallwasser followed up with a question about the planned removal of trees. The Wight Representatives replied that they tried to save as many of the existing trees as possible.

Chairperson Jacobson asked if there was access planned to go from the old building to the new building. The reply was "yes." She wondered if more trees could be planted instead of the planned landscaping and thought that the walkway should be increased in width to encourage children to stay on sidewalk instead of walking on the grass.

Commissioner Goranov followed up with another question about the trees and the sidewalk and wondered if the sidewalk could be on the other side to save the trees, or if perhaps they could make a split 2-way sidewalk for enter/exit. He also asked if they had looked at the possibility of the addition being more centered to limit the length of the sidewalk. His third question was about placing solar panels on the proposed roof to provide energy efficiency. The Wight Representatives replied to all questions and their consideration of each item and the reasons why the plans were as written and submitted.

Commissioner Mees stated she was excited for the gymnastic addition and thought the design was well thought-out.

Commissioner Albrecht suggested a condition be added for the planting of more trees and the wider walkways.

Commissioner Goranov asked if there could be trees as a buffer to soccer field. The reply was that this is planned, if just wasn't illustrated in the petitioner's submission.

Commissioner Goranov made the motion for approval, and it was seconded by Commissioner Albrecht. Chairperson Jacobson asked if there was any further discussion or questions, and with none being presented, called for a roll call vote. Commissioners Goranov, Albrecht, Mees, Sallwasser, and Chairperson Jacobson voted "YES," with the conditions regarding the planting of more trees and widening the walkway.

Exterior Appearance Review: 49 Deicke Drive and 26 Newton

Community Development Director Scott said the Petitioner, B.R. Ryall YMCA, requested Exterior Appearance Approval, as well as for a new facility at 26 Newton Avenue.

Consulting Planner, Jim Brown, introduced the presentation of the request and introduced the petitioner to review the Exterior Appearance Approval for remodeling the existing exteriors at both addresses.

Petitioner's Presentation

The petitioner's CEO, Rob Wilkinson, gave some background on the B.R. Ryall YMCA, and how this new adaptable space will serve the needs of the changing community.

The Wight Representative, Matt, reviewed the petitioner's request for exterior improvement approval of its existing facility at 49 Deicke Drive and for a new facility at 26 Newton Avenue. The scope of work includes renovation of the entry and façade (west elevation) of the 49 Deicke facility; renovation of exteriors to the building at 26 Newton; and site work to the areas immediately adjacent to 26 Newton; interior renovations to the buildings. This work will be phased as money is raised. The YMCA is requesting that this AAC review cover all phased improvements.

The Wight Representative, Ania Szuic, then went through the specifics of the petitioner's requests for the exterior of the primary building, as well as the proposal for the new building. She took the Commission through the planned phases of the project. She spoke about the materials that have been specified for use in each phase. The site lighting plan was reviewed.

Commissioner Goranov asked if it is impossible to shift something around to eliminate the phases for the exterior renovations. The Wight Representative replied that it depended upon fundraising. He added that this is what an excellent designer can do, and that fundraising should be easier with such wonderful plans.

Chairperson Jacobson added that it is a very nice facelift to the building

Commissioner Sallwasser asked if the daycare was just for children and suggested that the branding reflect that to eliminate any confusion as to what is going on at the facility.

Commissioner Albrecht stated she has used the facility for years and feels that it is more than a facelift and finds it fantastic

Chairperson Jacobson made the motion for approval, which was seconded by Commissioner Goranov. Chairperson Jacobson asked if there was any further discussion or questions, and with none being presented, asked for a roll call vote. Chairperson Jacobson and Commissioners Goranov, Albrecht, Mees, and Sallwasser voted "YES."

Exterior Appearance Review: 604-610 Roosevelt Road

Community Development Director Scott said the Petitioner, Mr. Andrew Alex, requested Exterior Appearance Approval. He reviewed the petitioner's location and the request for remodeling the exterior.

Petitioner's Presentation

The petitioner, Andrew Alex, owner of the property at 604-610 Roosevelt Road, addressed the Commission about his recent purchase of the property and his effort to improve the exterior appearance. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building. Mr. Alex's architect, Ken Brandice, presented the proposed remodel to the Commission, showing suggested materials to be used as well.

Chairperson Jacobson asked if there were any proposed tenants for the building. Mr. Alex replied that there are currently 2 tenants and he felt that the remodel would facilitate renting the other 2 spaces.

Commissioner Goranov asked if renovating the parking lot is part of the plan as well. The petitioner replied "yes."

Commissioner Mees commented that the style is similar to shopping center in the area that this might be an opportunity to elevate that look to make the building be noticeable, perhaps a more triangular roofline instead.

Commissioner Goranov continued with Commissioner Mees' comments to say that it lends itself better to a gabled roof because of the building's existing look which is more like a house. He suggested that this could be creatively done at a reasonable cost to the petitioner. Commissioner Goranov continued to say that if the canopy in the current elevation was raised, it would make the building look less squashed, as opposed to the fake facade. in the current remodel plan.

Commissioner Albrecht asked to see the alternative proposed sketches. Commissioner Goranov thought that these sketches showed options that were worth pursuing, as opposed to the fake façade, and that at a minimum, the revised design needs to include the canopy being raised.

Commissioner Sallwasser agreed that the requested facade in the plan was much larger than the bottom of the building, giving it an unbalanced look, and that it should be approved upon.

Commissioner Albrecht thanked the petitioner for presenting the alternatives. She felt that it was a great property and proposed the brick not be painted and that the materials used should complement what is already there. She agreed with other Commissions that the building presents a great opportunity to do something more organic and inviting. Commissioner Goranov added some additional thoughts in line with this.

