



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, November 8, 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 the October 11, 2023, Regular Meeting Minutes
- C. Public Comment (non-agenda items)**
- D. Exterior Appearance Review**
 - 1) **550 N. Main Street:** Exterior appearance review to accommodate a building addition to an existing building.
 - 2) **481 N. Main Street:** Exterior appearance review to accommodate reroofing of a structure within the Historic District.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, October 11, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

In Chairperson Susan Jacobson's absence, Commissioner Heather Mees volunteered to serve as Acting Chairperson. Ms. Mees called the meeting to order at 7:04 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Commissioners Pam Albrecht, Yavor Goranov, Heather Mees, Lisa Sallwasser, and Julia Smith.

ABSENT: Chairperson Susan Jacobson and Commissioner Eric Rahn.

Also in attendance: Anne Gould, Trustee; Audrey Savikas, Recording Secretary; Scott Viger, Planning Consultant.

B. Approval of Meeting Minutes

Commissioner Albrecht made a motion to approve the draft minutes of the September 13, 2023 meeting. Commissioner Smith seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D. Exterior Appearance Review: 520 Crescent Blvd (Byline Bank)

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The Petitioner is requesting an Exterior Appearance Review to accommodate new signage for the existing multiple tenant commercial building.

Mr. Viger presented information as detailed in the Staff Report dated October 11, 2023, included in the agenda packet. Mr. Viger noted that the property is located within the Historic District. Mr. Viger's presentation described the property location, zoning and surrounding zoning, site

photos, proposed signage, and the AAC Action. Mr. Viger noted that the proposal would remove an existing wall clock. He added that the Petitioners revised their original proposal in order to avoid the need for a Variance request. Mr. Viger said that the proposed signage includes an illuminated logo and non-illuminated lettering, noting that AAC guidelines discourage internally illuminated lettering in the Central Business District.

Mr. Viger responded to Commissioner questions, including confirming that the proposed signage meets Village sign requirements and that the Petitioners are not requesting a Variance.

Petitioner's Presentation

Vini Tonelli a representative from Omega Sign & Lighting addressed Commissioners on behalf of Byline Bank, sharing that there is currently no signage identifying Byline Bank at its main entrance on Crescent Blvd. and that the proposal would improve business identification.

The Petitioner's representative and Mr. Viger responded to additional Commissioner questions, including confirming that the existing wall clock is not an historical element of the building; clarifying the proposed signage illumination; and confirming that the building material behind the proposed sign is existing, not new, and would be painted black.

Commission Deliberation

Commissioners deliberated, expressing support for the proposal.

Commission Recommendation

Commissioner Sallwasser made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Carmela Mennac of Olympic Sign and Lighting on behalf of Byline Bank for approval of an exterior appearance review for 520 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 October 11, 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 is constructed in substantial conformance with the sign plans prepared by Omega Sign & Lighting Inc. dated 02.01.23 last revised 09.11.23 as presented and the testimony presented at the October 11, 2023, Architectural Appearance Commission meeting.**

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

Commissioner Goranov seconded the motion. The motion passed on a roll call vote, with five Commissioners present voting “Yes”: Commissioners Albrecht, Goranov, Mees, Sallwasser, and Smith.

E. Trustee Liaison’s Report

Trustee Liaison Anne Gould Thompson discussed recent and pending Village Board agenda and action items relevant to the Commission, including budget meetings and an upcoming joint workshop with the Glen Ellyn Park District to refine the vision for the proposed downtown park at the former US Bank site.

Commissioners informed Ms. Gould and Mr. Viger that a new awning was observed at a business at the intersection of Main Street and Duane Street; they requested staff follow-up to confirm whether the project required AAC review. Commissioners discussed a pending proposal and ongoing discussion regarding the scope of the Commission.

F. Chairperson’s Report

None.

G. Staff Report

Mr. Viger discussed potential agenda items for upcoming meetings.

H. Adjournment

Commissioner Goronav made a motion to adjourn the meeting. The motion was seconded by Commissioner Smith, and the motion passed by voice vote.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Audrey Savikas
Recording Secretary



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/8/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Scott Viger

AGENDA ITEM
(ID # 2023-1086)

DOC ID: 2023-1086

550 N. Main Street: Exterior appearance review to accommodate a building addition to an existing building.

Statement of the Issue:

See Staff Report.

Analysis:

See Staff Report.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Staff Report 550 N Main
2. 1. Application
3. 2. Plat of Survey
4. 3. Location and Zoning Exhibit
5. 4. Architectural Plans
6. 5. Landscape Plan and Tree Survey
7. 6. Site Photometric Plan
8. 7. Wall Light Fixture Specifications Cut Sheet

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant

FOR: November 8, 2023, Public Meeting

SUBJECT: 550 N. Main Street
Exterior Appearance Approval

PETITIONER: The petitioner is First Presbyterian Church of Glen Ellyn, owner of the property. The petitioner is represented by Elizabeth Cerny of FGM Architects.

REQUEST: The petitioner is requesting an Exterior Appearance Review for a small (300 SQFT) addition to the existing house of worship.

LOCATION & ZONING: The subject 85,313 square foot (1.96 acre) property is located at 550 N. Main Street. The house of worship itself is 27,641 SQFT, the 300 SFT addition will raise the overall size to 27,941 SQFT.



10.23.23 Images of north facade

The property is zoned R2 Single Family Residential District with a Special Use Permit and Exterior Appearance Review (Ordinances 5141 amended by Ordinance 5180)

The land use and zoning of the properties in the surrounding area are identified below:

Surrounding Land Uses

North: Residential

South: Commercial

Zoning

R2 Single Family Residential

C5B CBD Service

East: Residential
West: Residential

R2 Single Family Residential
R2 Single Family Residential

COMP PLAN:

The recently adopted 2023 Comprehensive Plan indicates “Public/Semi-Public” land Use for the site. The proposal is in compliance with the Comprehensive Plan.

**PROJECT
SUMMARY:**

The petitioner is embarking on an interior renovation of the sanctuary, which in turn necessitates a building addition of 300 SQFT to accommodate storage and a relocation of the existing trash enclosure. The addition on the north façade of the church is a single story with a flat roof, 12’ in height to the eave line. It is proposed in brick to match the existing building material. Metal coping highlights the top of the wall. New wall sconces are added to the north façade of the storage room while an existing wall sconce (higher on the north wall) is removed. A specification sheet for the wall sconce along with a photometric plan is included in the supporting plans and materials.

A large circular window is proposed higher on the existing sanctuary exterior wall. This window adds vitality to the northern elevation and adds to the overall appearance of the house of worship.

The existing trash enclosure is to be removed and a new 12’ x 16’ enclosure constructed approximately 12’ to the east. The addition is similar to the 2004 addition adjacent to the west.



VIEW FROM THE NORTHEAST CORNER



VIEW FROM NORTH

Perspective Renderings of addition

The 2006 Appearance Review Guidelines state “Public and institutional buildings are major contributors to the character of Glen Ellyn. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellyn’s character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by public and institutional buildings.”

Section 6.2 Expansion, additions, and remodeling of existing structures of distinction or historic architecture should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing.

Staff believes that the proposed addition adheres to this guideline.

The Petitioner has submitted a Landscape & Tree Preservation Plan which is included in the supporting plans and materials. Staff finds the Landscape Plan to be acceptable.

**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 prepared by FGM Architects as presented and the testimony presented at the November 8, 2023, Architectural Appearance Commission meeting. dated (Published) 10.11. 2023, last revised 10.18.2023.
2. A building permit shall be required prior to construction activity.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Plat of Survey
3. Location & Zoning Map
4. Architectural Plans
5. Landscape and Tree Preservation Plan
6. Site Photometric Plan
7. Light Fixture Specifications, Cut Sheet

cc: Emily Rodman, Assistant Village Manager / Community Development Director

FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137

LIST OF ATTACHMENTS

APPLICATION FORM
PROOF OF OWNERSHIP
AFFIDAVIT OF AUTHORIZATION
DISCLOSURE OF INTEREST
PROJECT DESCRIPTION
PLAT OF SURVEY / LEGAL DESCRIPTION
EXISTING SITE PLAN
SITE PLAN
LANDSCAPE PLAN (NOT INCLUDED AT THIS TIME)
TREE SURVEY (NOT INCLUDED AT THIS TIME)
BUILDING ELEVATION DRAWINGS - EXISTING
BUILDING ELEVATION DRAWINGS - PROPOSED
FLOOR PLAN
COLOR RENDERINGS
PHOTOS
LIST OF BUILDING MATERIALS
ROOF PLAN
LIGHTING PLAN (NOT INCLUDED AT THIS TIME)
LIGHT FIXTURE CUT SHEETS (NOT INCLUDED AT THIS TIME)
AFFIDAVIT CONFIRMING NO CONFLICT OF INTEREST

PROJECT EXHIBITS

FIRST PRESBYTERIAN CHURCH
Job No. 21-3184.01 | Published 10/18/23
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**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: First Presbyterian Church of Glen Ellyn - Storage Addition

D. Project Description:

Construction of a small addition is proposed to be located at the northeast corner of the existing First Presbyterian Church of Glen Ellyn. The addition will be comprised of a new storage closet with an exterior trash enclosure. The storage addition will be a 1-story structure attached to the north end of the existing Sanctuary. The addition will be clad in brick to match the existing building. The trash enclosure will be comprised of 3 walls attached to the east side of the new addition to replace the trash enclosure that will be removed to accommodate the new storage room. The walls will be 6' high clad in the same brick as the new addition with a metal gate.

E. Address of Property: 550 N. main ST. Glen Ellyn IL 60137

F. Permanent Index No.: 0511305018 G. Zoning: R2

H. Name of Applicant: First Presbyterian Church of Glen Ellyn

I. Address of Applicant: 550. N. main ST. Glen Ellyn IL 60137

J. Phone No. (Business): 630-469-2007 (Home) N/A

K. (Mobile) N/A (Other) N/A

L. Fax No.: N/A

M. E-mail Address of Applicant: Sbones@firstpresge.org

N. Name of Property Owner: First Presbyterian Church Glen Ellyn

O. Address of Property Owner: 550 N. main Street Glen Ellyn IL 60137

P. Phone No. (Business): 630-469-2007 (Home) _____

Q. E-Mail Address of Property Owner: Sbones@firstpresge.org

II. CONFORMANCE 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.

The proposed architectural style was chosen to be compatible with the existing building. The addition is a small structure and the intent is that it blend with the existing style of the Church.

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

The existing Church comprises the entire block with Cottage Avenue to the North, Main Street to the East, and Anthony Street to the South. The proposed addition will be located on the northeast corner of the parcel. Directly to the North, East and West of the proposed project are single family homes, mainly 2 story comprised of siding with brick and stone accents. South of the Church's property is Anthony Street and Downtown Glen Ellyn.

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

We believe that the new addition blends in well with the existing site. The materials selected will match the existing Church and are timeless. We feel that the architectural style reflects and complies with the guidelines.

No new signage is proposed.

