

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, November 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 7:01 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 David Schlembach.

ABSENT: Commissioners Eric Rahn and Julia Smith.

Also in attendance: Anne Gould, Trustee; Jennifer Henaghan, Community Development Director; Anabel Pederson, Associate Planner and Julie Settles, Recording Secretary.

B. Approval of Meeting Minutes

Commissioner Goranov made a motion to approve the draft minutes of the October 9, 2024 meeting. Commissioner Albrecht seconded the motion. The motion passed by voice vote.

C. Old Business

1. 515 Crescent Blvd. – Exterior Appearance Review for Walk Up Automated Teller Machine

Staff Presentation

Sworn in, Anabel Pederson, Associate Planner, introduced the request: Exterior appearance review for walk up automated Teller Machine at 515 Crescent Blvd. Ms. Pederson stated that the property is zoned C5A located on a lot of approximately 5,227.22sq. ft. She stated the property is occupied by @Properties J. Proctor Group and will need a text amendment to the Village Code for a new type of special use, as well as a special use permit. She stated the proposal entails the removal of the right most window to be replaced with a NCR SelfServ 64 automated teller machine, matching brick fill-in, a straight hem black awning and aluminum sconce in black finish. She stated she received comments back from the police and engineering mostly concerning safety and lighting precautions. Ms. Pederson stated in September of 2021 the previous design team suggested an ATM within a vestibule inside the building. The 2021 streetscape project was underway and ADA compliance was contemplated in the form of raising the sidewalk during this project. Ms. Pederson showed a slide of the vestibule that would have a

4” step up to the door. The applicant previously did not choose to pursue the vestibule idea following the hiring of a different design firm. Ms. Pederson showed a slide of the materials that will be used in the proposal including brick in the colors of schoolhouse red, brownstone flashed and charcoal, an ENTRi LED light with black finish and a Trivantage Sunbrella Awning in black. Ms. Pederson stated the relevant advisory Architectural Appearance Guidelines include: 3.3 maintain the proportion, pattern and type of original openings and relate them to nearby structures and 3.11 expansion, additions and remodeling of existing structures should emphasize compatibility with the original structures should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. She also stated that the Architectural Appearance Commission action to consider the proposed exterior appearance and provide a recommendation to the Village Board or Trustees for approval, approval with conditions, or denial.

Commissioner Goranov stated that he sent Ms. Pederson a design markup and asked if it was sent to the architect. Ms. Pederson answered that it was not received.

Commissioner Mees asked how the proposed plan has changed since two months ago. She stated that at the last meeting, changes were proposed by the Commission. Ms. Pederson answered that the representative who was here at the last meeting is not with the company any longer and the architect is here this evening and will be able to answer questions. She stated the architect was advised to read the minutes from the last meeting in preparation.

Commissioner Goranov stated he went to the building and took pictures inside and out and believes that closing the window for the ATM will be detrimental to the inside and outside of the building. He proposed to place the machine by the entrance to the building. He stated the door is setback so it's covered and the machine could be on the wall where the return is. This way the window wouldn't be replaced and they wouldn't need an overhang. He stated this would meet accessibility, it would be cheaper to build and it would not intervene with the historic elevation and streetscape of the downtown area. He stated the window they want to close up would lessen about 40% of the light going into the building.

Sworn in, Taylor Hall, Project Manager with PM Design Group, Allen, Tx, stated that they have done a lot of research to be in compliance with the Village. He stated the proposed project follows the Glen Ellyn comprehensive plan to protect, maintain and enhance the Village's historic small-town atmosphere while providing new services to the community. He stated that the ATM would face Crescent to avoid increased traffic and/or parking along Main St. He stated the plan has not changed since the September meeting. He stated that they are going off what the client asked for and they will go back and speak to their clients.

Commissioner Goranov stated by looking at the photos by the entrance there would be no ADA issues, it wouldn't change the historic elevation and it will be cheaper to do.

Commissioner Mees stated to have the client look at the suggestions that were made two months ago at this meeting in the minutes.

Mr. Hall stated that the client wanted us to pursue this plan so they will have to go back to the client.

Commissioner Goranov stated they want to preserve the window and that all the problems will disappear with his recommendation on moving the ATM to by the entrance.

Mr. Hall asked if this plan will be rejected and a new plan will have to be submitted.

Commissioner Goranov stated to look at the Commission minutes. Mr. Hall answered that he did, but they weren't told to change anything by their client. Commissioner Goranov stated that with the revised plan, a canopy wouldn't be needed because the area is protected, it keeps the architecture, and it would be cheaper to do. Commissioner Albrecht asked if this was a clear request. Mr. Wallace answered yes and asked if a whole new application would be needed. Planner Pederson stated that if the Commission recommended approval, approval with conditions, or denial, the case would go to the Village Board for final approval and any new proposal would require a new application.

