



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, May 13, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Review and Approval of the February 11, 2026, Regular Meeting of the Architectural Appearance Commission Minutes
- D. Old Business**
- E. New Business**
 - 1) Appearance Review Guidelines Discussion
- F. Chairman's Report**
- G. Trustee Liaison's Report**
- H. Staff Report**
- I. Adjournment**

Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/13/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2026-365)

DOC ID: 2026-365

Review and Approval of the February 11, 2026, Regular Meeting of the Architectural Appearance Commission Minutes

Statement of the Issue:

Review and Approval of the Minutes for the February 11, 2026, Regular Meeting of the AAC.

Analysis:

Minutes are required to be reviewed and approved by Village Commissions to be finalized for the public record. The major item discussed was the exterior appearance review for Dutch Bros. Drive-Thru at 750 Roosevelt Road. This was also the last AAC meeting for Commissioner Goranov.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review for accuracy and clarity, and approve.

Attachments:

1. Draft_Feb. 11 2026 Architectural Appearance Commission

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, February 11, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson 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 Albrecht, Mees, Schlembach, Smith, and Goranov.

Absent: Commissioner Rahn.

Also in attendance: Jordan Frahm, Associate Planner, Daniel Harper, Manager Planner Trustee Sonia and Adriana Ohl Zamora, Recording Secretary.

B. Approval of the Minutes

Commissioner Schlembach made a motion to approve the draft minutes of the January 14, 2026 meeting. Commissioner Goranov seconded the motion. The motion passed by voice vote.

C. New Business

1. Exterior Appearance- 750 Roosevelt Rd.- Dutch Bros. Drive Thru

Staff Presentation

Mr. Frahm presented to the Commissioners the proposed project which involves the redevelopment of the Danby's Station located at 750 Roosevelt Road in Glen Ellyn, Illinois. The existing building zoned C4, office district will be demolished and replaced with a new Dutch Bros Coffee building featuring dual drive-thru lanes, designed in accordance with the brand's current national standards and operational model.

The redevelopment will revitalize a highly visible site along Roosevelt Road, enhancing site circulation, access, landscaping, and overall aesthetics while activating an underutilized parcel with a high-quality national tenant. Construction is anticipated to commence following receipt of all required entitlements, with project delivery targeted for 2026 and full site completion shortly thereafter.

The following were shown and explained to the Commissioners:

Aerial Map, Zoning Map, Proposed Building Elevations, Color Renderings, List of Building Materials and colors, Dutch Bros. Concept Site Plan.

Commissioner Questions

Commissioners were concerned about the following:

- Traffic patterns such as that was an issue with Popeyes, particularly those traveling eastbound as they don't have a direct way to enter.
- Will signage be part of plan?
- Menu boards on passenger sides?
- Number of parking spots.
- Materials being used on building.
- Energy efficiency.

Mr. Harper, the Planning Manager for the Village of Glen Ellyn, explained that the issues centered around Popeyes were the stacking spaces around the site, this site plan will have more stacking spaces, about 25 stacking spaces, not counting spillovers. With regards to traffic patterns, the traffic impact study is pending. He explained that currently, there is a monument sign to the west of Roosevelt which is what the current sign at Danby's is and what Dutch Bros. is planning to do. The Dutch Bros. concept plan includes a landscaped island. The final site plan concept has not been submitted by the applicants but does include seating area outside only, no indoor seating for customers. Walk up window for outdoor patio space and that there would be no solar panels as part of the plan.

Applicant:

Adam Bell, Project developer- explained that for the east bound traffic, they are proposing ground sign and visibility of monument sign, will submit sign variations, 90% of volume thru drive thru and walk-up orders; don't anticipate that many people to walk up and sit. Landscaping plan will be submitted with application. Engineering and landscaping plan will be completed in the next week or so.

With regards to drive thru, "runners" will take your order, you will not be talking to menu order board. Multiple people working at site, order ahead, designed to be as minimal as possible, 17 parking spots is the minimal threshold that they like to see.

Liz (inaudible), Project Architect – explained that the bottom left, smaller of the two towers canopy overhang is all masonry-brick sample is multicolored; 3 layering's of brick, all same brick, variety of colors in pattern but will be same brick. We have suggested different colors, but this is the preferred style/color of Dutch Bros. and those are their primary colors. There will be Fiber cement siding, blue primary color, no solar panels are planned, and the Illinois 2024 energy code is being met for the building which is about 1000 to 1200 square feet, for the remaining energy sources, company decided to go with electric.

The company is a large company, originating in northwest, expanding west towards the Midwest, working on bringing 6 to suburbs.

Motion to approve by Mees, seconded by Albrecht- motion approved unanimously 6-0.