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

Signature: _____



Date: _____

10-18-23

WARRANTY DEED

THE GRANTORS

Robert W. Cottingham and Marguerite S. Cottingham, his wife

of Alan Elyn in the County of DuPage in the
State of Illinois for and in consideration of the sum of \$ 10.00
and other good and valuable consideration
in hand paid, CONVEY AND WARRANT TO

First Presbyterian Church of Alan Elyn

of Alan Elyn in the County of DuPage in the
State of Illinois the following described real estate to-wit:

Lots 1, 2 and the East 4 feet of Lot 3 of Rathbun's Subdivision
of Lot 1 in Block 19 of County Clerk's Assessment Division in
Section 11, Township 39 North, Range 10, East of the Third
Principal Meridian, in DuPage County, Illinois



situated in the County of DuPage, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

Subject to covenants and restrictions of record and taxes for the
year 1961 and subsequent years.

Dated this seventeenth day of October A.D. 1960

(SEAL) Robert W. Cottingham (SEAL)

(SEAL) Marguerite S. Cottingham (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF ILLINOIS }
County of DuPage

I, the undersigned, a Notary Public in and for the County and State aforesaid,
DO HEREBY CERTIFY, that Robert W. Cottingham and
Marguerite S. Cottingham, his wife

personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument as their own free
and voluntary act, for the use and purposes herein set forth, including the release and waiver of the
rights of homestead.

Given under my hand and Notarial Seal, this 17th day
of October A.D. 1960

Charles E. Boardman
Notary Public

CLERK DU PAGE CO. DIVISION



RECORDED
MAY 15 1961 11-1 AM
CLERK DU PAGE CO.
NOTARY PUBLIC
OFFICE OF CLERK DU PAGE CO., MADISON

CLERK DU PAGE CO.

AFFIDAVIT OF AUTHORIZATION

I, First Presbyterian Church of Glen Ellyn owner of the property described as

**First Presbyterian Church of Glen Ellyn, 550 N Main Street, Glen Ellyn IL,
Permanent Parcel #05-11-305-018**

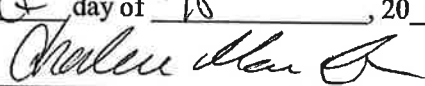
verify that **FGM Architects, Elizabeth Cerny/Raegan Porter**

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

10-18-23
DATE

Subscribed and sworn to before me this

06 day of 18th, 20 23


Notary Public



OWNERSHIP BY A CORPORATION

Date: **10/18/2023**

Address: **550 N Main Street, Glen Ellyn IL 60137**

Legal Description:

Being a subdivision of part of the Southwest quarter of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, DuPage County, IL

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

Name:	Garrett Alcock, President of the Corporation	Address:	c/o 550 N Main Street, Glen Ellyn IL 60137	%	_____
Name:	Jane Soderberg	Address:	c/o 550 N Main Street, Glen Ellyn IL 60137	%	_____
Name:	Maureen Petersen	Address:	c/o 550 N Main Street, Glen Ellyn IL 60137	%	_____
Name:	Suzi Benes	Address:	c/o 550 N Main Street, Glen Ellyn IL 60137	%	_____
Name:	_____	Address:	_____	%	_____
Name:	_____	Address:	_____	%	_____
Name:	_____	Address:	_____	%	_____
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Name:	_____	Address:	_____	%	_____
Name:	_____	Address:	_____	%	_____
Name:	_____	Address:	_____	%	_____

CERTIFICATE OF STATUS OF TOTAL EXEMPT PROPERTY

In accordance with 35ILCS 200/15-10 through 15-20, we submit herewith this statement of status. As title holder and/or owner of the beneficial interest of the parcel(s) described below, we hereby declare that as of January 1, 2023, there has been no change in the ownership or use of said parcel(s) since the time it was granted exemption, except as noted.

FIRST PRESBYTERIAN CH. OF

550 N MAIN ST
GLEN ELLYN IL 60137

PERMANENT PARCEL NO
05-11-305-018

RECEIVED

AUG 09 2023

Supervisor of Assessments
Board of Review

Statute requires the title holder of exempt property to notify the Supervisor of Assessments if any portion of an exempt parcel(s) is leased, loaned or otherwise made available for profit. Failure to do so may result in the parcel being assessed.

Nature of change in use, if any Ø

Signed by: Sup B1 B

Address (no changes)

Title: Church Business Administrator

Date: 8/9/23

Telephone No. 630 410 9200

Signed and sworn to before me on

Aug 9th, 2023

Notary Public

Collette Smith

**FOR MOST EXEMPTIONS, 35 ILCS 200/15-10 REQUIRES THE FILING OF
THIS CERTIFICATE OF STATUS.**

FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137

The First Presbyterian Church of Glen Ellyn is located in downtown Glen Ellyn on Main Street, between Cottage Avenue and Anthony Street. Originally built in 1922 the Church has undergone numerous additions and renovations over the years. Most notably a large addition was done in 2003 nearly doubling their existing space.

FGMA was hired in 2021 to develop design options for renovating the existing Sanctuary originally built in 1963. After schematic renderings were completed, the Church undertook a large fundraising campaign over the next two years. In 2023 the Church again reached out to FGMA to restart the design process and make their vision a reality.

The main scope of the project involves updating the Sanctuary with new finishes, new lighting, an expanded platform with new ADA accessible ramp, new energy efficient windows, a small addition to the north end of the building for storage with a new trash enclosure. This storage room will provide much needed space for the storage of instruments and audio/visual equipment to support the Sanctuary.

This renovation will provide much needed accessibility to the platform, expanded flexibility for worship and musical services as well as creating a more modern Sanctuary space that will serve the Congregation for years to come.

DESCRIPTION OF USE

FIRST PRESBYTERIAN CHURCH | Published 10/18/23
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fgma

Affidavit Affirming No Conflict of Interest

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

1. My name is **Garrett Alcock**, and I hold the position of **President of the Corporation** for **First Presbyterian Church of Glen Ellyn** ("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:



Title:

President of the Corporation

Applicant's Name:

Garrett Alcock

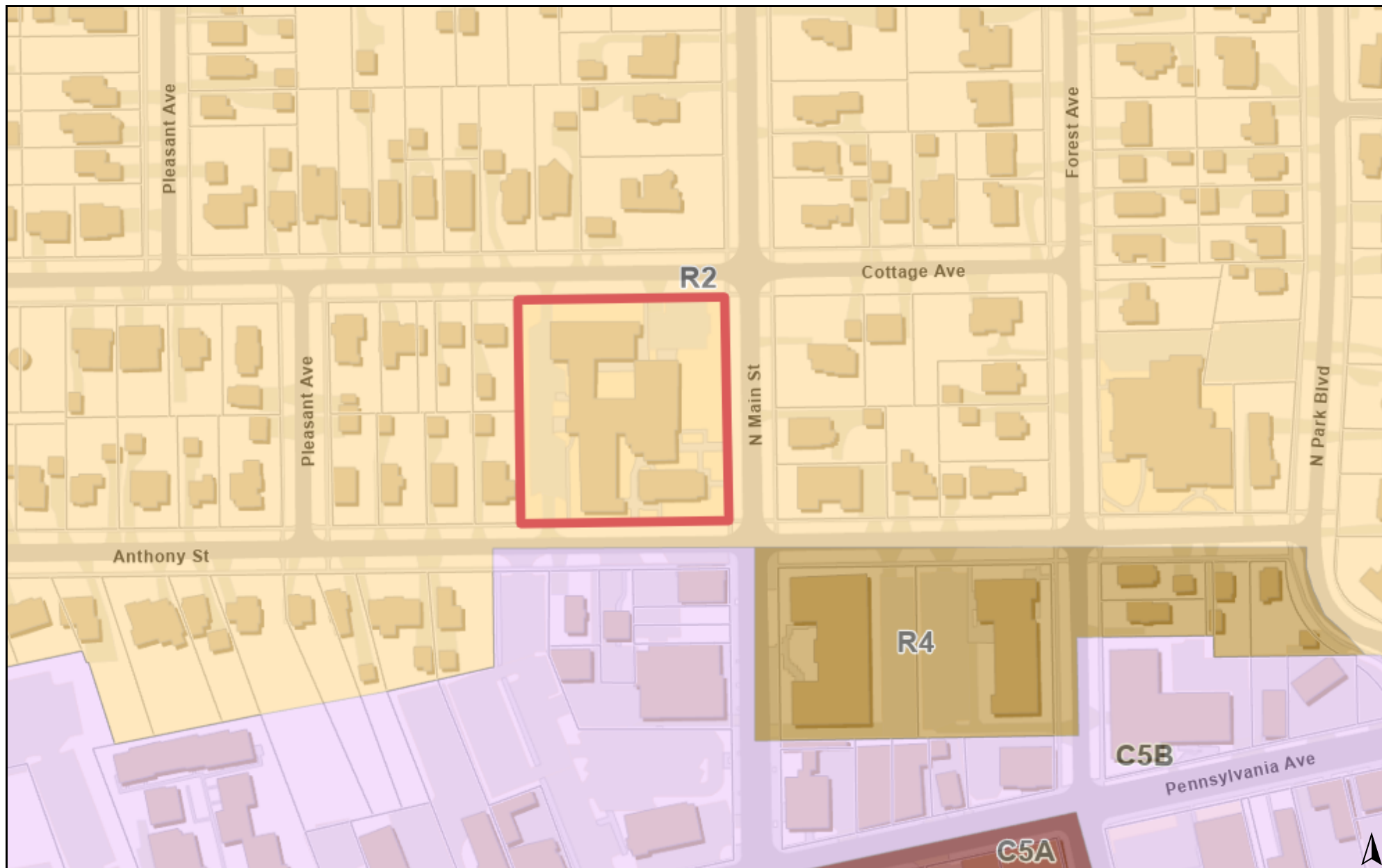
Subscribed and sworn to me this

Oct day of 18th, 2023



Notary Public





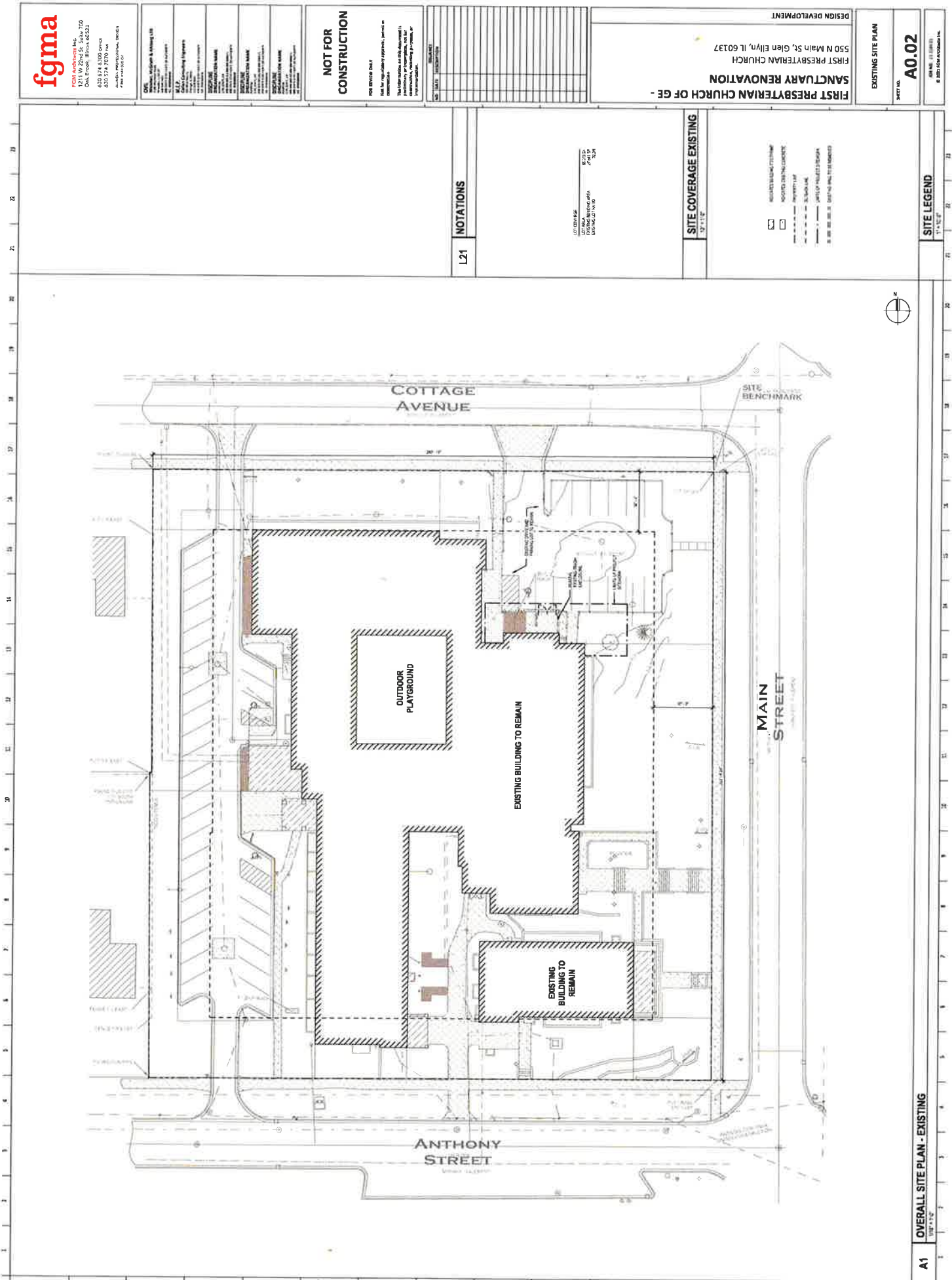
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Print Date: 10/9/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

10/18/2023 3:16:58 PM
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A1 OVERALL SITE PLAN - EXISTING
1/8" = 1'-0"

SITE LEGEND
1" = 1'-0"

EXISTING SITE PLAN
SHEET NO. **A0.02**
DATE: 10/18/2023
BY: BELHOF ARCHITECTS, INC.

FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION
550 N Main St, Glen Ellyn, IL 60137
DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION
FOR REVIEW ONLY
Not for construction purposes, errors or omissions.
The client warrants that this document is for informational purposes only and does not constitute a contract or any other legal instrument.

OWNER - Belhof & Young Ltd.
1000 N Main St, Suite 200
Glen Ellyn, IL 60137
TEL: 630.514.8300
FAX: 630.514.8301
WWW.BELHOFARCHITECTS.COM

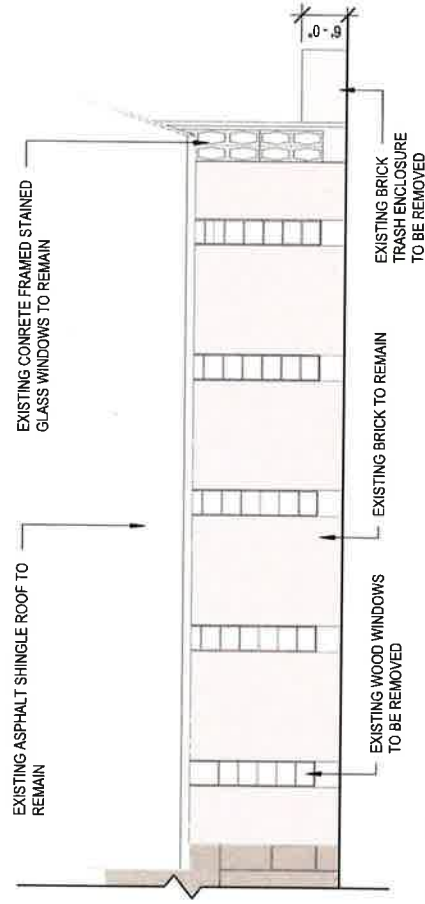
ARCHITECT - Belhof Architects, Inc.
1000 N Main St, Suite 200
Glen Ellyn, IL 60137
TEL: 630.514.8300
FAX: 630.514.8301
WWW.BELHOFARCHITECTS.COM

DATE - 10/18/2023

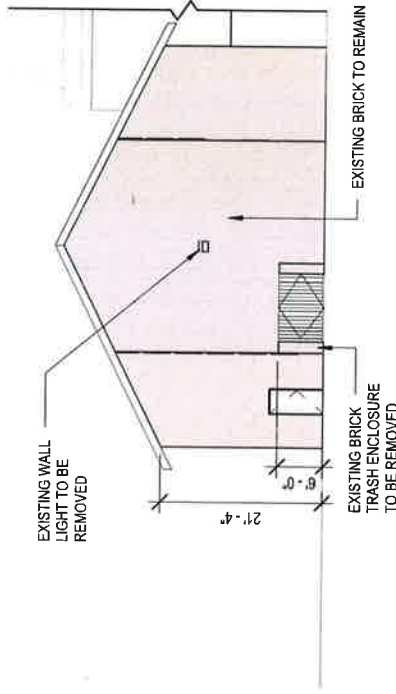
fgma
FGMA Architects Inc.
1000 N Main St, Suite 200
Glen Ellyn, IL 60137
TEL: 630.514.8300
FAX: 630.514.8301
WWW.BELHOFARCHITECTS.COM

FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

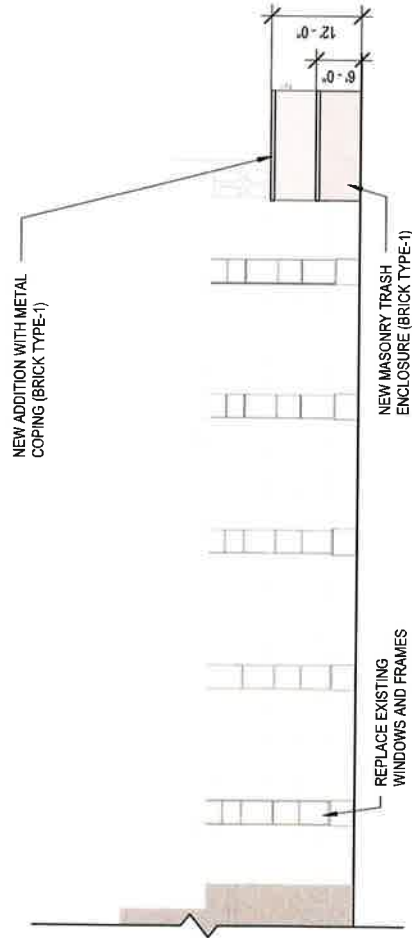
BUILDING ELEVATIONS - EXISTING

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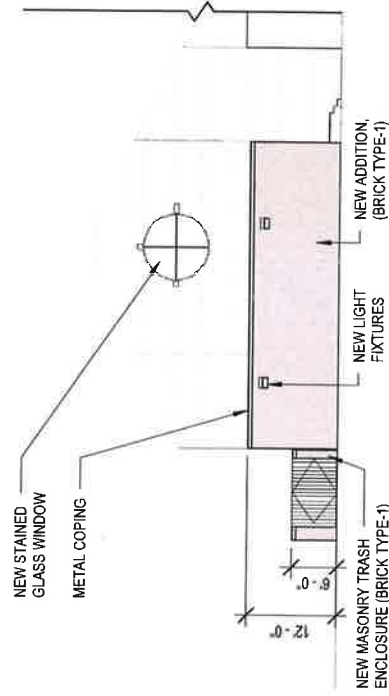
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FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

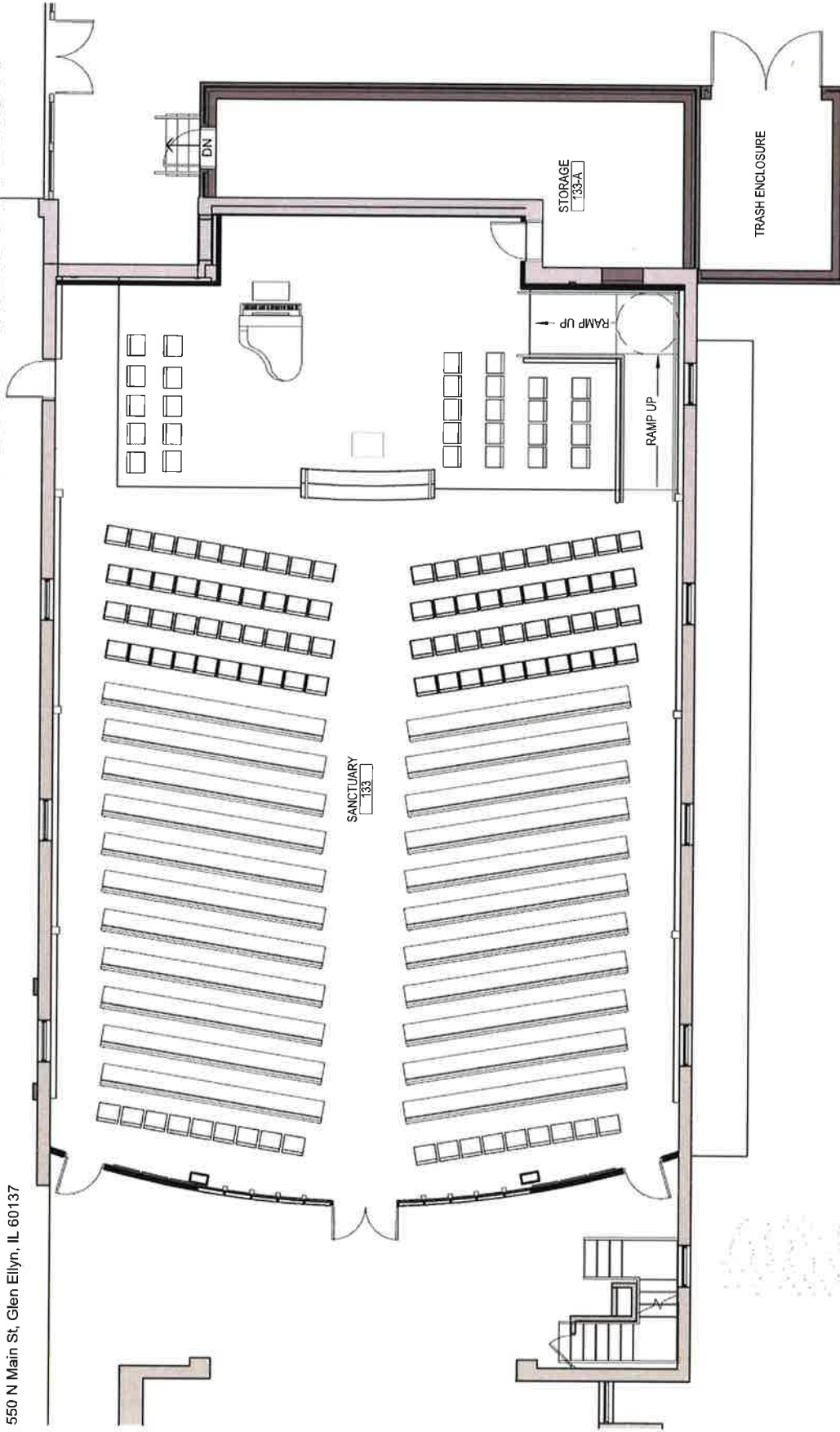
BUILDING ELEVATIONS - PROPOSED

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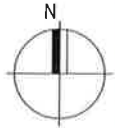
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FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137