Commissioner Goranov made the motion:

After conducting a public meeting on November 13, 2024, and deliberating on the request of the petitioner, Stratus Unlimited on behalf of US Bank, for approval of an exterior appearance review for 515 Crescent Blvd. in the C5B Zoning District, the Architectural Appearance Commission hereby recommends denial of this request based on the following findings of fact.

1. The proposed architectural style is not in conformance with the Appearance Review Guidelines because the AAC wants to preserve the exterior historic elevation of the building by moving the ATM by the entrance that would make it more cost efficient. The AAC would like to see the applicants come back with that design. The Architectural Appearance Commission makes this recommendation of denial.

Commissioner Schlembach seconded the motion. The motion passed on a roll call vote.

D. New Business

1. 552 Crescent Boulevard Tutto Bene – Exterior Appearance Review for a Constructed Canopy Structure

Ms. Pederson introduced the request: Exterior appearance review for a constructed canopy structure at 552 Crescent Blvd. Ms. Pederson stated that the property is zoned C5A the building is approximately 730 sq. ft. She stated the property is occupied by Tutto Bene Italian Ristorante. She stated that the current design of the canopy structure differs from the approved design and the petitioner is seeking to keep the structure as-built. She stated this application includes canopy walls and doorway elements which were not included in the previous design. The canopy structure will need a zoning variation once they have resolved their case in adjudication,

obtained a building permit, and received exterior appearance approval. Ms. Pederson stated in November 2022 the property owner came before the Commission for an exterior appearance review for a permanent canopy. On May 5, 2023 the Village first observed that the property owner erected the canopy without obtaining a building permit and of a different design from approved application. On July 19, 2023 the property owner was cited for violations and enters adjudication. On September 5, 2023 the property owner submitted a building permit. On March 20, 2024 the property owner was told to resubmit building permit documents and to take down the canopy walls. On September 16, 2024 the property owner resubmitted Exterior Appearance Review application for the canopy structure. Ms. Pederson showed a slide of the precondition without the canopy structure. She then showed a slide of the approved canopy and then a slide showing the existing condition. Ms. Pederson stated the Architectural Appearance guidelines were as follows:

3.3 Maintain the Proportion, Pattern, and Type of Original Openings and related them to nearby structures

- The canopy structure does not maintain the original opening of the building and the canopy walls make the canopy different from other structures in the village

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

- The canopy structure blocks the original stone materials of the building

3.7.3 Canopies and awnings should not obscure original architectural detail.

- The canopy structure blocks the original front façade of the building

Ms. Pederson stated that the Architectural Appearance Commission Action is to Consider the proposed exterior appearance and provide a recommendation to the Village Board of Trustees for approval, approval with conditions, or denial.

Commissioner Albrecht asked that the original application was for a canopy covering only. She stated now there were walls and window and doors. Commissioner Albrecht asked if the permit was obtained for approval and then altered. Ms. Pederson answered the work was done without a permit, which was applied for after the structure was built.

Sworn in, Todd Wallace, 1755 Naperville Rd, Wheaton, stated he is speaking on behalf of the petitioner and that the owner has three businesses in Glen Ellyn. They own Tutto Bene, the Sweet Shoppe and Tutto Dolce. He stated he was here to make things right. He stated the structure is very difficult and the client did a creative reuse by putting a more permanent structure up. He stated there was a miscommunication on what was needed. He stated the walls are rolled up. The only time they are down is when the business is closed for security.

Commissioner Goranov stated that he didn't approve the pervious awning. Since then he stated he went to the business and the present awning is much better than the previous awning so he would approve the application.

Commissioner Albrecht stated she also didn't vote in favor. She stated she didn't care for the fact that it was so temporary. She stated it's such a visible spot in the downtown area and she was

bothered that an owner of three businesses in Glen Ellyn did the work without a permit. She stated she'd hate approving this application when the rules weren't obeyed.

Commissioner Schlembach asked what the penalty is for construction without a permit. Mr. Wallace answered that they are going through the adjudication process now and are spending a lot of money and energy trying to make this right. Commissioner Goranov stated they should have used that energy to make things right the first time.

Ms. Pederson stated they are currently in adjudication and have been there for a while. She stated the building side of the problem will be handled by the Building Department and emphasized that the discussion is to be on the change of appearance in the design only. Chairperson Jacobson stated the AAC is to look at the appearance only.

Commissioner Mees stated she enjoys the ambience of the business and the structure doesn't bother her.

Commission Recommendations

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Paula Basile, for approval of an exterior appearance review for 552 Crescent Blvd. in the C5A 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 November 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 for approval.