D. Chairman's Report

Nothing to report

E. Trustee Liaison Report

Trustee explained that she has brought up to Board that the Commissioners would like more clarification and involvement with guidelines that are outdated; scope of what is being reviewed and include Roosevelt and guidelines are second piece. Add renovation projects to guidelines

F. Staff Report

Mr. Harper – AAC guidelines do need to be updated, architecture materials have changed and evolved. Input from AAC is needed to review the current guidelines. Members can perhaps review and redline, then hand back to staff.

- Train- 90% engineering coming in; making changes to warming shelters, no major changes from previously approved, funds are still trying to be sorted out.
- ATM project- no update.
- Launching zoning code, rewrite starting.
- Commissioner Goranov entered letter of resignation- staying through March 2026.

I. Adjournment

Member Jacobson made a motion to adjourn the meeting. Member Smith seconded the motion and the motion passed by voice vote at 8:01pm

Respectfully submitted,
Adriana Ohl-Zamora



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/13/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2026-366)

DOC ID: 2026-366

Appearance Review Guidelines Discussion

Statement of the Issue:

The Architectural Appearance Commission has previously discussed their role in the Village approval process and implementing changes to the scope of the Commission. The AAC made a request to Village staff at the February 11, 2026, regular meeting of the AAC to discuss the Appearance Review Guidelines as a first step in implementing prospective changes to the Exterior Appearance Review process.

Analysis:

The current Appearance Review Guidelines, approved by Ordinance No. 5508, turn 20 years old this October 2026. Village staff and the members of the AAC have recommended that the Village use this milestone to evaluate the Guidelines and identify updates needed to reflect contemporary design standards and community needs. The Guidelines are currently divided into seven chapters and five appendices. Chapters cover general design principles and site design criteria, with additional sections addressing specific geographic areas (Chapters 3–5) and building types (Chapters 6–7). The AAC should assess whether this structure remains practical and effective, identify outdated content, and flag gaps where current demands are not addressed. Given time constraints, this review need not be exhaustive — its purpose is to establish a framework for future proposed revisions.

Another element of the Appearance Review Guidelines that may be examined is how Appendix B is highly prescriptive in plant materials that are acceptable for landscape design. This is inconsistent with how construction materials are proposed, with the Appearance Review Guidelines mostly focusing on interplay, continuity, visibility and consistency of the building materials across a site or among buildings in a development. Inconsistencies in content may also extend to inconsistencies in the overall tone of the document. If the main objective of the Appearance Review Guidelines is communication, then the approach to an update should be made holistically. The Appearance Review Guidelines is a broad document, and the AAC should update the Guidelines so that any difference in approach is intentional, and that revisions do not result in a piecemeal document without cohesive messaging.

Other potential changes to the Appearance Review Guidelines seem more obvious: Appendix E relates to an award program that, to the knowledge of staff, is defunct. The Appearance Review Guidelines also include a document published August 8, 2007, called the Photo Resource Directory — this is a document that may have lost relevance or applicability in the last two decades.

This meeting is intended to be an open discussion among the Commissioners, and as a public meeting, input from residents or business owners is welcome. The ultimate objective in this

discussion is to evaluate the current Appearance Review Guidelines to determine whether a comprehensive update is necessary. If so, the AAC will diagnose possible areas of revision. After the Commission identifies areas for improvement in the Appearance Review Guidelines, the AAC and Village Staff can better project a timeline to advance these goals and progress towards their eventual implementation.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the current Appearance Review Guidelines and discuss potential revisions or updates.

Attachments:

1. Appearance Review Guidelines
2. Photo Resource Directory
3. Ordinance No. 5508

**GLEN ELLYN
APPEARANCE REVIEW
GUIDELINES**

**Ordinance # 5508
Adopted October 9, 2006**

GLEN ELLYN APPEARANCE REVIEW GUIDELINES

ACKNOWLEDGMENTS

DESIGN GUIDELINE REVIEW COMMITTEE

Architectural Review Commission

William Peterson, Chairman
John Borello
James Burdett
Lisa Cleaver
Sharyl Faganel
Adelaide Lupo
Chip Renfro
Rene Stratton
Suzanne Weisman

Other Selected Individuals

Phyllis Scanlan – Plan Commission
Lee Marks – Historic Preservation Commission
Jan Little – Morton Arboretum
Dan Marshall – Architect

VILLAGE STAFF

Department of Planning and Development

Staci Hulseberg, Director
Michele Stegall, Village Planner
Tonja Stapleton, Village Planner
Richard Smeaton, Village Planner

Consultants

N.J. "Pete" Pointner FAICP, ALA
Corporate Services Inc.