1/8"=1'-0"
0' 4' 8' 16' 32'



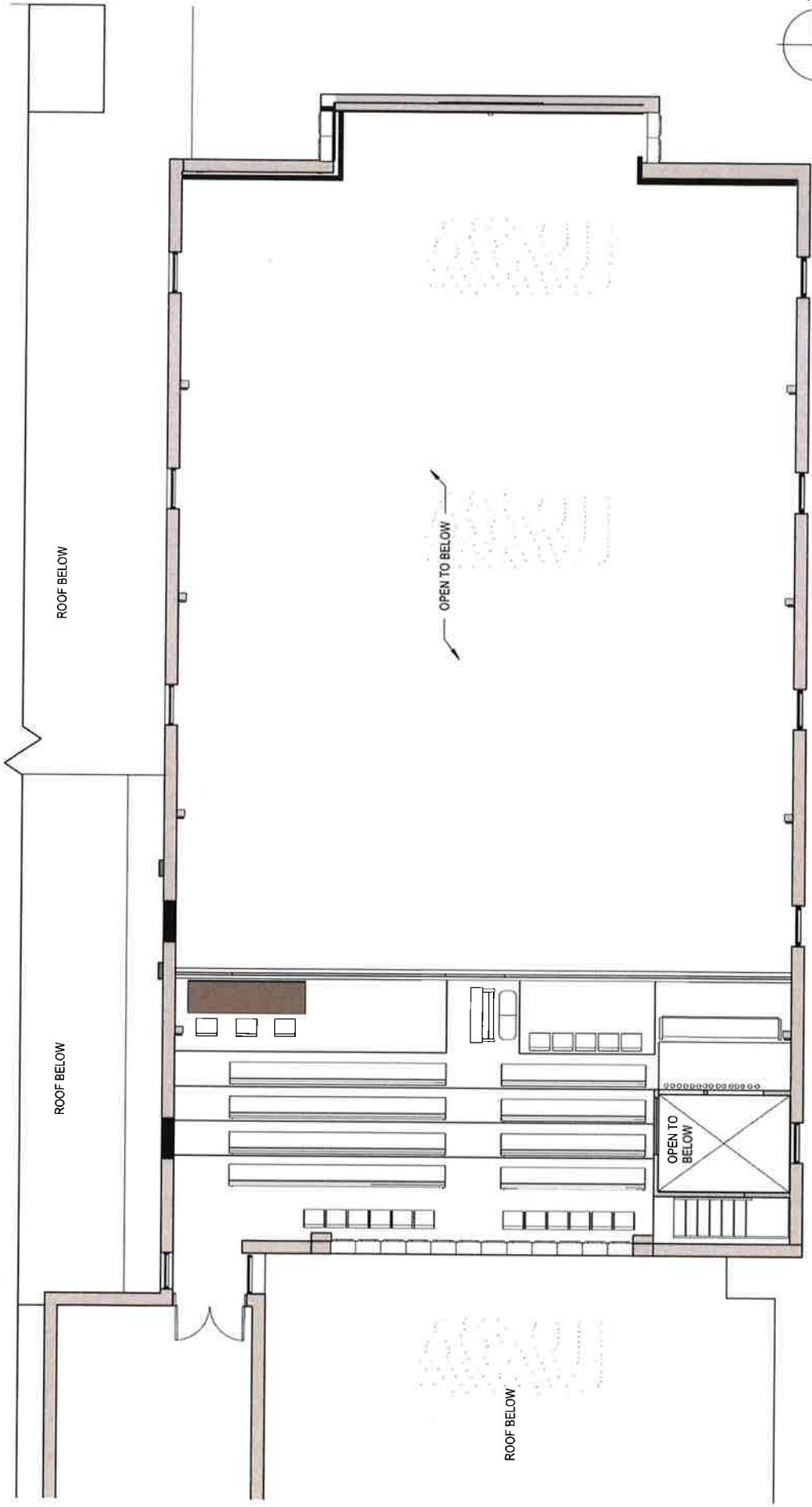
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FIRST FLOOR PLAN

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FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137



BALCONY FLOOR PLAN

1/8"=1'-0"
0' 4' 8' 16' 32'

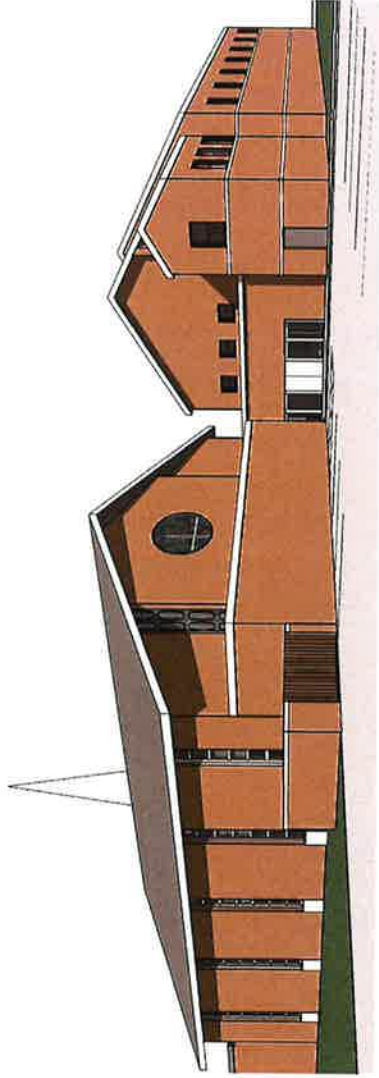
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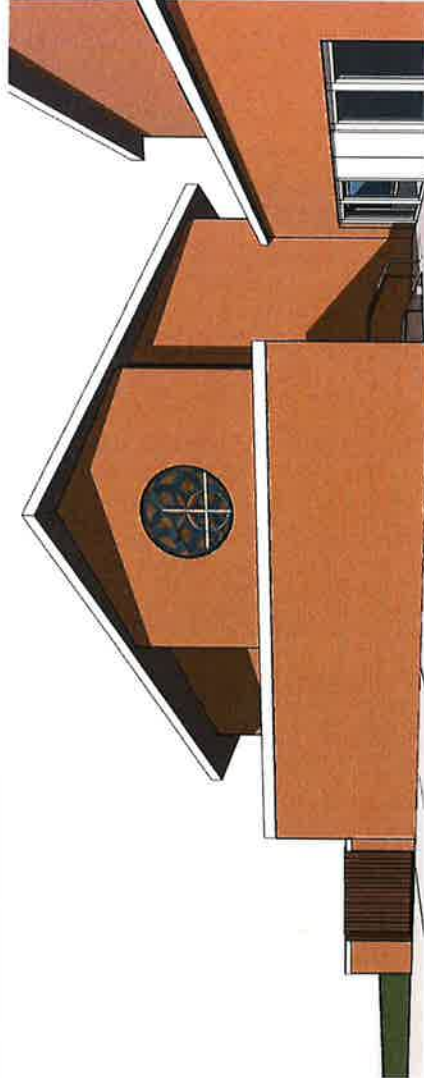
fgma

FIRST PRESBYTERIAN CHURCH OF GE - SANCTUARY RENOVATION

550 N Main St, Glen Ellyn, IL 60137



VIEW FROM THE NORTHEAST CORNER



VIEW FROM NORTH

FLAT ROOF - OPTION 1

FIRST PRESBYTERIAN CHURCH
Job No. 21-3184.01

Published 10/16/23

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VIEW FROM NE CORNER



VIEW FROM NORTH



VIEW OF EXISTING SANCTUARY



VIEW OF EXISTING PLAZA TO BE REMOVED

EXISTING IMAGES

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**IMAGE TO BE
PROVIDED**

**BRICK TYPE 1
BRICK BLEND TO MATCH EXISTING**



Stone White

**ALUMINUM STOREFRONT & COPING
STONE WHITE**

MATERIALS LIST

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Job No. 21-3184-01

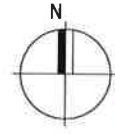
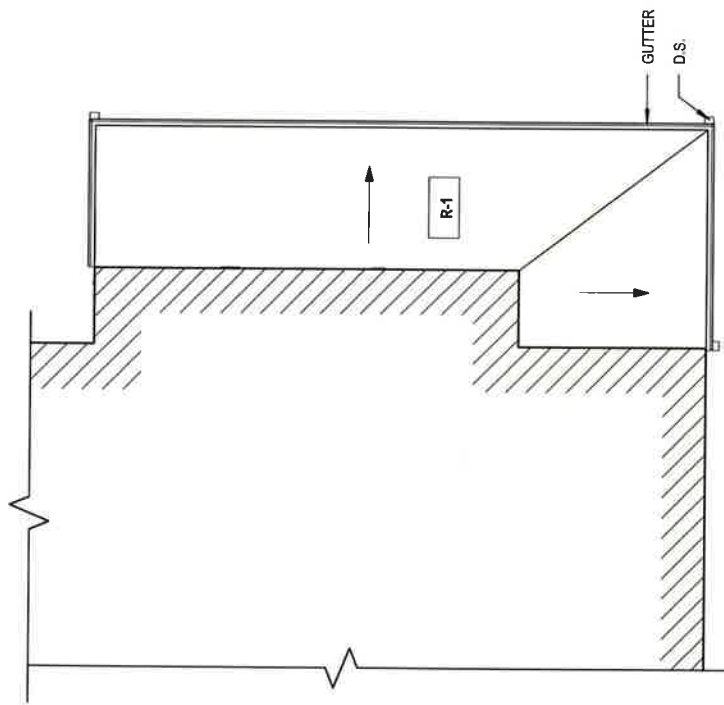
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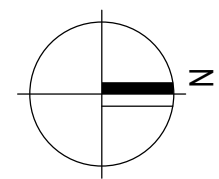
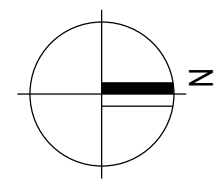
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ROOF PLAN

