Minutes

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