Chairperson Jacobson said in general, the direction for revising the Exterior Appearance is to raise the awning/canopy and simplify the roofline design.

Commissioner Albrecht asked the petitioner to come back with other concepts for the exterior that take in consideration the Commission's comments. Commissioner Sallwasser suggested that this building does not need to look like the Jewel across the street and could compliment the buildings next to it.

Commissioner Mees suggested taking a look at the concept from 26 Newton (BR Ryall project) as a possible way to address the design challenge and achieve the petitioner's desire to have the property noticed from the street.

The petitioner's architect said he would take into consideration the suggestions from the Commission and come back with alternatives at the next scheduled meeting.

Chairperson Jacobson made the motion for revisions and review, which was seconded by Commissioner Goranov. Chairperson Jacobson asked if there was any further discussion or questions, and with none being presented, asked for a roll call vote. Chairperson Jacobson and Commissioners Goranov, Albrecht, Mees, and Sallwasser voted to review revised sketches for plans in line with the Commission's suggestions at the next scheduled meeting.

Green Initiative Review Request

Commissioner Goranov proposed an addendum to encourage projects with a possible green energy aspect because green efficiency efforts needs to be shown on the elevation so that they are part of any initial plan. Logistics of this proposal were discussed. Trustee Gould suggested looking at the recommendations of the environmental committee to avoid redundancy.

Commissioner Albrecht added that the commission is always asking about green initiatives and would like it to be a formal part of the Commission's charge. Commissioner Goranov added that it should be part of the review and suggested as something that the Commission cares about, and in turn, more applicants will consider green initiatives before they present their plans.

Commissioner Mees wondered if the architectural guideline, which are dated, should be updated to incorporate the green element. Commissioner Goranov felt that updating would give applicants the permission to be more creative in their designs.

Community Development Director Scott commented on the updating of the architectural guideline, and that the green element should be added when it is updated.

E. Trustee Liaison's Report

Trustee Gould reported that new Trustee Simon has been sworn in and is now an active Village Trustee. She mentioned that a presentation from Fire and EMS was made regarding their facilities and actions that need to be executed to improve them both. She briefly spoke about the workshop held on June 1st, where the Trustees and President Senak made additional changes to the Comprehensive Plan, then added that there would be a public review and then the Plan would be put before the Board for approval.

F. Chairman's Report

There was no Chairman's Report.

G. Staff Report

There was no Staff Report.

H. Adjournment – 8:52p.m.

The meeting was adjourned by Chairperson Jacobson at 8:52p.m. following a voice vote of approval on a motion made by Commissioner Sallwasser, which was seconded by Commissioner Goranov.

Respectfully submitted,

Caren Cosby
Village Clerk

Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 7/19/2023 7:00 PM
Department: Community Development
Department Head: Martin Scott
Category: Commission Recommendation
Prepared By: Scott Viger

AGENDA ITEM
(ID # 2023-725)

DOC ID: 2023-725

604–610 Roosevelt Rd.: Exterior appearance review to accommodate the exterior façade remodel of the existing multiple tenant commercial building

Statement of the Issue:
Please see the attached staff report.

Analysis:
Please see the attached staff report.

Budget Impact:
N/A

Contribution to Strategic Plan

Action Requested:
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.

Attachments:
1. Revised Staff Report 604 610 Roosevelt Rd
2. 06.26.23 Revised Front Elevation only
3. 06.26.23 Revised Front Elevation only 50 %
4. 06.26.23 Elevations
5. AAC Submitted 604 Roosevelt sketches
6. 06.26.23 Floor Plan
7. 06.26.23 Revised Floor Plan
8. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant
Martin Scott, Director of Community Development

FOR: June 14, 2023, Architectural Appearance Commission Meeting
July 19, 2023, Architectural Appearance Commission Meeting

SUBJECT: 604-610 Roosevelt Road – Exterior Appearance Approval

REQUEST: The petitioner is Andrew Alex, owner of the property at 604-610 Roosevelt Road. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building.

INTRODUCTION /CONTEXT: The subject site is improved with a one-story building constructed in 1959. The gross floor area of the building is 5,041 square feet with four commercial units situated on a parcel with a total land area of 15,700 square feet. The building is currently occupied by A Reliable Printing and a vape shop. The remaining units were previously occupied by Allstate Insurance and several restaurants, those units are vacant.

The building's current façade features natural cream-colored brick and matches the architecture of the adjacent buildings in style, texture, and color. The façade is in a state of deterioration, characterized by the vacant units and the masonry showing remnants of the previous awning and upper façade.

LOCATION: The subject property is in the C3 Service Commercial District and located on the north side of Roosevelt Road between N. Parkside Avenue and N. Park Boulevard. The surrounding zoning and land uses are as follows:

Surrounding Land Uses:	Surrounding Zoning:
North: Multi-Family and Commercial	R4 and C3
South: Commercial	C3
East: Commercial	C3
West: Commercial	C3

COMP PLAN: According to the 2001 Comprehensive Plan, the buildings along the Roosevelt Road corridor should be improved and upgraded or redeveloped and replaced. While some buildings have major deficiencies, this plan has marked the subject structure as, "sound and viable…and would benefit from either building or site improvements". The site is prominently located nearby the intersection of Roosevelt Road and Park Boulevard which should be characterized by high-quality design and construction. Enhancing the appearance of existing businesses is a primary goal.

