

MINUTES
Glen Ellyn Architectural Appearance Commission
Tuesday, May 2, 2023 at 7:30 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:30 PM, and roll was called. In addition to the Chairperson, Commissioners Albrecht, Goranov, Mees, Rahn, Sallwasser, and Smith were present.

B. Approval of Meeting Minutes

A motion to accept the minutes of the April 12, 2023, Architectural Appearance Commission meeting passed by voice vote following a motion by Commissioner Rhan and a second by Commissioner Sallwasser.

C. Public Comment (non-agenda items)

There was no public comment.

D. Exterior Appearance Review: 490 Kenilworth Avenue

Staff Presentation

Community Development Director Scott introduced the project, stating that the petitioner, the Glen Ellyn Park District, requests an Exterior Appearance Review for construction of the new Frank Johnson Center. The proposed facility would be the maintenance headquarters for the Park District; it would replace an existing structure on the property already owned by the petitioner. Mr. Scott referred to the detailed Staff Report included in the agenda packet. He described the project as a 13,125 square foot facility located on approximately two acres on the southwest corner of Anthony Street and Kenilworth Avenue. He said the proposed building would include a mix of masonry veneer with cement board applications, and an asphalt shingle and metal roof. He noted the color renderings of the proposed building included in the petitioner's submission. Mr. Scott described proposed site

improvements as practical, including new driveways and parking areas. He said the lighting plan was thoughtful, and he noted that fixtures were well-shielded. He acknowledged that landscaping is a priority for the District and said the proposed landscaping plan is satisfactory. Mr. Scott invited the petitioners to present to the commission.

Petitioner's Presentation

Nathan Troia, Superintendent of Planning and Natural Resources at the Glen Ellyn Park District, briefly described the history of the project, noting that the existing building was originally developed in the 1920s. He said that a feasibility study was conducted and considered various options, including renovating the existing building or building a new facility at a different location. He said it was concluded that it was most feasible to build a new facility on the existing site. Mr. Troia presented slides with photos of existing conditions and photos of the proposed footprint. He noted that the objective was to continue existing operations under a new roof, and not to expand operations in any way.

Mark Price, Senior Associate at FGM Architects, presented the project plan in detail. He reviewed the site plan, noting that with existing conditions there is much visibility of the fleet and operations, while the proposed plan shields fleet operations from street view. He discussed site improvements, including improved parking and driveways, storage bins and trash enclosures, and fencing. Mr. Price reviewed the proposed floor plan, including an office component, an operations component, and a storage component. He reviewed proposed elevations, noting that the project is set in a residential neighborhood. He said the planned building was meant to blend into the neighborhood, with less of a commercial look. Mr. Price reviewed project renderings, noting architectural similarities to neighboring townhomes. Mr. Price discussed proposed project materials, including black asphalt shingles, cement siding, and natural stone. He reviewed the proposed building signage and fencing, including an ornamental fence and a black chain link fence with screening slats. Mr. Price invited questions from the commission.

Commission Discussion

Chairperson Jacobson requested clarification on the proposed height of the fences, both ornamental and chain-link.

Commissioner Albrecht advised that the colors presented on the Materials and Colors presentation slide differed from the colors on the submitted renderings; she

requested clarification on the planned color scheme, including the color of the shingles, noting that the color scheme on the photo renderings was preferable. Mr. Price said that the proposed color palette is neutral warm and indicated that the presentation slide listing the asphalt shingles as black was incorrect and will be corrected.

Commissioner Albrecht inquired about solar panel considerations and other green initiatives. Mr. Troia shared that solar panels were cost prohibitive, and that planned green initiatives included natural lighting and EV infrastructure for future fleet electrification. Mr. Price shared additional green initiatives, including occupancy sensors and rainwater capture.

Commissioner Goranov inquired about roofing considerations, including standing seam metal as opposed to shingles. He reiterated the preference for lighter roof coloring as reflected in the renderings, and for solar panels. Commissioner Goranov also asked whether radiant heat had been considered. Mr. Price said that the shingle roof chosen reflected the residential appearance that blended with neighboring townhomes; he said that radiant heat had not been considered.

Chairperson Jacobson asked for a draft motion to recommend approval of the Exterior Appearance Review for 490 Kenilworth Avenue.

After conducting a public meeting and deliberating on the request of the petitioner, the Glen 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.
3. Presentation of appropriate roofing material and colors shall be required.

Commissioner Goranov made the motion, and it was seconded by Commissioner Albrecht.

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 Albrecht, Goranov, Mees, Rahn, Sallwasser, and Smith voting “YES.”

E. Trustee Liaison’s Report

Trustee Gould provided an update on the Brick & Mortar building on Main Street and the purchase and sale of the US Bank site.

F. Chairperson’s Report

There was no Chairperson’s Report.

G. Staff Report

Community Development Director Scott reported that there would not be an Architectural Appearance Commission meeting on May 10, 2023.

H. Adjournment

The meeting was adjourned by Chairperson Jacobson at 8:02 p.m. following a voice vote on a motion made by Commissioner Smith and seconded by Commissioner Sallwasser.

Respectfully submitted,

Audrey Savikas
Recording Secretary