Commissioner Goranov seconded the motion. The motion passed on a roll call vote with four Commissioners present voting "Yes": Chairperson Jacobson and Commissioners Goranov, Mees, Schlembach and one Commissioner present voting "No": Commissioner Albrecht.

2. 640 Taft Avenue Full Circle Communities – Exterior Appearance Review for a New Principal Building and Associated Landscaping

Sworn in, Jennifer Henaghan, Community Development Director, introduced the request: Exterior appearance review for a new principal building and associated landscaping. She stated this site was the former hotel site that the Village of Glen Ellyn purchased in the C3 zoning district. The proposed redevelopment is a three-story, 42-unit multifamily building with tudor design elements. She stated that approval process includes the purchase and sale agreement, exterior appearance review by the AAC, zoning review with the Plan Commission and final actions decided by the Village Board. Dir. Henaghan showed renderings of the building and stated that material that will be used includes primarily brick, aged pewter and rich espresso tudor detailing, cobblestone gray roofing and limestone windowsills. She stated the architectural appearance guidelines include:

Chapter 1 (General Design Principles)

- 1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.
- 1.5 Roofs should be scaled to the building which they cover.
- 1.6 Entrances should be readily identifiable from parking areas and pedestrian approaches. They should be open, well lighted and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.
- 1.8 Colors should be muted and compliment each other, with no more than two or three colors on each façade.
- 1.9 The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements, and by landscaping.

Architectural Appearance Guidelines Chapter 2 (Site Design)

- 2.1 Landscaping, utilizing recommended plant materials, should be provided to enhance a project, buffer utilitarian views, and screen private areas of nearby residential property from visual intrusion.

Chapter 7 (Multi-Family and Single Family Attached Residential)

- 7.1 Masonry should be employed as the wall covering for all sides of the ground floor and its is preferred as the primary material on upper floors. The materials and design character should be consistent on all sides of a building.
- 7.3 The entry should be readily identifiable and be designed and lighted for attractiveness and security.
- 7.4 Where possible, parking beneath the residential units or in the rear of the structure is preferred

Dir. Henaghan stated the AAC action requested is to consider the proposed exterior appearance and provide a recommendation to the Village Board of Trustees for approval, approval with conditions, or denial.

Sworn in Mary Donoghue, Project Manager of Full Circle, stated the scope of the redevelopment and stated the architect was at the meeting to present.

Sworn in Evan Williams, Architect, stated the project has a tudor-style architecture that reflects multiple buildings in Glen Ellyn. The Glen Ellyn Library and the Glen Ellyn Theatre are a few examples of this type of architecture. Mr. Williams showed the site plan and stated due to stormwater consideration there is a slope towards Taft. He stated there will be a ramp due to stormwater considerations. He stated the parking is partially shared with the vet next door. He also stated there will be undercover parking north of the building. There will be a garbage service pickup area and the garbage dumpsters will not be visible. He stated on the west side of the building will be a patio area with grills, benches and a pet area.

Mr. Williams showed a landscaping slide and stated they will be adding newer trees and more perennials, ornamental trees and shrubs that will be on the northside covering the parking area.

Mr. Williams showed an elevation slide and explain where and what materials will be used. He stated there will be bump outs to breakup the façade. The brickwork will be a mixture of pale red and gray red and there will be stack coursing around the windows.

Commissioner Albrecht stated that the brick use looks fantastic and the bump outs look terrific. She asked if there will be a space for recycling. Ms. Donoghue answered yes that there is a garbage shoot and a recycling shoot in the proposed building. Commissioner Albrecht asked if there was going to be a solar roofing. Ms. Donoghue answered that if that is what the Commission wants, they will be happy to look into it.

Commissioner Mees stated that on the south facade she likes the tudor and combo of modern looking brick with the tudor. Commissioner Mees asked if the tudor could also be placed on the west end of the building to make it look like the east end. She stated that looking at the north facade she doesn't like the huge modern area. She asked if they can add tudor on the Roosevelt Rd side for people to see.

Commissioner Schlembach stated that the west elevations is disappointing after looking at the east side. He stated that the north side seems to be a leftover thought.

Commissioner Goranov asked to see the south elevation. He stated with the long elevation, tudor can benefit both sides. He also stated to have it come out a foot or eighteen inches. He stated that the park this elevation is facing is beautiful and asked if there were any thoughts on having balconies. Ms. Donoghue answered for financial reasons is the reason they aren't having balconies and want to give the residents more space. She stated they are providing shared amenity space with the patio area, fitness room and community room. Mr. Williams stated there are large windows and a lot of tudor buildings don't have balconies. Something giving the illusion of balconies can be added.