The 2021 Draft Comprehensive Plan states the objective of improving and upgrading the Roosevelt Road corridor to benefit the economic development of the Village and surrounding region. Building and site improvements beautify the corridor and improve the Village's image. This site is designated as a catalyst site where it is described as underutilized and redevelopment at this site would further investment along the corridor. The small-scale commercial redevelopment, as proposed in the Plan, is visualized as a mix of larger, more versatile commercial buildings, or a large single development. These paths of redevelopment stress, "quality 360-degree architecture that provides attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development".

PROJECT SUMMARY: The petitioner is proposing the remodel of the building's south elevation, fronting Roosevelt Road, to improve the façade with an architectural style typical of commercial uses. The modifications include painting the existing brick on the lower portion of the façade, constructing a large parapet across the length of the façade, and reintroducing an awning/canopy across the majority of the frontage. Additionally, the petitioner is planning to reorganize the interior floor plan of the commercial units for occupation by new businesses.

After the initial AAC meeting and Commissioner comments, the elevation has been totally redesigned. The new submission features a large center highlight with vertical metal paneling surrounded by the Dryvit stucco rising above the horizontal awnings on either side. Flanking the center, a lower parapet wall extends to the edge of the existing building and wraps the corner. This lower parapet has a metal awning that wraps the building corners on both the east and west elevations. Below the awning a Dryvit stucco sign frieze that also surrounds the existing brickwork. The Dryvit stucco is proposed to come down to grade on each end of the building creating a frame for the existing brick.

We will need a color rendered elevation with dimensions before we go to the AAC.

Questions:

1. Same colors as original?
2. Same materials as original?
3. Cornice material and color? Does it extend all the way to the rear? Or just to where the brick stops or break line in parapet? What is being done to the rear elevation?
4. Painting brick on both sides and rear?
5. Have "goose-neck" lights been removed? Note is still on draft elevation although the luminaires themselves have been removed.
6. Signs same as original (Font, Color, size)
7. Need dimensions.

Additional information about the project and requests are provided below.

Building. The lower portion of the existing façade features beige brick veneer which wraps around portions of the east and west elevations. The petitioner proposes painting the brick in a custom shade of beige that relates to the existing brick color. Staff recommends, at a minimum painting the rear and side elevations. Abutting properties to both the east (Fannie Mae) and the west (Office) have upgraded their side elevations.

Front (South) Elevation along Roosevelt Road

Rear (North) Elevation along alley.

Right (East) Side Elevation abutting Fannie Mae

Left (west) Side Elevation

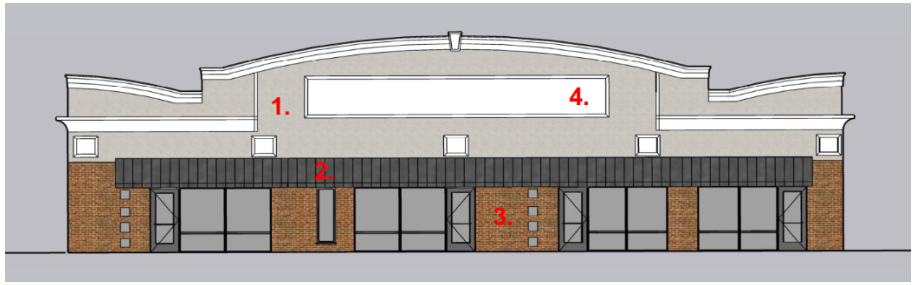
Section 1.7 of the Appearance Review Guidelines states that the architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. Applied veneer "movie set" storefronts are not desirable.

Section 3.6 of the Appearance Review Guidelines states that original masonry wall surfaces should not be cleaned with abrasive methods such as sandblasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character. In this case, the building has no distinctive historic or architectural character.

The existing façade will be improved with a large parapet. The parapet will screen any rooftop units and defines the top frame of the building façade with off-white architectural detailing and parapet cap. The petitioner proposes the primary surface to be Dryvit stucco in a light gray color.

Section 1.2 of the Appearance Review Guidelines states, "brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: Dryvit"

Additionally, the proposed façade features an aluminum canopy awning that provides cover across the building frontage and above each commercial unit. The proposed awning color is a custom shade of dark grey with a gray hue.



06.14.23 Front Elevation

07.19.23 Revised Front Elevation

Proposed paint colors, clockwise from upper left. 1.Parapet Wall Behr Confident White (GR-W13) 2. Awning (Behr Black Locust (Behr PPO2502) 3. Brick Burnt Almond (Behr 280F 4) 4. Upper Light panel. (Behr Coastal Storm (Behr MQ 20).

The color palette for the revised elevations remains as before. Staff has requested a color elevation for the Commission review.

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.

Section 1.8.2 of the Appearance Review Guidelines states, "applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building…It is important to blend with the building's color palate."

Existing windows to remain.

1. Interior Renovation. The interior of the building will be renovated as part of the project to prepare the space to welcome new businesses of commercial/retail use.

2. Site Improvements. No additions, new structures, or site improvements are proposed for the property. The applicant had proposed adding landscape shrubs in the parkway. These shrubs do not comply with the Municipal Code. Our Village Forester visited the site to see if there was space for an additional street tree. After the visit the Forester recommends simply grass for the parkway. The parkway does require some maintenance and upkeep. Property Owner has removed the weedy overgrowth and resodded the parkway.

   As Roosevelt Road (IL Rte. 38) is a State Route, property owner should contact IDOT prior to any work in the Public Right – of – Way.

Prior condition of Roosevelt Road parkway.

Resodded Roosevelt Road parkway.

There are existing vehicular parking spaces in the front, rear, and east side of the building. All the parking areas need pavement work and striping.

Front parking area, typical pavement condition for all three parking areas.