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**FIRST PRESBYTERIAN CHURCH OF GEORGETOWN
SANCTUARY RENOVATION**

FIRST PRESBYTERIAN CHURCH
550 N Main St, Glen Ellyn, IL 60137

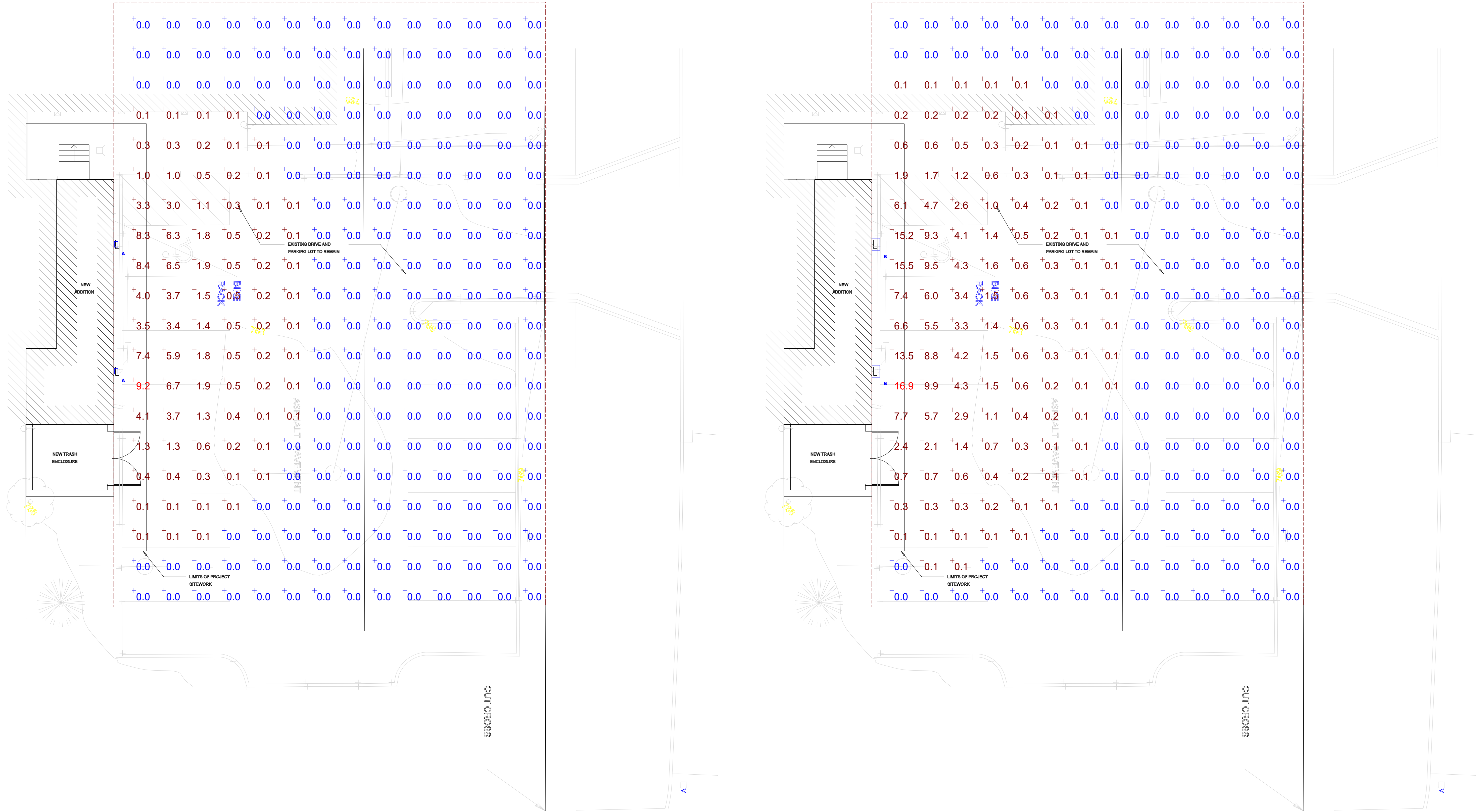
DESIGN DEVELOPMENT

TREE SURVEY & LANDSCAPE PLAN

SHEET NO.

A0.0.3

JOB NO. 21-3184.01
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Plan View
Scale - 1" = 8ft

Light Loss Factor

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Description	Lumens Per Lamp	Wattage
	A	2	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VF	1	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1978	15.0178
	B	2	Lithonia Lighting	WST LED P2 40K VF MVOLT	1	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	3469	25

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
B		0.8 fc	16.9 fc	0.0 fc	N/A	N/A
A		0.4 fc	9.2 fc	0.0 fc	N/A	N/A

NOTES:
1. CALCULATION POINT WORK PLANE: Ground Level
2. FIXTURE MOUNTING HEIGHT: A&B - Wall Mounted at 11FT
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**



WST LED

Architectural Wall Sconce



Catalog
Number

FIXTURE 'B'

Notes

Type

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

Specifications

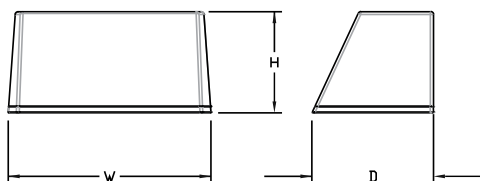
Luminaire

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)



A+ Capable options indicated
by this color background.

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 120 ² 208 ² 240 ²	277 ² 347 ² 480 ² Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7} NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7} PE Photoelectric cell, button type ⁸ PER NEMA twist-lock receptacle only (controls ordered separate) ⁹ PER5 Five-wire receptacle only (controls ordered separate) ⁹ PER7 Seven-wire receptacle only (controls ordered separate) ⁹ PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6} PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6} SF Single fuse (120, 277, 347V) ² DF Double fuse (208, 240, 480V) ² DS Dual switching ¹⁰ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹ E7WH Emergency battery backup, Non CEC compliant (7W) ⁷	E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12} E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13} E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷ E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12} E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14} LCE Left side conduit entry ¹⁵ RCE Right side conduit entry ¹⁵ BAA Buy America(n) Act Compliant Shipped separately RBPW Retrofit back plate ³ VG Vandal guard ¹⁵ WG Wire guard ¹⁵
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

See Accessories and Notes on next page.



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Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WS8BW 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.

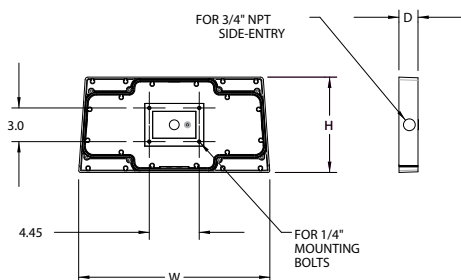
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

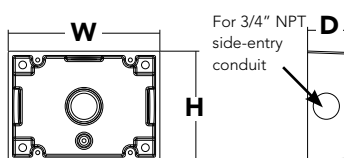


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Emergency Battery Operation

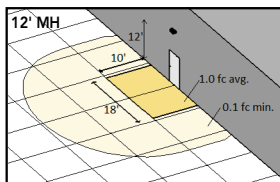
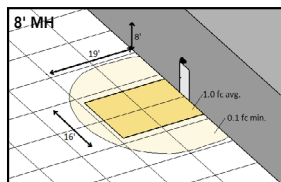
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

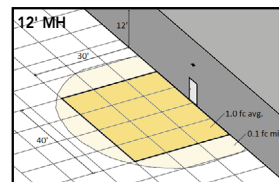
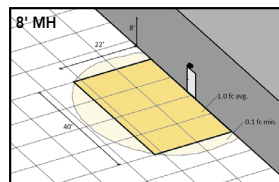
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



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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

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

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

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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.

Performance Package	System Watts (MVOLT ¹)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

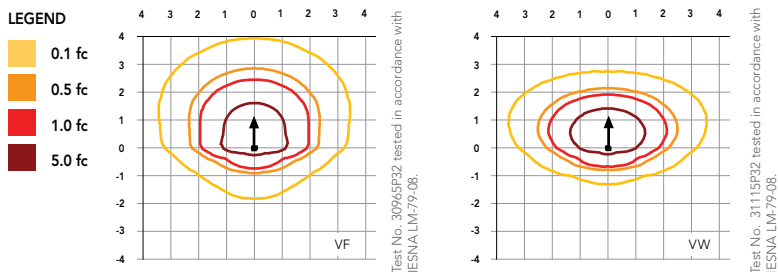


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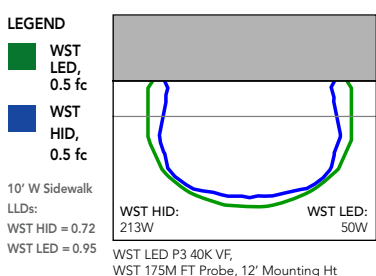
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Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



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 heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/8/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Scott Viger

AGENDA ITEM
(ID # 2023-1087)

DOC ID: 2023-1087

481 N. Main Street: Exterior appearance review to accommodate reroofing of a structure within the Historic District.

Statement of the Issue:

See Staff Report.

Analysis:

See Staff Report.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Final Staff Report 11.08.23 meeting
2. 1. Exterior Appearance Review Application
3. 2. Plat of Survey 481 N Main Street
4. 3. Location and Zoning Map
5. 4. Images of existing roof condition
6. 5. Composite Slate Product Information
7. 6. Shingles and Composite Slate material
8. 7. Three residential examples

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant

FOR: October 11, 2023, Public Meeting

SUBJECT: 481 N. Main Street
Exterior Appearance Approval

PETITIONER: The petitioner is Jimmy Li of Genesis Ventures LLC, owner of the property.

REQUEST: The petitioner is requesting an Exterior Appearance Review for a roof replacement.

LOCATION & ZONING: The subject 6,863 square foot (0.157 acre) property is located at 481 N. Main Street. There are two commercial tenants on the ground floor and two residential units on the upper/second floor. The property lies within the North Historic District and is a contributing building to the district.



Image of front façade taken 09.17.23

The property is zoned C5A CBD Retail Core District. The land use and zoning of the properties in the surrounding area are identified below:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial	C5A CBD Retail Core
South: Commercial	C5A CBD Retail Core
East: Commercial	C5A CBD Retail Core
West: Commercial	C5A CBD Retail Core

COMP PLAN: The recently adopted 2023 Comprehensive Plan states that “The historic character of Downtown must be considered by the AAC, the Plan Commission, HPC and the Village Board when reviewing development projects. The Village should encourage remodeling, rehabilitation, and/or repurposing historic properties even if those properties are not landmarked.”

