



Minutes
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, September 11, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Upon roll call, Chairperson Jacobson and Commissioners Goranov, Mees, Rahn, Schlembach, and Smith, and Trustee Gould replied "present." Commissioner Albrecht was absent.

B. Approval of the Minutes

- 1) Approval of July 31, 2024 Meeting Minutes

The Minutes were approved by unanimous vote.

C. Old Business

There was no old business.

D. New Business

- 1) 515 Crescent Blvd - Exterior Facade Alterations for Proposed Walk-up ATM

Associate Planner Pederson gave an overview of the property in question. The petitioner was asking for a special use permit for the special service. The petitioner proposed removing the far side window and filling the space around the ATM with matching brick. The ATM would include lighting and an awning to satisfy safety issues.

Associate Planner Pederson reviewed the current conditions of the facade. She presented the proposed materials to be used for the alterations and also showed what the actual unit looks like.

Associate Planner Pederson reviewed the architectural appearance guidelines in relation to the request.

Don Williams, representing Stratus, as well as US Bank, took questions regarding the design and materials for the alterations. He promised to have answers to those questions by the following day.

Commissioner Goranov asked if there was a way to install the ATM machine without moving the window. Commissioner Goranov asked if Mr. Williams could check on the side elevations as a possible. If not, he was wondering if the ATM could be surrounded by a custom window so the overall appearance would stay the same and therefore blend in better. Mr. Williams said he would check with the architect.

Chairperson Jacobson added that the awning should go across the entire window if the window was to stay as part of the design.

Commissioner Mees asked about the lack of an awning on the other window and if it would seem odd not to install one there as well. Mr. Williams said he would go back to the architect for ideas on this.

Commissioner Smith, thought that another elevation would not be possible. Chairperson Jacobson clarified what was on the other sides of the building.

Commissioner Smith asked how would the ATM be serviced. Associate Planner Pederson replied, saying it would be done from the inside. A follow-up question was asked about the use of an ATM at a non-banking business. Associate Planner Pederson replied.

Commissioner Smith had hoped the ATM would be placed in the vestibule and not on a prominent street out the building. She felt this would help keep the exterior more in-line with the historical feel of the area.

Commissioner Schlembach asked if being in the historic district created any additional concerns. Associate Planner Pederson replied that the Historic Preservation Commission will be seeing the project for approval.

Commissioner Schlembach asked about the header and stretchers, as well as the type of mortar to be used. He asked for specific verbiage to be used to ensure compliance.

Commissioner Goranov agreed that the ATM should be in some sort of vestibule, otherwise it would be destructive to the look. He also felt the ATM would be in a safer location and easier to control.

Commissioner Rahn asked if this needs to be re-zoned. Associate Planner Pederson replied it would need a special use permit.

Chairperson Jacobson said that the Commission preferred the ATM to be in a vestibule to avoid a lot of issues with exterior compliance. Mr. Williams said he would take that idea back to the designer.

Chairperson Jacobson said that more information was needed as to the change in plans when considering the recommendation, therefore no vote was taken.

2) 580 Duane St - Exterior Facade Alteration

Associate Planner Pederson gave an overview of the property and the zoning variance. She went into the property's background, including a timeline of events.

The current alteration involves the parking lot.

Associate Planner Pederson reviewed the previous and current condition of the property. She noted the fire escape had been taken down to allow for ADA access. She then reviewed the proposed changes to the exterior. She then reviewed the materials being proposed in the renovation, including the specific colors and windows and doors.

Pete Economos, property owner, spoke to the commission saying his group want the building to be a showpiece for Keller Williams, as well as the community. He then reviewed the renderings of the proposed work to be done. He spoke about the proposed materials for the project.

Commissioner Goranov asked about the columns, saying in the rendering, they are not right and out of scale for the whole building, not like the original Greek columns at all. He felt these were out of context and not contributing with keeping historic appearance of downtown. Mr. Economos replied that the drawings were not to scale. Commissioner Goranov asked why they had decided to change the columns. Mr. Economos said that the originals were completely rotted out.

Commissioner Mees said the renderings looked like a house that someone was trying to flip. She liked the black windows with the red brick and suggested not painting the brick. She appreciated that the owner is trying to freshen it up. Commissioner Mees hoped for a timeless refreshing of the building, saying that the proposed design is very 2020's

Commissioner Smith asked what the column dimension would be. The petitioner replied. She agreed about the appearance of the columns in the drawing. Mr. Economos asked for clarification of the dimensions desired.