3. Trash Enclosure There is no trash enclosure on the property. Zoning Code Section 10 – 5 – 5 – B4(40) requires that all bulk garbage containers be enclosed. The enclosure should be the same material as the principal structure

(masonry) and eight feet in height with a durable (metal) gate. There are 23 parking spaces on the site, which is slightly more parking spaces than the Zoning Code would require. The loss of one parking space for a trash/recycling enclosure should be acceptable.

4. Lighting. Two types of building lighting are proposed. Eight textured black finish "goose neck" lights are to be located on the upper portion of the new parapet. The "goose neck" (Kichler Model 49981) lights will have one 150-watt bulb each. Four decorative lights (Kichler Model 49121AV1) will be adjacent to each tenant's entry door upon the lower façade. These lights are to have two 75-watt bulbs each. No freestanding lighting is proposed. Cut sheets for both light fixture types are in the accompanying informational package.

   The Goose neck lighting has been removed. The wall fixtures remain.

5. Signage. The tenant signs are proposed above the new awning and below the upper façade/parapet. The Sign Code compliant signs will be individual red letters mounted on a raceway. The signs will be above the tenant space and will be 18" in height. The individual letters will be "Areal Bold" font. The signage type (Font size etc.) remains the same.

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 the relationship and cohesiveness between the character of the façade and all other elevations of the building.
2. The commission may wish to inquire about the proposed materials not recommended by the Appearance Review Guidelines.
3. Provide additional information or plans related to the exterior appearance of the façade including a lighting plan, gutters, downspouts, and utility systems, as they should coordinate or relate to the principal elevation and are important features of the overall environment.

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 July 19, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.

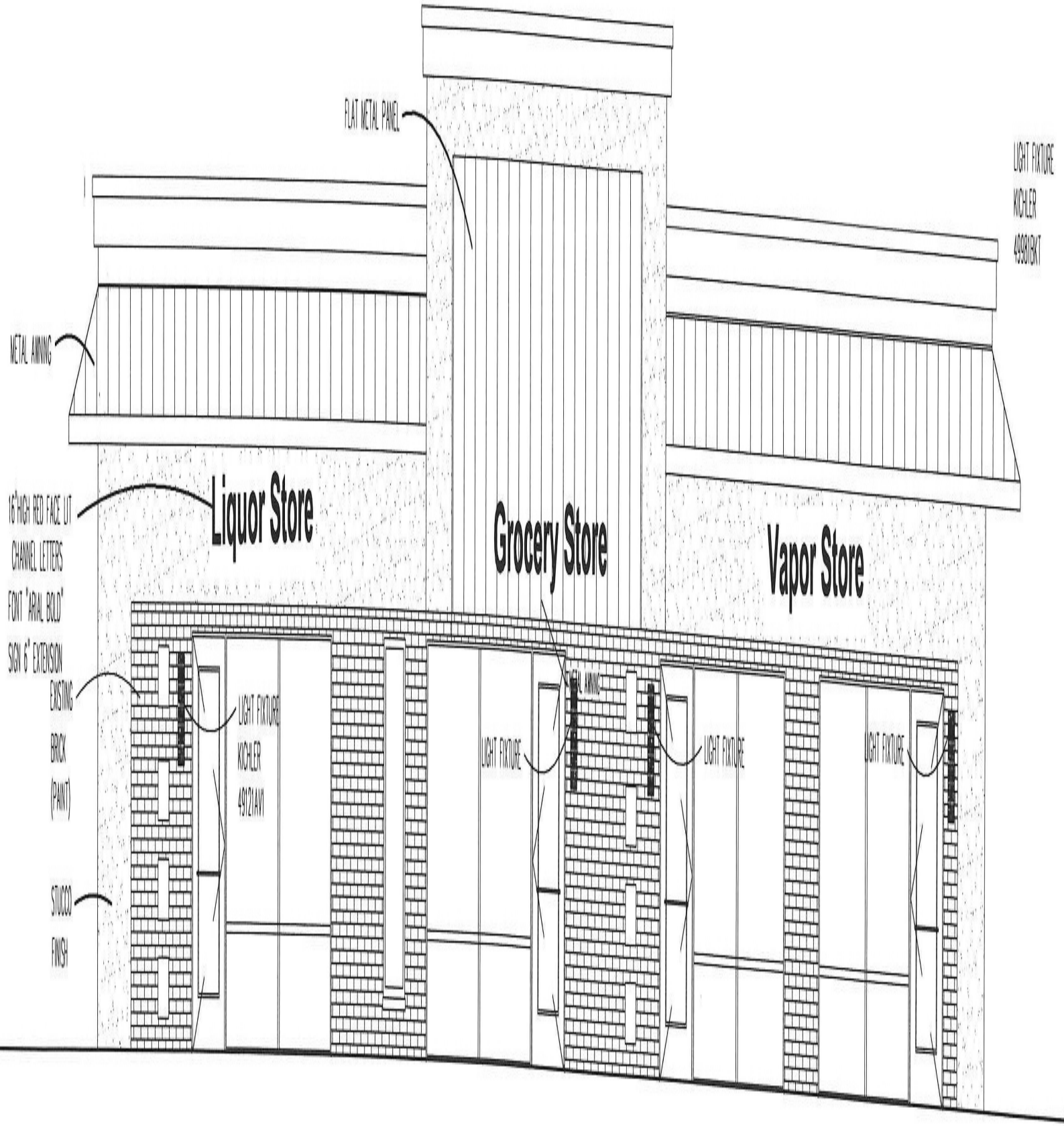
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Plat of Survey
3. Proof of Ownership
4. Existing Front Elevation
5. 06.26.23 Architectural Plans
6. Original Building Elevation Rendering Denoting Colors
7. Paint Color Samples
8. List of Materials
9. Sign Mounting Exhibit
10. Lighting Cut Sheets
11. Aerial Map
12. Zoning Map
13. 2001 Comprehensive Plan Excerpts
14. Draft 2021 Comprehensive Plan Excerpts
15. Draft Motion to Approve

cc:

Mike D'Onofrio, Planning Consultant
Jim Brown, Planning Consultant
Andrew Alex, Petitioner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49581BKT
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Liquor Store
Grocery Store
Vapor Store
EXISTING
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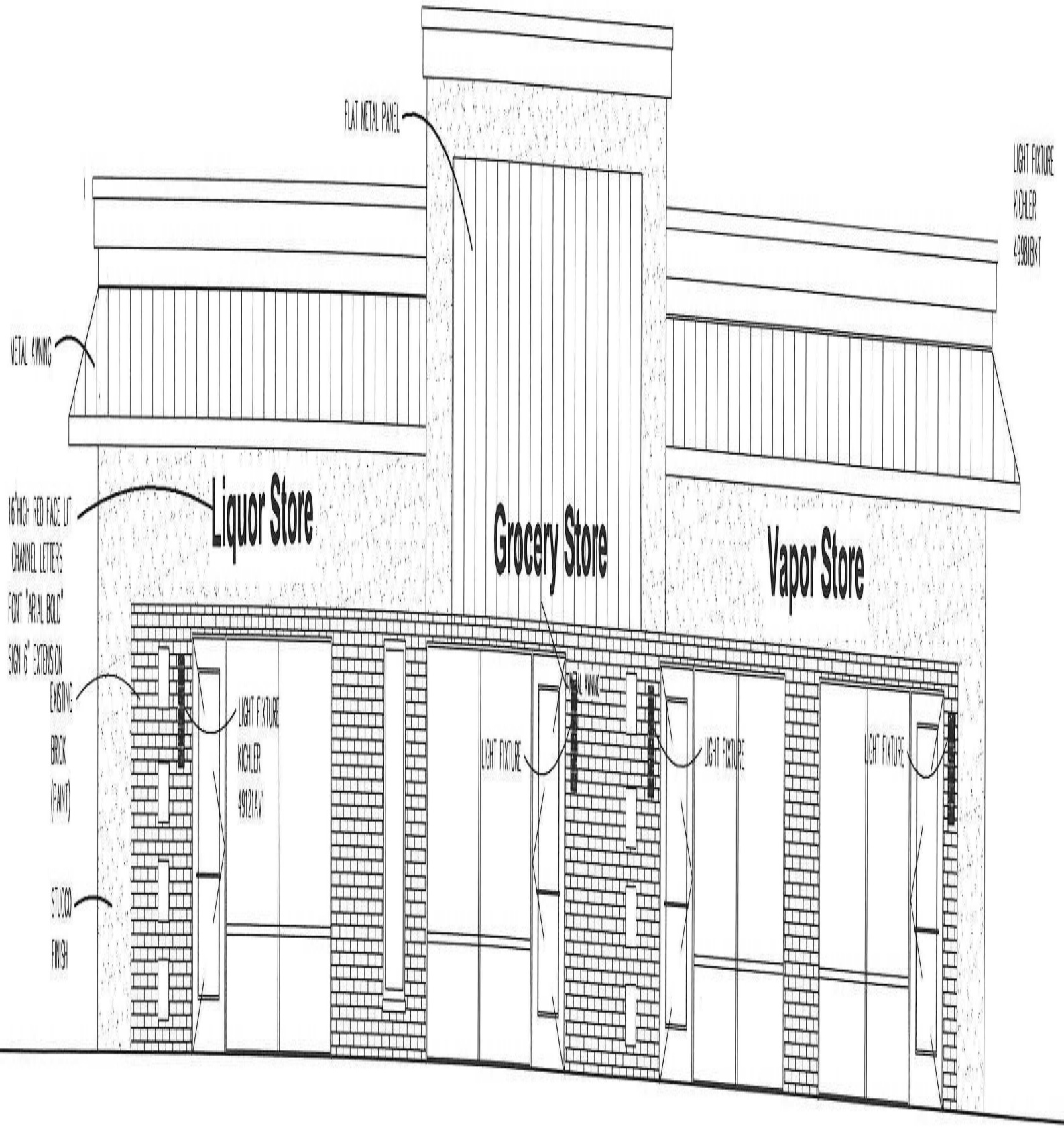
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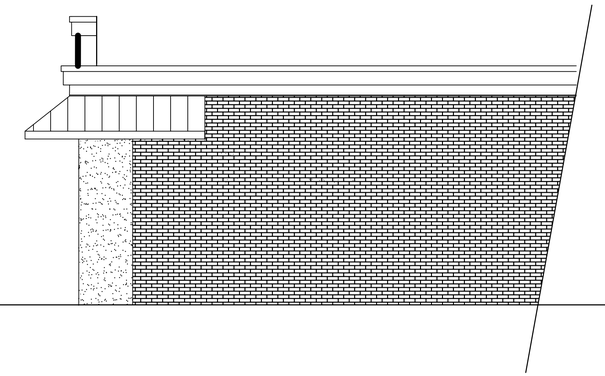
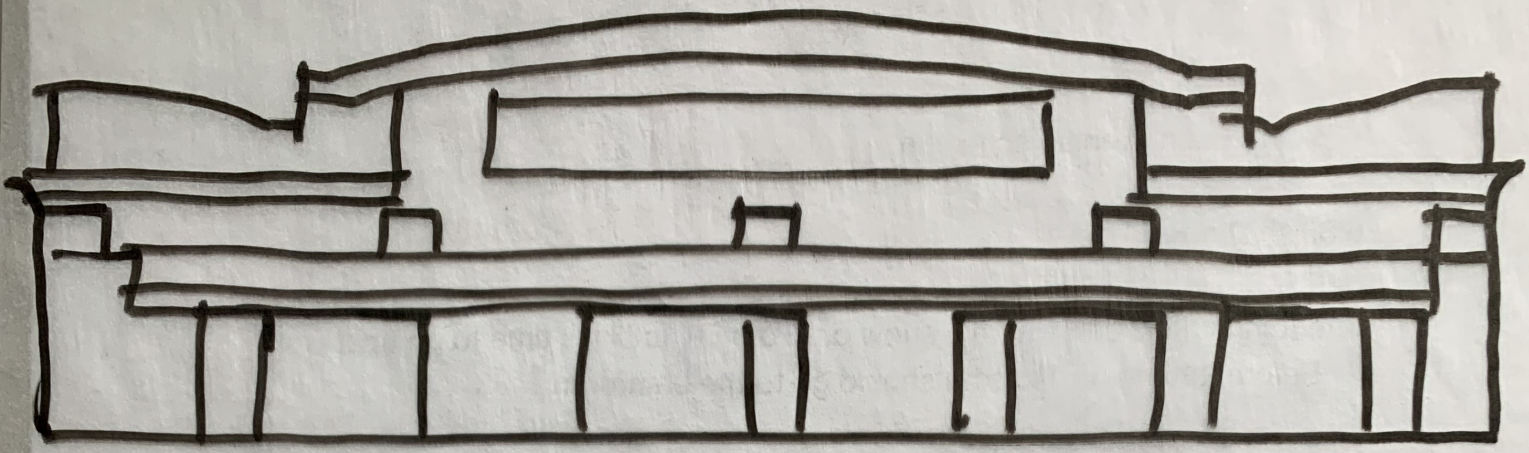
PROPOSED FRONT ELEVATION

