

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, March 13, 2024 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, Heather Mees, Eric Rahn, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioner Yavor Goranov.

Also in attendance: Anne Gould, Trustee; Daniel Harper, Planning Manager; Anabel Pederson, Associate Planner; Emily Rodman, Assistant Village Manager/Director of Community Development; and Audrey Savikas, Recording Secretary.

B. Approval of Meeting Minutes

Commissioner Rahn made a motion to approve the draft minutes of the November 8, 2023 meeting. Commissioner Albrecht 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: 453 Forest Avenue

Staff Presentation

Daniel Harper, Planning Manager, introduced the request: Exterior appearance review for a proposed pavilion to be located at the proposed Glen Ellyn Downtown Event Park currently known as the former U.S. Bank site located at 453 Forest Avenue and Prairie Path Park.

Mr. Harper presented information as detailed in the Staff Report included in the agenda packet. His presentation included: location description; site plan; color renderings; materials and context; aerial view; and proposed views. Mr. Harper noted that the focal point of the proposed Glen Ellyn Downtown Event Park would be the pavilion, the topic of consideration for the meeting. He shared that other elements of the proposed park remain in development, and the entirety of the project may come before the Commission at a future meeting. In describing the pavilion, Mr. Harper noted that it is primarily composed of cedar wood slats on a black steel structure, with seating/steps finished with limestone. Mr. Harper discussed the 2006 Appearance Review Guidelines relevant to the project, including “A sense of stability, permanence and character should be projected by the public and institutional buildings.” He read the AAC Action.

Petitioner's Presentation

Nathan Troia, Director of Planning and Natural Resources for the Glen Ellyn Park District, presented on behalf of the Petitioner, introducing the project. He discussed the Park District's collaboration with the Village Board on the project. Mr. Troia introduced Clare Johnson, Project Manager for Site Design Group. Ms. Johnson's presentation included: site context map; description of existing site; and the proposed site plan. She noted that the site included the previous U.S. Bank building and parking lot, and that it is adjacent to the Prairie Path. Ms. Johnson described the site, including an event lawn at the center, with a pavilion structure as a focal point; she described a perimeter with secondary seating and program nook areas, a picnic grove, planting areas, and several site access points.

Architect Brian Foote of Woodhouse Tinucci Architects presented to Commissioners. He described the dual nature of the proposed pavilion, including performative use as well as 365-day-a-year non-performance active uses such as outdoor movies, yoga, and other gatherings. Mr. Foote presented elevations, including an overhead view of the proposed structure, describing its light-filtering open trellis roof. He presented color renderings from multiple perspectives, noting that the pavilion makes use of the site's topography, descending into the park via limestone steps/seating. Mr. Foote described the proposed materials, noting that they were inspired by Glen Ellyn's Downtown Streetscape Project, including brick pavers, black painted steel, wrought iron elements, as well as complementary brick materials with similar materiality to downtown Glen Ellyn.

Petitioners distributed sample materials to Commissioners.

Petitioners responded to questions from Commissioners. Regarding the trellis roof, Mr. Foote described a permanent canopy element that could be added to protect the main performance area from weather elements. Mr. Troia discussed potential project phasing, dependent on funding.

Public Participation

Chairperson Jacobson invited questions from the public.

Joel Sourek, from the Leonard Memorial Funeral Home at 565 Duane Street, expressed concerns about the proposal. Mr. Sourek shared fears about the viability of the funeral home's business due to the performance aspect of the proposed park. He referred to a prayer service scheduled for Friday evening at the funeral home, and concern that performance-related noise, lighting, and crowds would disrupt such services in the future.

Jacquelyn Casazza of 386 N. Main Street posed questions about lighting, emphasizing the need for Dark Sky-compliant lighting. Ms. Johnson responded, describing proposed lighting in more detail.

Commissioner Deliberation

Commissioners discussed additional aspects of the proposal with Petitioners, including plans for waste receptacles, and lighting. Mr. Foote described A/V plans to support the multipurpose space, including a panel to use for temporary performance-specific sound and lighting needs. He also discussed safety lighting.

Commission Recommendation

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Glen Ellyn Park District, for approval of an exterior appearance review for 453 Forest Avenue downtown event park pavilion in the C5B Downtown Service District and CR Conservation Recreation District, the Architectural Appearance Commission hereby recommends APPROVAL based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on March 13, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

- 1. That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting and before the Village Board of Trustees.**

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

D2. Exterior Appearance Review: 240 Geneva Road

Staff Presentation

Anabel Pederson, Associate Planner, introduced the request: Exterior Appearance Review for a two-story Full Day Kindergarten addition to the north side of Churchill Elementary School.

Ms. Pederson presented information as detailed in the Staff Report included in the agenda packet. She described zoning as R2 Single-Family Residential, noting that the Petitioners intended to pursue zoning map amendment, zoning variances, and annexation and consolidation of the north most parcels. Ms. Pederson described existing site conditions and building materials, noting that the proposed addition would have similar elements to the existing architectural style, as well as congruent materials and colors. Ms. Pederson's presentation included: description of proposed materials and colors; accessory structures; lighting fixtures; and color renderings. Ms. Pederson discussed the 2006 Appearance Review Guidelines relevant to the project, including "A sense of stability, permanence and character should be projected by the public and institutional buildings." She read the AAC Action.