Chairperson Jacobson asked where the stormwater detention is. She also asked why the open area is on the north side and not the southside facing the park. Ms. Donoghue answered the open space on the north side will produce more privacy.

Sworn in, Claudia Welp, Cage Engineering, stated there is no required detention or retention. She stated that all runoff goes underground. She stated the landscaped areas will also collect the water.

Chairperson Jacobson asked if there was a landscaping architect. She stated there probably wasn't because it looks bad and asked for that to be reviewed.

Commissioner Schlembach stated that the northside has a very steep slope and asked how they are going to have landscaping. Mr. Williams answered that there will be a retaining wall.

Commissioner Mees asked if they will be improving the crosswalk to get to the park. Ms. Donoghue answered that they will work with the Village to improve that.

Public Comments

Sworn in, Norris Eber, 701 Kingsbrook, Glen Ellyn, stated that he lives 400ft from this building. He stated the deal was made with the Village with certain conditions made. He stated the building should be harmonious with the neighborhood. He stated that tudor doesn't match with the neighborhood. He stated that what is allowed with this building would then be allowed with

other commercial buildings and it's not proper appearance. He stated that there is not enough brick and the roof height is higher than the three-story office building that is there. He stated that rapid timing is being requested, but they have been working on this since 2021. He also stated there was no notice of the meeting on the website and there was only a sliver of a section in the newspaper. He stated the design is not appropriate for this area. He requested to send the design and materials back to the drawing board.

Sworn in, Julie Evans, 554 N Park, stated she is in support of the project. She stated she is a resident of Glen Ellyn and involved with other Glen Ellyn organizations. She stated she looks forward to seeing this come through. This project will have units for people with disabilities.

Sworn in, Terese Thompson, Project Executive with Cordigan, Clark and Associates, stated she'd like to address some of the comments. She stated a main point she should explain is the corner element with strong vertical and horizontal trim. She stated they wanted a strong presence on the corner. She stated that many residents of the building will not be driving but will be taking the bus. She stated they can add some tudor trim to the side that's mostly brick if the Commission wants that.

Commissioner Mees stated that there are ways to show where the entrance is without having a grand visual interest there and not anywhere else. She stated it looks like they ran out of money so they just put brick.

Ms. Thompson stated they are right on the lot line so they cannot add balconies. She stated it's pretty tight on the site. She also stated regarding the southwest corner she understand what the Commission wants. Commissioner Mees stated that if the balconies are not functional they should not be added.

Mr. Eber stated that the petitioner is speaking under the public comments section of the meeting.

Sworn in, Mark Wilson, 636 Harding Ave, stated he lives across from the Police station. He stated he had ideas when they were building the Police station and they made them. He stated that he doesn't think tudor goes with the Police station. He stated a balcony or porch will just house toys. He stated he's like to see the roof flatter or more modern.

Chairperson Jacobson asked Ms. Thompson if they had enough clarification. Ms. Thompson answered that they need to look at the southwest corner and the Commission made it very clear to look at the north and west elevations. Chairperson Jacobson asked to address the landscape plan and make sure the open space on the northeast corner is appropriate there. Ms. Thompson answered that the area will be landscaped and in her experience the area will be used.

Commissioner Goranov asked to look into the solar panel option. Ms. Thompson answered that Full Circle does look at that with all their buildings and if they are able to, they will bring it back to the AAC.

Commissioner Schlembach stated to get rid of all the add ons. He stated it's a cliché and detracts the design. Ms. Thompson answered they can get rid of those things.

Commission Recommendations

Commissioner Schlembach made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Full Circle Communities, for approval of an exterior appearance review for 640 Taft Ave. in the C3 Commercial 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 November 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 for approval with the following conditions:

- 1. Revise the west elevation to be more harmonious to the east elevation**
- 2. Removal of six mansard roofs**
- 3. Revise the landscaping plan**
- 4. Adjust the north façade especially at the east end to match the south façade**
- 5. Solar panels will be permitted on south elevations of the roof to be determined**
- 6. Have greater detail on the brick work locations**

Commissioner Albrecht seconded the motion. The motion passed on a roll call vote with all five Commissioners present voting “Yes”.

E. Chairperson’s Report

None.

F. Trustee Liaison’s Report

Trustee Liaison Anne Gould stated that the Village Board had it’s first reading of budget approval for the levy. The Board approved a water increase effective January 1. She stated that the Village named a new acting Village President.

G. Staff Report

Dir. Henaghan stated the property at 580 Duane St. went to the Plan Commission and was approved and will now go before the Village Board on December 9th. She stated the December 11th meeting will have 534 Duane St and 405 Roosevelt as agenda items.

H. Adjournment

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

The meeting was adjourned at 9:02 PM

Respectfully submitted,

Julie Settles

Recording Secretary