SCALE: 1/8"=1'-0"

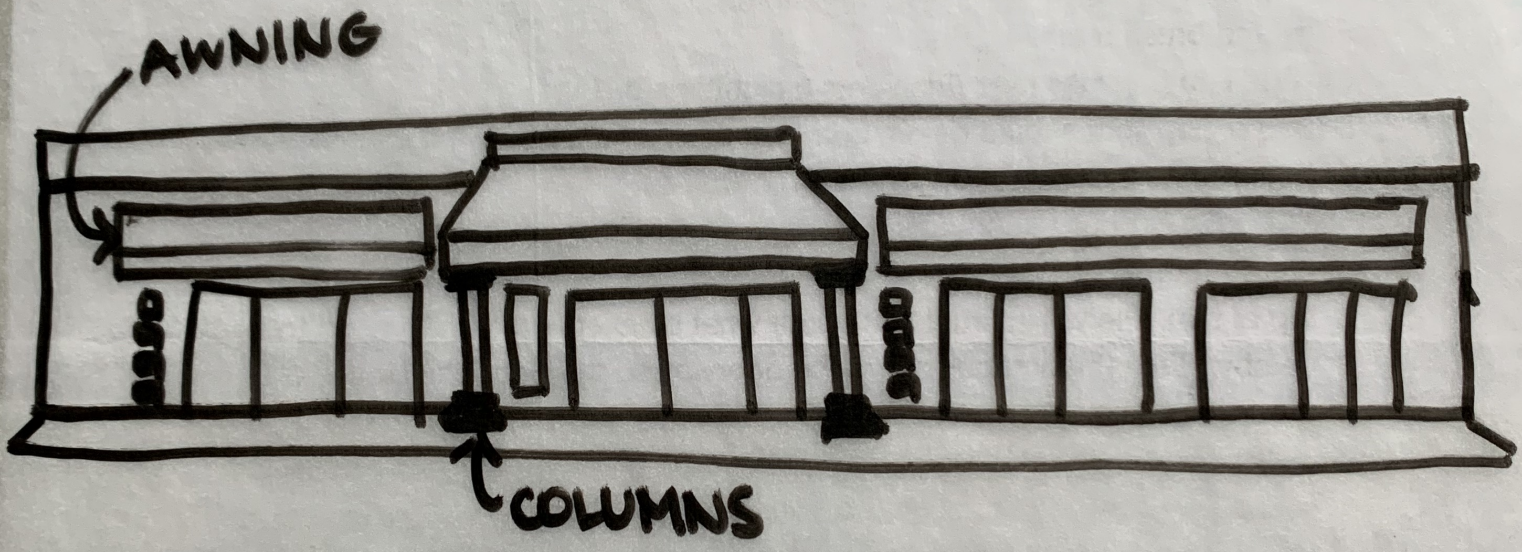


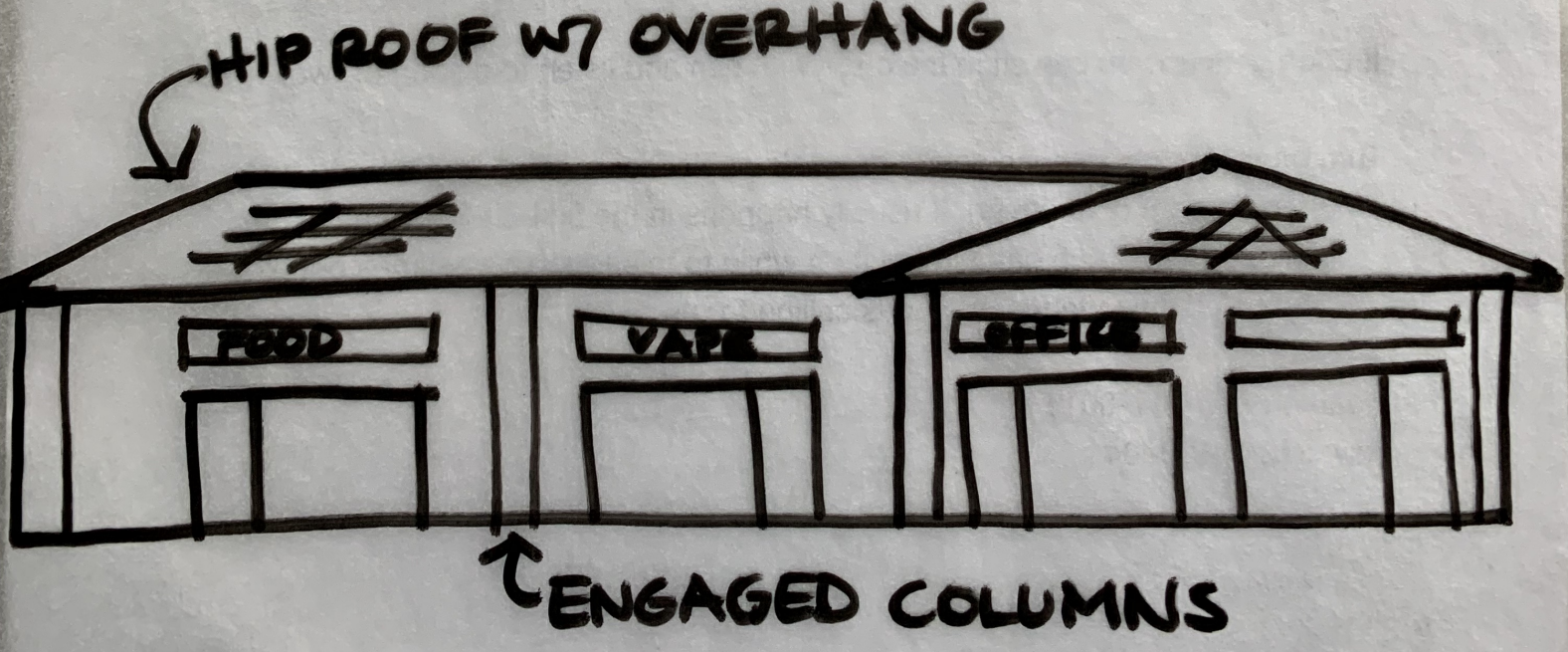