PROJECT SUMMARY: The property owner stopped into the Community Development Department to obtain a roofing permit. Petitioner has proposed replacing the existing slate roof with “Architectural shingles”. As the property is located within the C5A district as well as the Historic District an Exterior Appearance review is necessary.

The property owner submitted the images below to indicate the current condition of the slate roof to illustrate its need of replacement.





Based on the General Design Principals identified in Chapter 3 of the Appearance Review Guidelines, the proposed improvements, where applicable, are **NOT** consistent with them as follows:

- *1.5.1 Roofs should be of a material, color and texture appropriate to the building and use.*

Staff believes the “appropriate roofing material” for this downtown building to be slate and the color to be that of the current slate roof.

- *3.2 Maintain the **character of the original roof** in terms of shape, profile, **materials** and details. Richly detailed cornices once performed the function of defining the character of the building façade, providing a decorative framework for the composition of the building façade. In new construction, its artistic function can be achieved through the use of appropriate trim or detail elements and by color and materials.*

The proposed replacement of the original slate roof with architectural shingles does **not** comply with this guideline.

- *3.6.1 Color styling for unpainted masonry buildings should focus on wooden and metal elements such as window and door trim, signage roof cornice, fascia, gutters, and downspouts. Color styling is one of the most practical tools for setting the mood of a building. If colors are coordinated so they blend with*

neighboring buildings, a strong sense of continuity order, and liveliness can be created. For optimum effect, the total number of colors should be limited. Gutters, downspouts and utility systems should match or blend as closely as possible with the surrounding wall surfaces, or contrast with a compatible color and tone. Accent colors should be used to define key architectural elements as trim around doors and windows and ornamental details.

From the images submitted by the applicant it appears that the wood trim on the façade is in need of repainting. Color samples should be submitted. On 09.26.23, the petitioner stated via email that he intends to repaint the wood in a “matching brown color” and will also repaint the white stucco material with no color change.

For our review staff referred to the US Department of the Interior publication “Preservation Briefs #16 “The Use of Substitute Materials on Historic Building Exteriors”. Its introductory comment is as follows: “The Secretary of the Interior’s Standards for Rehabilitation require that “deteriorated architectural features be repaired rather than replaced, whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties.” Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.”

In the body of the Preservation Brief it states “In general, four circumstances warrant the consideration of substitute materials:

- 1) the unavailability of historic materials;
- 2) the unavailability of skilled craftsmen;
- 3) inherent flaws in the original materials and
- 4) code-related changes (which in many cases can be extremely destructive of historic resources.)”

It is staff’s position that none of these four circumstances are met in regard to 481 N. Main Street.

The applicant has expressed an economic hardship to justify the request. Staff understands that natural slate is more expensive than shingles and have asked for price quotes but cannot confidently assess their accuracy, so they have not been included with this report. These staff concerns have been

discussed with the petitioner and the petitioner should be able to speak to them at the meeting.

- *3.4 Original building materials should not be covered, and new construction should use the same or similar materials as 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. If applied only in patches as accents, they break up the continuity of the wall surface and can serve as a trap for moisture, thereby creating deterioration of the original underlying surface.

While this section seems particularly geared to facades it can be applied to the slate roof as well. The removal of the slate roof and replacement with architectural shingles does **not** meet the intent of this guideline.

- *3.5 Maintain distinctive architectural treatments.* These may include such items as tile or **slate roofs**, special wood trim, brick corbels or patterns, terra cotta, stone sills or lintels, stone insets etc. These add richness and identity to a building. When they are a part of the original design, particularly when the facade has historic or architectural value, they present opportunities to restore and highlight these features.

The proposed removal of the slate roof and replacement with architectural shingles does **not** comply with this guideline.

On 09.26.2023, the petitioner submitted product information and a sample of “Composite Slate Roof Tile.” If the architectural shingles were not approved. The material sample will be available at the November 8, 2023, meeting. Staff appreciates the willingness to look at other options, however we are not supportive of the “Composite Slate Roof Tile” and believe that replacing the existing slate roof in kind is appropriate.

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 prepared by Jimmy Li, Genesis Ventures LLC. as presented and the testimony presented at the October 11, 2023, Architectural Appearance Commission meeting.
2. The roofing material shall be slate with colors to match the existing roof materials.
3. The building shall be painted in the existing colors. Staff to review and approve the color samples prior to painting.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Plat of Survey
3. Location and Zoning Map
4. Current Building Condition Images
5. Composite Slate Roof Tile Product Information
6. Architectural Shingles and Composite Slate images
7. Images of two local homes with composite slate and one home with a natural slate roof

cc: Emily Rodman, Assistant Village Manager / Community Development Director

**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: 9-13-2023 B: Application No. _____

C. Project Name: ROOF REPAIR

D. Project Description:

THERE IS A ROOF LEAK IN THE EAST PORTION OF THE ROOF. LEAK IS DUE TO MISSING AND CRACK TILES. I AM LOOKING TO REPLACE CURRENT TILES WITH ARCHITURAL SHINGLES.

E. Address of Property: 481 N MAIN ST, GLEN ELLYN, IL 60137

F. Permanent Index No.: 0511317003 G. Zoning: CSA

H. Name of Applicant: JIMMY LI

I. Address of Applicant: 836 67th ST, DARIEN, IL 60561

J. Phone No. (Business): _____ (Home) _____

K. (Mobile) 312-404-5960 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: JIMMYLI@GMAIL.COM

N. Name of Property Owner: GENESIS VENTURE LLC

O. Address of Property Owner: 836 67th ST, DARIEN, IL 60561

P. Phone No. (Business): 312-404-5960 (Home) _____

Q. E-Mail Address of Property Owner: JIMMYLI@GMAIL.COM

II. CONFORMANCE 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.

I CHOOSE ARCHITECTURAL SHINGLES BECAUSE THEY ARE COST EFFECTIVE AND SAFE. IF CURRENT SLATE TILES FALL OFF THE ROOF, IT CAN HURT SOMEONE. I WANT TO PREVENT THE SAME THING FROM HAPPENING IN THE FUTURE.

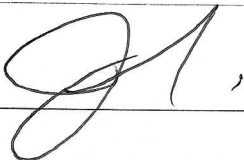
S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

THE BUILDINGS ON THE BLOCK ARE MOSTLY BRICK & FLAT ROOFS.

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

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

Signature: _____



Date: _____

9-13-2023

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 A CORPORATION

Date: 9-13-23

Address: 481 N MAIN ST, GLEN ELLYN, IL 60137

Legal Description:

MIXED USE
2 COMMERCIAL SPACE ON GROUND FLOOR
2 RESIDENTIAL UNITS ON SECOND FLOOR

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

Name: JIMMY LI Address: 836 67th ST, DARIEN, IL 60561 % 50

Name: KENNETH YEUNG Address: 3148 HILL LN, WILMETTE, IL % 50

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 Affirming No Conflict of Interest

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

1. My name is Jimmy Li, and I hold the position of OWNER for Jimmy Li ("**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: Jimmy Li

Title: OWNER

Applicant's Name: Jimmy Li

Subscribed and sworn to me this

_____ day of _____, 20____.

Notary Public



RUSSELL W. SCHOMIG, PLS # 035-002446
WILLIAM K. SCHOMIG

• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/NSPS • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. ALTA/NSPS LAND TITLE SURVEY

LOT 7 IN BLOCK 3 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 481 & 484 NORTH MAIN STREET, GLEN ELLYN