Appendix B, Keven Graham, ASLA
Managing Principal, Planning Resources Inc.

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* Images courtesy of the Glen Ellyn Historic Society

GLEN ELLYN APPEARANCE REVIEW GUIDELINES

INTRODUCTION AND RATIONALE FOR DESIGN REVIEW

“The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”

Supreme Court of the United States November 22, 1954

Within the Village of Glen Ellyn, all non-residential, multi-family and attached single family developments, are subject to appearance review in accord with Ordinance 2650 as amended. The review is carried out by the Architectural Review Commission (ARC). These guidelines are for use by petitioners in preparation of the required site and building design documentation and by the ARC in preparing their recommendations relative to appearance review. Details on the process are presented in **Appendix A**.

These guidelines are not standards or formulas but rather principles and approaches which should be applied with understanding and sensitivity, in context of the use of the site, its natural character, nearby buildings and the streetscape of the adjacent public rights-of-way.

These guidelines are to be applied within the framework of the permitted and special uses and standards of the Glen Ellen Zoning Code, Subdivision Regulations Code, Sign Code and Building Code.

The guidelines do not endorse any one particular style of architecture and respect the rights of designers and their clients for creative expression. However, the adaptation of historical styles is appropriate when designing for construction within the C5-A historic downtown, the Stacy’s Corners area or in proximity of existing buildings with distinctive historic architecture. Petitioners may also select a historical style to emulate in other instances. Styles found throughout Glen Ellyn include Federal, Greek Revival, Italianate, Victorian, turn of the century Illinois vernacular commercial, Colonial Revival and English Tudor.

When utilizing characteristics of a historical style, the designer should consult appropriate references and demonstrate how their work relates to the selected style. See **Appendix C** for a list of references.

These guidelines are intended to provide a context for diverse yet harmonious architectural and landscape design.

Objectives of Design Review

The objectives of design review are to:

1. Protect existing development from negative impacts of new construction, including additions and rehabilitation, by promoting architectural compatibility;
2. Encourage quality design which will enhance property values;
3. Reflect the unique identity of the Village's friendly, small town atmosphere and respect trees and historic structures, in order to attract new residents, businesses and investment; and,
4. Foster site and building design which will enhance the proposed uses so that they may be economically viable and lend themselves to alternative uses in the future.

Design Review in Glen Ellyn

The Village first produced an Appearance Guide in 1972. These guidelines were amended by Ordinance 3619-VC on April 24, 1989. The process of appearance review is intended to blend with established processes for obtaining review and approval under the other applicable ordinances previously noted. The recommendations of the ARC are advisory only. The authority for approval rests with the elected Board of Trustees of the Village of Glen Ellyn.

The Village Board has periodically carried out a survey of its citizens to inquire about their satisfaction with services, and to help set priorities for Village Board attention. Consistently, the surveys have reinforced the importance of the aesthetic quality of the Village, its downtown, commercial areas and residential neighborhoods. These surveys have led to extensive planning and zoning amendments and capital improvement projects to enhance the aesthetic character and identity of the community. For the downtown, examples of this commitment to aesthetics include; thematic lighting, reconfiguration and landscaping of parking lots, the floral clock on Main Street, Volunteer Park and revised zoning provisions. Along Roosevelt Road, over \$6 million in streetscape enhancements have been implemented. Around the Stacy's Corners intersection, streetscape improvements have been coordinated with County plans for roadway reconstruction and the plans for the Stacy Corners historic park. Therefore, these guidelines aim to reinforce these actions and public investments by the Village.

Relationship to Other Ordinances and Plans

The Comprehensive Plan addresses the overall importance of high aesthetic standards in both public and private projects. It contains specific considerations relative to certain sub-areas within the Village. The Plan should be reviewed as a part of any application for appearance review even though it is advisory and not regulatory in nature.

The Zoning Code is regulatory and establishes permitted and special uses, allowable building height and setbacks, and standards for off street parking and loading, lighting, screening and buffering, and landscaping for parking areas and buffer yards between dissimilar uses. Although the height and mass of a building are critical to their “fit” on a particular site, a petitioner has the right to build to the limits allowed by the Zoning Code.

The Village Sign Code, adopted by Ordinance 3995-VC on March 25, 1993 and as periodically amended, governs the number, size, placement and area of various permitted signs.

The Subdivision Regulations set standards for public improvements. These include minimum standards for street trees. **Appendix B** contains a listing of recommended plant materials not only for street trees but also for other applications within a site plan.

These guidelines should be reviewed prior to submitting an application for appearance review. They are intended to work in concert with the regulatory codes noted above.