PROPOSED RIGHT ELEVATION

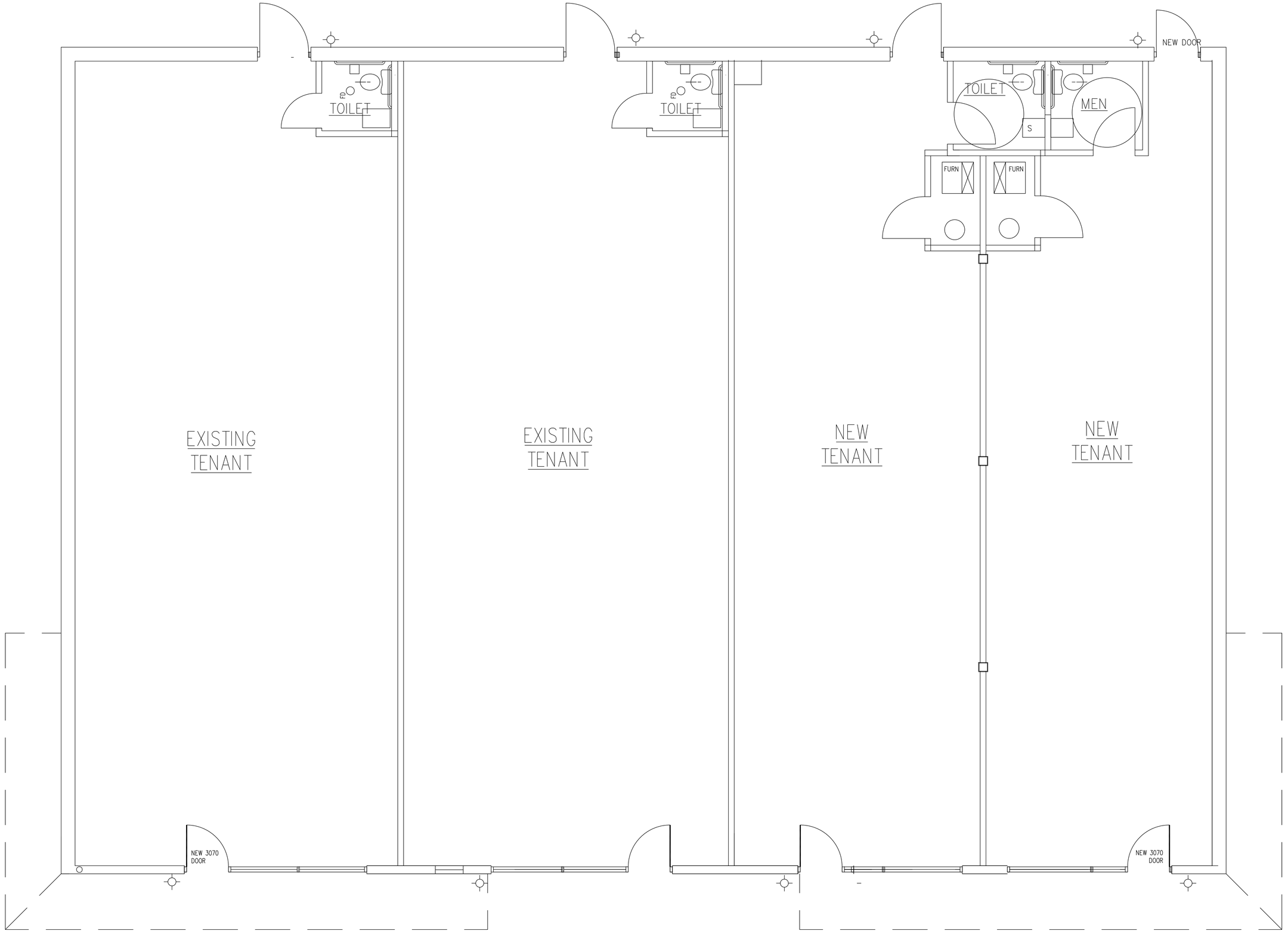
SCALE: 1/8"=1'-0"