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET

WWW.LAND-SURVEY-NOW.COM
PHONE (708) 352-1452
FAX (708) 352-1454

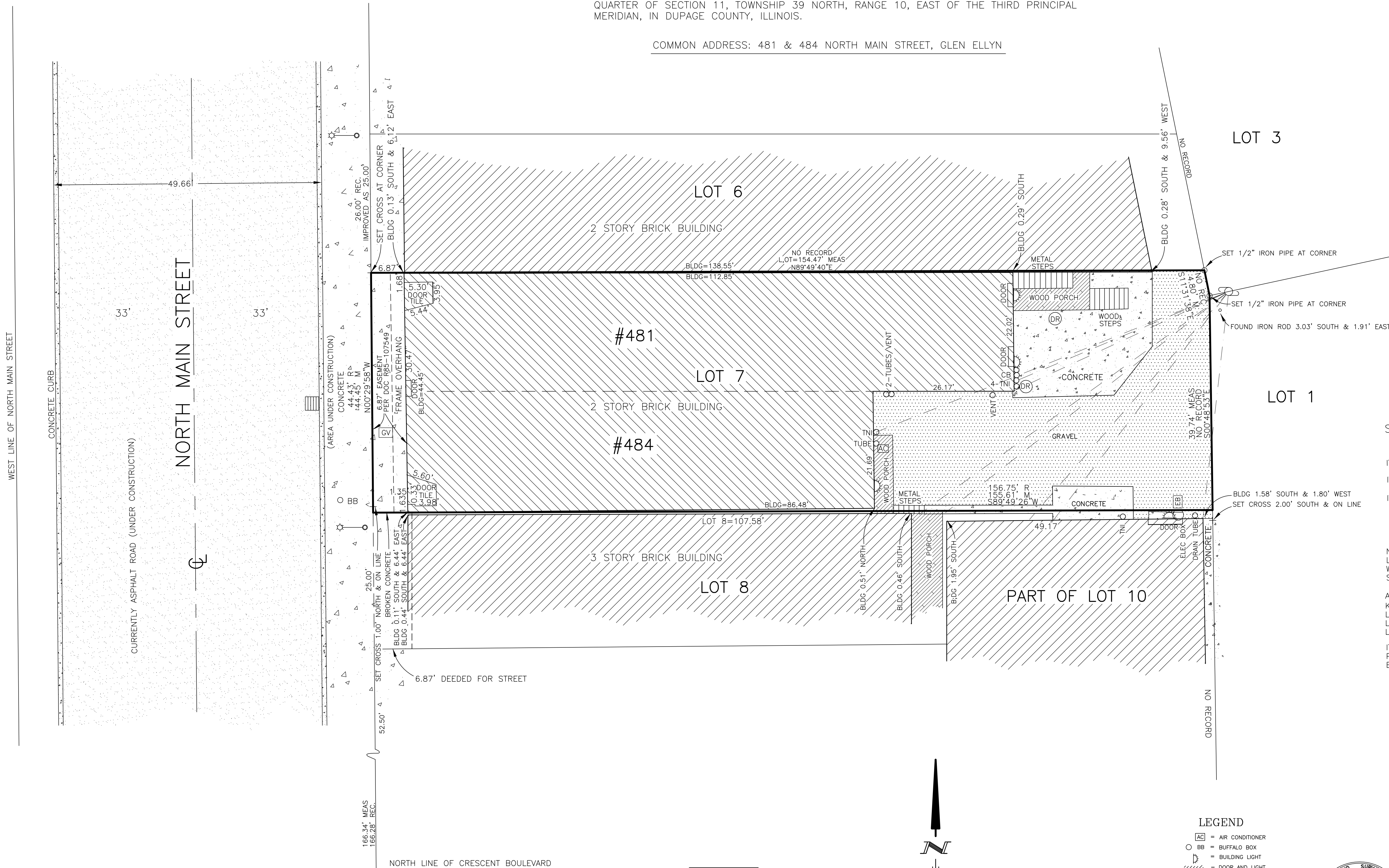
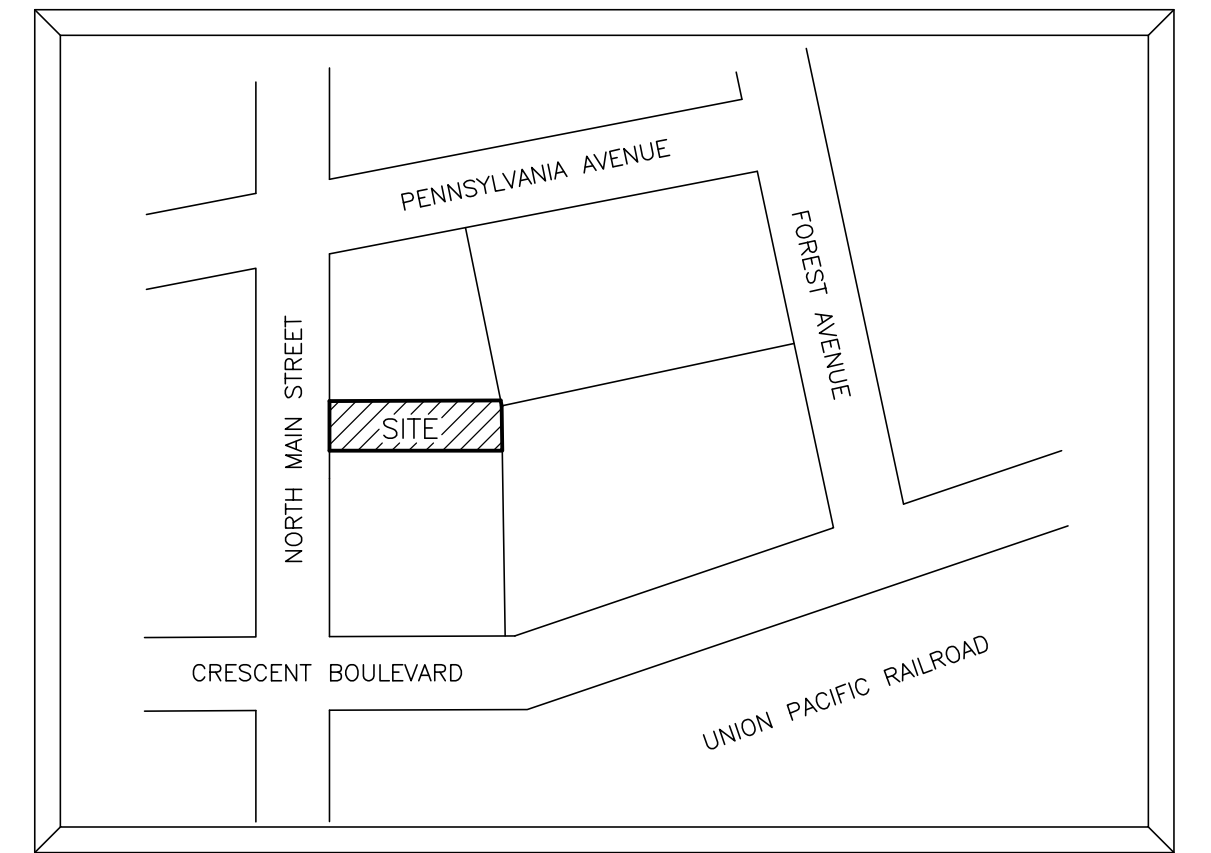


TABLE "A" NOTES:

- ITEM 1: MONUMENTS AS FOUND OR SET AS SHOWN HEREON.
ITEM 2: SET AS SHOWN HEREON.
ITEM 4: GROSS LAND AREA: 6,908 SQUARE FEET.
ITEM 7A: AS SHOWN HEREON.
ITEM 9: NO DELINEATED ON SITE PARKING AREAS
ITEM 11: SET AS SHOWN HEREON.

SCHEDULE B PART 2; COMMITMENT NOTES:

- ITEMS: 1 TO 15G; APPARENTLY NOT SURVEY RELATED - NO DOCUMENTS PROVIDED.
ITEM 117 EASEMENT AS SHOWN ON PLAT.
ITEMS J18 TO L20: NOT SURVEY RELATED

NOTE:
LOT LINE DIMENSIONS, AND LOCATION OF LOT LINES SHOWN AS "NO RECORD"
WERE DETERMINED BY EXTENSIVE STUDY OF A PLAT BY HAROLD F. STEINBRECHER,
SPECIFICALLY DOCUMENT R1965-006386; KARL W. NOWACK'S PLAT OF LOT 1;

AND BY EXTENSIVE STUDY OF THREE NON-RECORDED SURVEYS (CIRCA 1952)
KINDLY PROVIDED BY RICH STEINBRECHER OF:
LOTS 3, 5, AND 6
LOTS 11, 1 AND 2 (AS RESUBDIVIDED)
LOTS 1, 2 AND 12 - DETAIL MAP

IT IS THIS SURVEYORS OPINION THAT THE 1952 SURVEYS MORE ACCURATELY
PROVIDE THE LOCATION, DIMENSIONS AND BUILDING TIES THAT HAVE BEEN
ESTABLISHED FOR 71 YEARS.

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

CERTIFIED TO:

- 1) BUYER: GENESIS VENTURE, LLC.
2) LENDER: INTERNATIONAL BANK OF CHICAGO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, OCTOBER 1, 2020, AND INCLUDES ITEMS:

1, 2, 4, 7A, 9, 14 OF TABLE A THEREOF.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT MEASUREMENTS AT A
TEMPERATURE OF 68 DEGREES FAHRENHEIT; DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF
BUILDINGS. BUILDING AREA SHOWN IS THE BUILDING FOOTPRINT AREA. ANY UNDERGROUND UTILITY
IMPROVEMENTS SHOWN HEREON ARE BASED ON ABOVE GROUND INSPECTION AND/OR INFORMATION PROVIDED
BY RESPECTIVE UTILITY COMPANIES OR MUNICIPALITIES. CONTACT RESPECTIVE UTILITY REPRESENTATIVES
AND/OR MUNICIPAL AUTHORITIES TO CONFIRM UTILITY LOCATION AND SIZES PRIOR TO NEW CONSTRUCTION.
CONTACT THE APPROPRIATE UTILITY LOCATOR SERVICE PRIOR TO EXCAVATION OR CONSTRUCTION.
OUTSIDE OF CHICAGO CONTACT JULIE AT: (800) 892-0123;
IN CHICAGO CONTACT DIGGER AT: (312) 744-7000

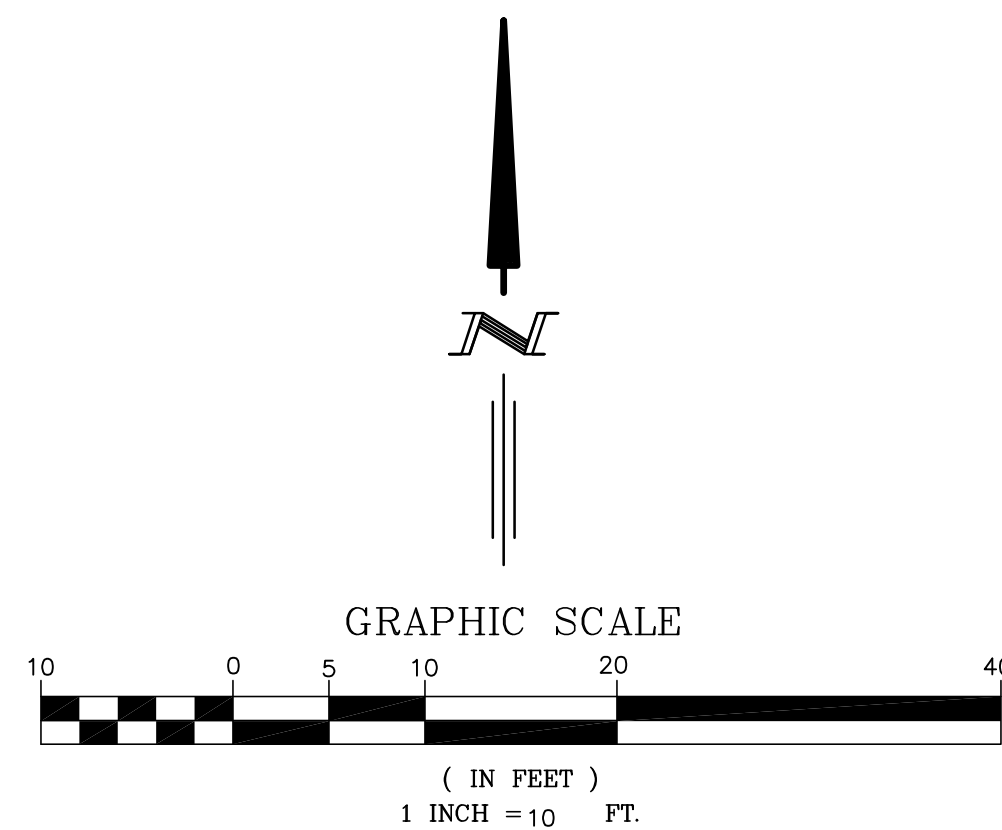
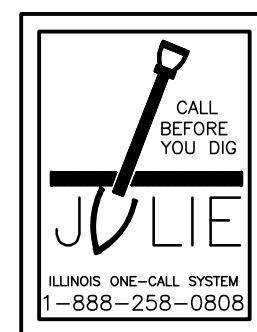
EASEMENT OR RESTRICTIONS ARE SHOWN BASED ON: CHICAGO TITLE INSURANCE
TITLE COMMITMENT NUMBER: 23CHNO24259WC EFFECTIVE DATE: MARCH 24, 2023
FIELD WORK COMPLETED ON: JUNE 23, 2023

BY: *Russell W. Schomig*
RUSSELL W. SCHOMIG; PROFESSIONAL LAND SURVEYOR 035-002446

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. THIS PLAT DOES NOT
SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED
REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD
BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF SCHOMIG LAND SURVEYORS, LTD.
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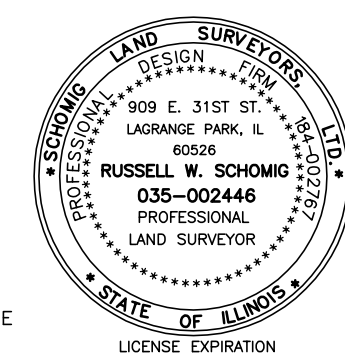
ORDERED BY: HAWBECKER & GARVER LLC.

