

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, September 13, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Jacobson, Commissioners Yavor Goranov, Heather Mees, Eric Rahn, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioner Pam Albrecht.

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

B. Approval of Meeting Minutes

Commissioner Sallwasser made a motion to approve the draft minutes of the August 16, 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: 604-610 Roosevelt Road

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The Petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building.

Mr. Viger presented information as detailed in the Staff Report dated June 14, 2023 / Revised July 19, 2023 / Revised September 13, 2023, included in the agenda packet. Mr. Viger noted that this was the Petitioner's third appearance before the Commission. He shared that the Petitioner made revisions to the proposal in response to Commissioner comments at the prior meeting,

including providing color renderings, clarifying color choices, and providing material samples. Mr. Viger's presentation described zoning; existing conditions; proposed elevations, materials, color selections, and floor plans; and the AAC Action. Mr. Viger noted the Staff recommendation to require a trash enclosure on the rear of the property and to make parking lot improvements for Code compliance.

Petitioner's Presentation

Petitioner Andrew Alex, owner of the property at 604-610 Roosevelt Road, addressed Commissioners, sharing that he would like the Commission's permission to proceed, noting that the change of season would affect contractors' ability to perform work, specifically parking lot improvements. Kenneth Brandeis, Architect, also addressed Commissioners, noting that the presentation incorrectly displayed the color of the awnings; he clarified color selections.

Mr. Brandeis responded to Commissioner questions, including questions about the size, placement, and slope of the proposed awnings; as well as the signage lettering and location. Mr. Brandeis and Commissioners discussed the proposed parapet and canopies in detail, and they considered alternatives.

Commission Deliberation

Commissioners deliberated. They expressed mixed support for the proposal. Areas of concern included: lack of clarity regarding the proposed parapet and whether it would protrude; the symmetry and proportion of the parapet and canopies with regard to the storefront entrances; and the lack of a dumpster enclosure. Commissioners discussed potential facade adjustments.

Commission Recommendation

Commissioner Jacobson made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Andrew Alex, for approval of an exterior appearance review for 604-610 Roosevelt Road in the C3 Commercial Service District, the Architectural Appearance Commission hereby recommends APPROVAL based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on September 13, 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. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the September 13, 2023,

Architectural Appearance Commission meeting and before the Village Board of Trustees.

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

3. A building permit shall be obtained to erect a trash enclosure on the rear of the property.

4. Parking lot maintenance shall be undertaken to gain compliance with the Zoning and Property Maintenance Codes.

5. Adjustments will be made to the facade, as shown in Exhibit A.

Commissioner Goronov seconded the motion. The motion passed unanimously on a roll call vote, with six Members present voting “Yes”: Chairperson Jacobson, Commissioners Goronov, Mees, Rahn, Sallwasser, and Smith.

E. Trustee Liaison’s Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including the train station development and the Roosevelt Road project.

F. Chairperson’s Report

Chairperson Jacobson discussed upcoming events relevant to the Commission.

G. Staff Report

Mr. Viger discussed the status of the proposed project at 750 Roosevelt Road (Popeyes Louisiana Kitchen). He also discussed potential agenda items for upcoming meetings.

H. Adjournment

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

The meeting was adjourned at 7:47 p.m..

Respectfully submitted,

Audrey Savikas
Recording Secretary