PROPOSED


AWNING
COLUMNS

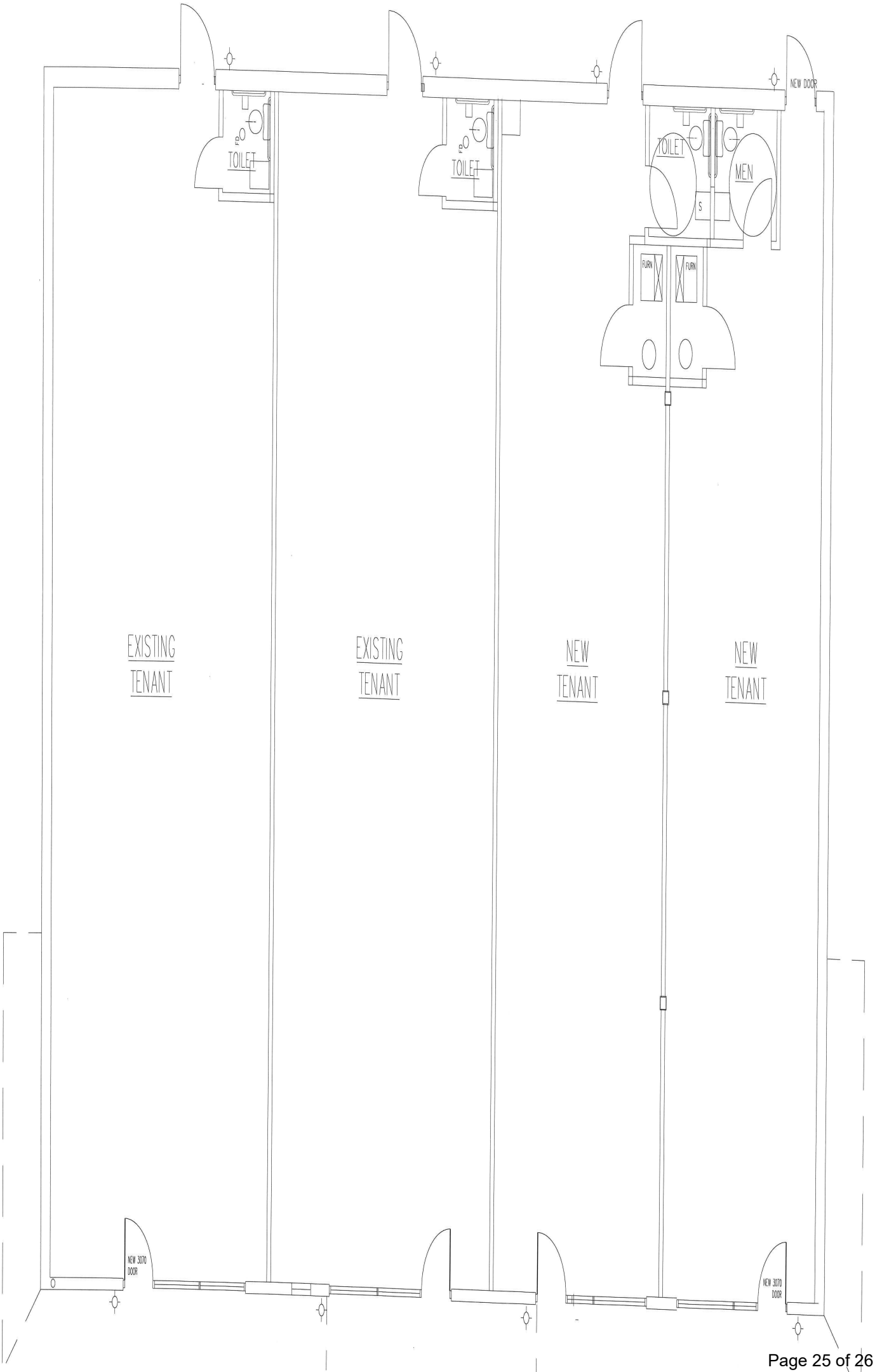

HIP ROOF W/ OVERHANG
FOOD
VAPE
OFFICE
ENGAGED COLUMNS



NORTH

PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"


TOILET
TOILET
TOILET
MEN
NEW DOOR
FURN
FURN
EXISTING TENANT
EXISTING TENANT
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NEW TENANT
NEW 3070 DOOR
NEW 3070 DOOR

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR APPEARANCE REVIEW FOR 604-610 Roosevelt Road

After conducting a public meeting and deliberating on the request of the petitioner, Andrew Alex, for approval of an exterior appearance review for 604-610 Roosevelt Road in the C3 Commercial Service 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 June 14, 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 July 19, 2023 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: _____