Ms. Pederson responded to questions from Commissioners, including noting that the proposed addition would abut existing homes.

Petitioner's Presentation

Eric DePorter, Assistant Superintendent of Finance, Facilities, & Operations for the Glen Ellyn School District 41 presented on behalf of the Petitioner. Mr. DePorter clarified that the homes to the north of the project site are owned by the District; he indicated that they will be demolished. He introduced representatives from design firm Wight & Co.

Craig Siepka, Design Principal for Wight & Co., presented on behalf of the Petitioner. He discussed the history of the project, economic and programmatic constraints, and site challenges. He described the project as an approximately 34,000 square foot, 2-story building, off of Bloomingdale Road. Mr. Siepka presented floor plans, which he described as a straight-forward, efficient layout including six classrooms on each level, as well as an outdoor reading garden, an atrium, and second-floor flex space. He described the materials palette, which includes the same brick as used on the existing building and a similar color scheme, while introducing new compatible materials and colors to soften the appearance for the young children who will use the building. Mr. Siepka presented color renderings, and described various areas, including the main entrance drop-off area; fenced-in playground area; reading garden; and a series of terraces. He noted that the proposed elongated windows align with the character of the existing building. Mr. Siepka described a storage and refuse enclosure that would use similar masonry materials.

Gage Berger, Landscape Architect for Wight & Co., presented the landscape plan. He shared the goal of ensuring that something will always be blooming when children are in attendance, to provide interest throughout the year. Mr. Berger presented proposed plant palettes for reading courtyards and for shaded foundation areas. He discussed proposed tree plantings, acknowledging the Staff recommendation to revise the tree plan to meet the size distribution per tree type as required by Village Code. Mr. Berger committed to working with Village Staff to ensure compliance.

Petitioners distributed sample materials to Commissioners.

Petitioners responded to questions from Commissioners. With regard to questions about the design's scale and the main entrance as it would be experienced by Kindergarten children, Mr. Siepka said that the design team is actively working with the District to define adornments such as leaf imprints in the concrete, and detailing embellishments, to ensure the space is inviting for the children. He described a proposed tree theme. He also responded to questions about the

canopy at the main entrance and weather-protection at drop-off, noting financial and emergency vehicle access limitations.

Public Participation

Chairperson Jacobson invited questions from the public.

Suzette Gonzales, of 841 Bloomingdale Road, expressed concerns about the proposal. She shared that her home is one of six houses that abut the project site. She discussed ongoing privacy concerns as a neighbor to the existing school, and fears that privacy will worsen with the proposed addition. She shared photographs of the view of the site from her backyard, including photos illustrating excessive lighting at night. Ms. Gonzales indicated that she also shared concerns about the scale of the proposed building, and that it could be overwhelming for kindergartners.

Ron Benshoof, of 23W321 St. Charles Road commented on the size of the parcel and asked questions about the landscape plan with respect to the northernmost area of the project site. Mr. DePorter indicated that the houses to the north would be demolished and that there was not a plan to develop the northernmost area of the site.

Emily Rodman, Assistant Village Manager/Director of Community Development, introduced herself and provided information about the process, reminding attendees that the Architectural Appearance Commission's role was to make a recommendation regarding the appearance of the proposed building. She described separate hearings that would take place to address other aspects of the proposal such as land use and traffic patterns.

Jacquelyn Casazza, of 386 N. Main St., posed questions about the proposed synthetic turf and the potential for unsafe materials to wash into the surrounding Churchill Park and to be picked up by children. Petitioners indicated that the proposed artificial turf would have sand infill, not rubber, addressing child safety and environmental concerns.

Commission Deliberation

Commissioners deliberated, expressing mixed support for the proposal. Areas of concern included: the scale of building; lack of sufficient weather protection at the entrance; need for kid-friendly design elements; and the lighting concerns shared by abutting neighbors. Areas of support included: appropriately scaled as a 2-story structure; well-designed. As Commissioners weighed their recommendation, Petitioners added information about cost-limitations and square footage requirements. They indicated that they welcomed the Commissioners' guidance to be more kid-friendly and welcoming, and assured that would be included in ongoing project discussions.

Commission Recommendation

Commissioner Albrecht made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Glen Ellyn School District 41, for approval of an exterior appearance review for 240 Geneva Road (Churchill Elementary School) in the R2 Single-Family Residential Zoning 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 March 13, 2024, 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 landscape plan will be revised to meet the required size distribution per tree type as required by 10-5-13(L)1. (a.) (2) of the Village code. The conforming revised landscape plan shall be included in the submittal by the applicant for zoning map amendment, zoning variations, and annexation to be reviewed by the Village Plan Commission.
2. That the project is constructed in substantial conformance with the plans prepared by Wight & Co. as presented and the testimony presented at the March 13, 2024 Architectural Appearance Commission meeting.
3. A building permit shall be required prior to construction activity.
4. Careful consideration and attention to detail to create scale and welcoming entrance details.

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

E. Chairperson’s Report

None.

F. Trustee Liaison’s Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including developments regarding the Roosevelt & Taft Hotel Properties project.

G. Staff Report

Ms. Pederson discussed potential agenda items for upcoming meetings.

H. Other Business

None.

I. Adjournment

Commissioner Sallwasser 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 8:44 p.m.

Respectfully submitted,

Audrey Savikas

Recording Secretary