Commissioner Goranov suggested that the architect get involved in deciding the size in proportion to the height of the building. He agreed that the brick should not be painted. He felt that the original building had a lot of character but this new design did not. He would like to see the original character retained.

Mr. Economos asked for exact clarification on the column size and design.

Mike Surino, representing the property owner, discussed the original elements of the building, including the columns. He said the brick that has been added is not an exact match because the permit they had allowed for painting. Commissioner Goranov asked about painting the brick in a red stain. Mr. Surino replied that this would be agreeable to do.

Commissioner Goranov thought that the new columns should be recommended by the architect. Mr. Surino asked a follow-up questions about the availability of the original Greek style.

Commissioner Schlembach suggested telling the architect that the columns should be Neoclassic design and let them recommend the size.

Commissioner Rahn asked how far off is the slope of the ADA ramp and if the railing could be minimized. Chairperson Jacobson said that if the railing was required, it should be black.

Commissioner Rahn said that this was a great opportunity to modernize this facade and wanted to know if the Commission wanted the exact same column design. Commissioner Goranov and Commissioner Schlembach said yes. Commissioner Smith liked the cedar columns.

Mr. Surino said that the design was meant to compliment the new park being built next door.

Commissioner Smith said that since the brick doesn't match, perhaps painting would be best but perhaps an off-white instead of a stark white.

Mr. Economos asked if there was an exact shade of white that was spec'd out already by the Village. The answer was no. Commissioner Mees said it should be a warmer white.

Chairperson Jacobson gave her opinion, liking the red brick with the black.

Commissioner Smith asked about the staining process. Mr. Surino explained the process.

Charles McCann, property owner, clarified the colors being proposed. He showed the commissioners a picture on his phone of the actual color that is used on another of his properties.

Chairperson Jacobson asked if there was a recommendation on the columns and the black shutters. Commissioner Goranov thought that they need to see some renderings.

Commissioner Mees felt that if the building was painted, the cedar columns made more sense... and if it stays red, she would like to keep the original column design. Discussion continued on the possibilities.

Mr. Economos said the owners are sincere in making this a first-class property.

Commissioner Mees asked if this recommendation will go to the Board. The reply was yes. Discussion of keeping the historic feel of the building ensued.

Commissioner Rahn likes that the graphic was moved off the gable, with Commissioner Smith agreeing with this comment.

If denied, it was stated this would go to Board with recommendations to be voted on.

The Commission suggested changes to be brought back for review. Mr. Economos asked for recommendations on the ADA ramp so that the work could be completed to meet requirements before occupancy could happen.

The Commission approved the ADA ramp with the condition that it does not include railings if this meets ADA guidelines, and if a railing is needed, it should be black.

It was decided that the two exterior design revisions to be submitted should reflect neoclassic vs. modern. These will be brought back to the Commission for review. Renderings will include column options (with proportions and details) and paint options (stain vs. stone grey). Commissioner Mees asked about round columns vs. square. Commissioner Rahn replied it depends on the design concept. Commissioner Goranov felt round columns could be used for a neoclassic or modern design, adding that he still prefers the original columns.

Mr. Economos asked for clarification of what the Commission wants to see in the next rendering options. The Commission gave this clarification.

Trustee Gould asked if meeting rules allowed the commission to ask for more information.

E. Chairman's Report

Chairperson Jacobson stated that there was nothing to report at this time.

F. Trustee Liaison's Report

Trustee Gould said there was a budget kickoff meeting.

Trustee Gould spoke about the Board being presented with the APEX garage issues and their resolution, moving toward the sale. The Board also addressed some of the cosmetic issues being resolved.

Trustee Gould spoke about the art installation for Panfish Park.

Trustee Gould spoke about the hen keeping proposal and that it did not pass.

G. Staff Report

Associate Planner Pederson reviewed items for the 10/09/24 meeting. She also spoke about the Train Station design and its progress.

Associate Planner Pederson gave a brief status of the downtown event park, saying they were waiting on a traffic study and stormwater report to go to the Plan Commission.

Commissioner Mees asked about the roof being replaced of the nail salon in the CBD. She asked if it had been replaced yet. Associate Planner Pederson replied, adding that the owner agreed to natural slate so it did not come back to the Commission.

Adjourn – Approximately 8:40P.M.

Motion and Second was made. Unanimous vote to adjourn.