

**MINUTES**  
**Glen Ellyn Architectural Appearance Commission**  
**Wednesday, November 8, 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 Susan Jacobson and Commissioners Pam Albrecht, Yavor Goranov, Heather Mees, and Eric Rahn.

ABSENT: Commissioners Lisa Sallwasser and Julia Smith.

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

**B. Approval of Meeting Minutes**

**Commissioner Mees made a motion to approve the draft minutes of the October 11, 2023 meeting. Commissioner Goranov 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.

**D1. Exterior Appearance Review: 550 N. Main Street**

**Staff Presentation**

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Exterior appearance review to accommodate a building addition to an existing building.

Mr. Viger presented information as detailed in the Staff Report dated November 8, 2023, included in the agenda packet. Mr. Viger noted that the Petitioner is the First Presbyterian Church of Glen Ellyn, owner of the property, and that the Petitioner is requesting a 300 square

foot addition. Mr. Viger's presentation included a description of the location and zoning (R2 Single Family Residential District with a Special Use Permit and Exterior Appearance Review); photos of existing site conditions; relevant Appearance Review Guidelines (Section 6.2); site plan; architectural elevations; color renderings; landscape plan; proposed lighting; and the AAC Action. Mr. Viger shared that the Petitioner is initiating an interior renovation of the building's sanctuary, necessitating the addition. He made note of the large circular window planned for the sanctuary's exterior wall and the proposed flat roof to match existing roofing on the other side of the building. He shared the Staff position that the proposed lighting fixtures meet Village Code; the proposal complies with Section 6.2 of the Architectural Appearance Guidelines; and the Landscape Plan is acceptable.

### Petitioner's Presentation

Elizabeth Cerny of FGM Architects presented on behalf of the Petitioner. She shared that the intent is to blend the addition with the existing structure; she described the proposed brick materials and roof.

Ms. Cerny responded to a question from Commissioners, clarifying that the proposal will not reduce parking.

### Commission Deliberation

Commissioners deliberated, expressing support for the proposal.

### Commission Recommendation

**Commissioner Albrecht made the motion:**

**After conducting a public meeting and deliberating on the request of the petitioner, First Presbyterian Church, for approval of an exterior appearance review for 550 N. Main Street in the R2 Single-Family Residential District, the Architectural Appearance Commission hereby recommends APPROVAL as discussed or amended at the Architectural Appearance Commission public meeting on November 8, 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 prepared by FGM Architects, Inc. dated 10.11.23 last revised 10.19.23 and the testimony presented at the November 8, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.**

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

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

**D2. Exterior Appearance Review: 481 N. Main Street**

**Staff Presentation**

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Exterior appearance review to accommodate the roof replacement of a structure within the Historic District.

Mr. Viger presented information as detailed in the Staff Report dated October 11, 2023, included in the agenda packet. Mr. Viger’s presentation included a description of the location (South Historic District) and zoning (C5A CBD Retail Core District); photos of existing site conditions; images of the existing natural slate roof; photos of proposed roof materials (architectural shingles or composite slate); photos of existing residential roofs in Glen Ellyn (composite slate and natural slate); relevant Appearance Review Guidelines (Sections 1.5.1; 3.2; and 3.6.1); excerpts from the US Department of the Interior publication “Preservation Briefs #16, The Use of Substitute Materials on Historic Building Exteriors”; and the AAC Action. He made note of the Petitioner’s claim of economic hardship. He shared the Staff position that the proposal is not consistent with Appearance Review Guidelines, nor the US Department of the Interior brief, and that replacing the existing slate roof in kind is appropriate. He remarked that Staff cannot confidently assess the accuracy of bids obtained by Petitioner to support economic hardship.

Mr. Viger responded to Commissioner questions, providing additional information about contractor estimates submitted by the Petitioner. He shared that there were square footage discrepancies among the quotes provided and that there was a single estimate for replacing the roof with natural slate (\$150,000). In response to Commissioner questions about opportunities for the Village to subsidize the project, Mr. Viger responded that re-roofing is not an eligible TIF expense. He and Ms. Gould shared that this is a topic of conversation for the Village Board.

**Petitioner’s Presentation**

Jimmy Li of Genesis Ventures LLC, property owner, presented. Mr. Li shared that he purchased the property in August. He discussed his attempts to obtain quotes from roofing contractors, noting that of four contractors who provided estimates, three were unwilling to replace the roof with natural slate. He shared that one contractor who was willing to provide an estimate for natural slate quoted \$150,000. Mr. Li shared that an estimate to replace the roof with composite

slate was approximately \$16,000. Mr. Li noted that his property is the only remaining building on the street with a natural slate roof; he questioned why he would be required to preserve the natural slate when other buildings had been permitted to use alternative roofing materials.

Mr. Li responded to Commissioner questions, including clarifying that at the time of purchase, he understood he would need to meet requirements for commercial buildings, but that he did not know there would be historic preservation requirements associated with the building. He discussed the square footage discrepancies in the quotes he submitted, noting that one contractor used satellite imaging to measure the roof as 600 square feet; Mr. Li said he personally measured the roof as 550 square feet. He clarified that he would be willing to replace the roof with composite slate material instead of architectural shingles, and he provided a sample composite slate tile for the Commission's consideration. Mr. Li confirmed that there are multiple color options for composite slate tiles, noting that he was hesitant to attempt to match the existing roof's color scheme but would be willing to use more than one color.

### Commission Deliberation

Commissioners deliberated, expressing mixed support for the proposal. Areas of concern included: lack of alignment with Guidelines; and lack of a sufficient, accurate quotes to assess economic hardship. Areas of support included: acknowledgement of the difficulty of identifying contractors willing to replace a natural slate roof; expense considerations; and an openness to considering alternative composite slate materials. Commissioners indicated the need for additional information about proposed composite slate materials, including product samples with color variation. Commissioners did not support architectural shingles.

### Commission Recommendation

Commissioners require additional information to proceed with a recommendation.

### **E. Trustee Liaison's Report**

Trustee Liaison Anne Gould 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.

### **F. Chairperson's Report**

None.

### **G. Staff Report**

Mr. Viger discussed discussed potential agenda items for upcoming meetings.

## **H. Other Business**

Commissioners and Ms. Gould discussed legal requirements and the overlapping roles of the Historic Preservation Commission, the Architectural Appearance Commission, and the Plan Commission with regard to historic buildings, and potential opportunities for joint reviews.

## **I. Adjournment**

**Commissioner Rahn made a motion to adjourn the meeting. The motion was seconded by Commissioner Goranov, and the motion passed by voice vote.**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Audrey Savikas

Recording Secretary