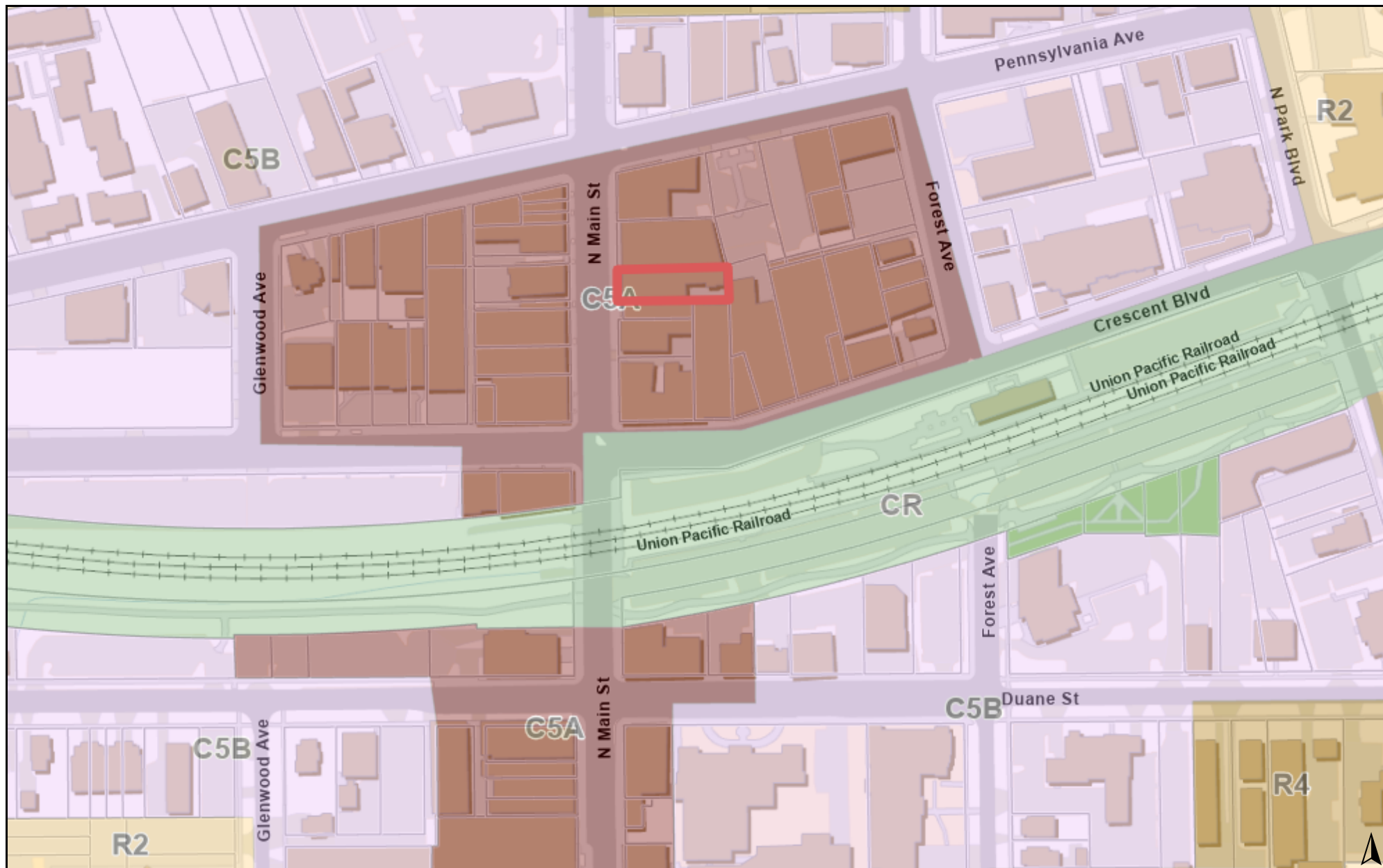
PLAT DATE: JUNE 27, 2023 PLAT NUMBER: 230926 FC: 3124 ROLL: H27-176 COGO FILE: 230926.CRD



LEGEND

- AC = AIR CONDITIONER
BB = BUFFALO BOX
BL = BUILDING LIGHT
DL = DOOR AND LIGHT
DR = DRAIN
IN = INLET
SL = STREET LIGHT
V = VENT
O.H.W. = OVERHEAD WIRES
PP CO = POWER POLE
TNI = TELEPHONE NETWORK INTERFACE
GV = GAS VALVE
EB = ELECTRIC BOX





0 300 600
ft

Print Date: 11/1/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Images of existing roof condition



Arendale

Choose your own adventure with Arendale Slate. Inspired by the vibrant coastal city Arendal, dark charcoal and gray hues come together to create a shade that complements any color on your home.

See Projects with this Color →



Multi-Width Slate

Standard Slate

Slate Roofing Tiles Colors:

	ARENDALE		ATLANTIC		COTTAGE		DEEP GREEN		GRAY		LIGHT ARENDALE		ONYX
	TUSCAN CLAY		VICTORIAN		WASHINGTON		WELSH						



INSURANCE SAVINGS, GRANTS & TAX DEDUCTIONS

The World's Best Roofing. Now Even More Affordable.

BRAVA's extraordinary resilient roofing material can save you thousands of dollars off property owners insurance, qualify you for state grants and tax deductions.

[LEARN MORE](#)



Slate Roofing Alternative

If you're looking for the incredible aesthetics of natural quarried slate roofing and want to avoid costly substructure modifications required to handle the extreme weight of slate tiles, Brava's revolutionary composite slate tile is for you.



Color

*Color Disclaimer: The printed colors shown in this website or on the brochure may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your sales person for further assistance.



Wind Testing

All tiles are manufactured to uphold the highest quality control standards and withstand the harshest of weather conditions. Brava tiles are tested and approved to withstand wind speeds of up to 188MPH with nails and up to 211MPH with high wind / screw installation.



Fortified Roof Program

The World's Best Roofing Material. Now Even More Affordable. Save Money with Grants and Insurance Policy Discounts with FORTIFIED Roof™.

Brava Slate Roof System

difficulties in mining the stone, and the labor-intensive requirements to manufacture the slabs into shingles. Natural-slate tiles come in two types, hard and soft. Hard tiles are more durable, but you pay for it upfront. Choosing the less expensive soft-slate tiles will cost you more over time on repair and replacement in order to maintain your slate roof's integrity and beauty. The cost of slate tiles also varies based on two categories of color: weathering and permanent shades. Over time, the exposed surface of weathering shades will change to grey, brown, or rust. Permanent shades do not fade and can cost up to 25 percent more than weathering. The price of slate tiles increases with each thickness: standard 3/4-inch, rough 1/4 to 3/8-inch, architectural 3/8 to 1/2-inch, heavy 1/2 to 3/4-inch, and the most costly, estate, at 3/4-inch. It is important to know that other materials, like underlayment, drip edging, and special tools, will add an additional \$100 per roofing square.

SLATE ROOF INSTALLATION COST

Labor costs can vary based on the slope, pitch, and size of a home's roof. However, the tiles' weight and the need for an expert slate roofing contractor for the installation make it more expensive than the installation of most other roofing materials. Labor costs to install a slate roof can range from \$600 to \$1,500 per roofing square. Installing a slate roof costs more than other roofing products because it weighs 800 to 1,500 pounds per square, making it difficult for workers to handle. Furthermore, the weight of slate often requires extra structural support to the home or building. The fragility of slate makes it prone to breaking during and after installation, particularly if walked on. A cracked or broken slate tile requires immediate repair to prevent moisture infiltration/damage. It may be difficult to replace a natural-slate-roof tile with a perfect match because of the uniqueness of each lot of slate tiles.

COMPOSITE SLATE ROOF COST - A COST-EFFECTIVE ALTERNATIVE TO SLATE

If you're tired of dealing with the costly maintenance and repairs required for your natural slate roof, our imitation slate roof tiles are your best alternative. Brava composite slate roof costs are going to be comparable to their natural counterpart, but in the long run, you will save money by installing a synthetic roofing product. Brava composite slate is not only energy efficient, it is far more durable than quarried slate, and requires virtually zero maintenance. Our synthetic slate roofing tiles can be installed in any climate without concern! Synthetic slate roof tile prices will vary depending on your property and location. Get a free estimate for synthetic slate roof cost per square now!

If you would like a free quote for Brava Old World synthetic slate roofing costs, cost per square, or if you need the information of a local Brava Roof Tile installer, please contact us today.

NEW SLATE 2.0 WITH A REDEFINED EDGE



PREMIXED COLOR BLENDS



ONLY THE MOST EXPENSIVE HAVE PREMIXED
COLOR BLENDS



FREEZE/THAW RESISTANT



MAY SPALL IN ALPINE REGIONS



MAINTENANCE FREE



REQUIRES INSPECTION AND REPAIR
THROUGHOUT THE LIFE CYCLE



HAIL WARRANTIED



NO HAIL WARRANTY



LIGHTWEIGHT



HEAVY



GUN NAILED IN COLD WEATHER



SLATES ARE NOT GUN NAILED IN COLD WEATHER



Compare Brava to Natural Slate →

SLATE

DaVinci Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof.

Some homes were created with the promise of a slate roof in mind. DaVinci Slate delivers on that promise with its astonishing versatility. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer. It's hard to beat Mother Nature, but DaVinci has done it.

IMPACT

4

Class 4 Impact Rated

FIRE

A

Class A Fire Rating

WIND

110

Certified to 110mph

WARRANTY

L

Lifetime Limited Material

SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



12"

EXPLORE PRODUCT & COLOR

PROVINCE

Single-width slate that replicates traditional slate with stunning accuracy.



12"

EXPLORE PRODUCT & COLOR

WHAT YOU NEED TO KNOW

- + *How long does a DaVinci Slate roof last?*
- + *What are the benefits of DaVinci Slate over natural slate?*
- + *Does the DaVinci Slate roof also have a Class A Fire Rating?*
- + *Why would a homeowner choose a DaVinci Slate roof?*
- + *How much do homeowners save by switching to a DaVinci Slate roof?*
- + *How well does a DaVinci Slate roof stand up to harsh weather?*

WE'RE READY TO HELP.

A DaVinci Project Specialist will answer any questions you have.

CONTACT US

ADDRESS

13890 W 101ST STREET
LENEXA, KS 66215

LET'S BEGIN

SEND US AN EMAIL
CALL 800-328-4624

SITE

PRODUCTS
INSPIRATION
PROFESSIONALS
SUPPORT
PRIVACY POLICY
CA PRIVACY NOTICE
PROJECT
REGISTRATION
DMCP APPLICATION
DMCP PORTAL LOGIN

WARRANTY

WARRANTY
REGISTRATION
WARRANTY CLAIM

SOCIAL

FACEBOOK
INSTAGRAM
TWITTER
YOUTUBE
LINKEDIN
PINTEREST

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Architectural Shingles



Composite Slate Material

These Material Samples will be available at the 11.108.23 AAC Meeting



873 Walnut "Composite Slate"



232 Newton "Composite Slate"



970 Hill "Natural Slate"