CHAPTER 1 – GENERAL DESIGN PRINCIPLES

These principles apply to all construction subject to ARC review.

1.1 New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape.



Good Landscaped Grade Transition and Screening for Adjacent Uses

1.1.1 Existing trees should be identified and protected as a part of project planning and implementation.

1.1.2 Site grading should be minimized to preserve the character of the site and buildings should fit the contours of the land.

1.1.3 The area of impervious surface should be minimized.

1.1.4 Avoid architectural styles which harshly conflict with adjacent buildings.

1.1.5 Maintain the rhythm of the street (in terms of building setback and massing) and continuity of its landscaping.



All Brick Office Building, Duane Street

1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: rustic-finished wood; aluminum siding, trim or panel systems; exposed aggregate concrete wall panels; EIFS, Dryvit; glass storefront wall systems which extend to the ground; plastic trim elements; and mirrored or reflective glass. Ease of maintenance should also be considered. Also consult the Comprehensive Plan, page 45 for downtown buildings.

1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes. Building design may be incompatible with alternative uses or nearby properties if dramatically different in shape, material, color or ornamentation. The entire facade of some buildings may include inappropriate non-structural and non-functional elements, designed to attract attention, that may be considered as signage. An example would be the simulated fortress design of Medieval Times restaurant.

1.4 Avoid arbitrary or fad design treatments that will soon become out dated.



Office Building County Farm Road With Clear Definition of Roof and Wall Planes

1.5 Roofs should be scaled to the building which they cover.

1.5.1 Roofs should be of a material, color and texture appropriate to the building structure and use.

1.5.2 The roof edge and wall face should be clearly differentiated.

1.5.3 Gable, pitched and mansard roofs should be scaled to the face of the building so as not to dominate the elevation nor be so small as to lack a feeling of closure and protection.

1.5.4 Pitched roofs should have overhangs which define the roof wall interface.

1.5.5 Parapet walls should have a defined top which frames the building facade. A narrow piece of metal flashing or stone cap is typically inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be considered to meet this guideline.



Landscaped and Defined Entry

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.

1.7 The architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. Applied veneer “movie set” storefronts, token panels of brick on building fronts and blank masonry walls on the rear of buildings are not desirable.

1.8 Colors should be muted and compliment each other, with no more than two or three colors on each facade.

1.8.1 A natural, neutral color should be chosen for the primary exterior facade material in new construction. Contrasting trim colors should be used to highlight architectural elements such as window and door surrounds. Harsh shades, including true white, should be avoided.

1.8.2 Applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building. These elements may be the same color as the background wall, a contrasting shade of the same color, or, a more distinctive contrasting color. The important thing is a blend with the building’s color palate.

1.8.3 Roof top mechanical equipment should be screened from view from the public right-of-way and adjacent property by portions of the building structure or screening systems consistent with the architecture of the building.

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. Structural articulation can include breaking the plane of the building by off sets, insets for entryways or balconies, step backs, and consideration of alternative roof structures.

CHAPTER 2 – SITE DESIGN

These site design guidelines apply to all construction subject to ARC review.

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



McDonalds – Roosevelt Road Attractive Landscaping of Drive Through Area

2.1.1 The selection of parking lot plant materials should consider hardiness in the face of intense use and salt spray as well as maintenance of sight lines.

2.1.2 Perimeter landscaping should be utilized to screen views of parking lots.

2.1.3 Landscaped islands should be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement, introduce the color and texture of plant materials and define parking areas and drive isles.

2.1.4 The overall site landscape plan should consider options for providing color throughout the growing season.



Landscaping Which Defines Parking and Enhances Blank Wall

2.1.5 Landscaping of an area at least five feet in width should be employed along blank building walls. This can help to soften the building facade, define pedestrian ways and frame key entries to a building. Where space is not available, free standing planters should be substituted.

2.1.6 If fences are employed as buffers, the specifications should assure durability and economy of maintenance. The color and material should relate to the principal structure.

2.2 The design of light fixtures should compliment the architecture and function of the principal building.

2.2.1 Wall mounted fixtures should not directly allow light projection to the sky.

2.2.2 The design of free standing light fixtures, in addition to meeting the standards of the Zoning Code, should consider the appropriate color, texture and or material for the base and avoid glare. More decorative light fixtures may be used where appropriate to relate to the architectural character of the project.

2.2.3 The color of light on a site should be consistent throughout. Typically, metal halide sources are used for commercial developments for their more accurate color rendition. In the downtown and Stacy's Corners area, the thematic fixtures should utilize sodium vapor.

2.3 Ancillary and accessory structures should relate to principal building in terms of materials, design and colors.



Well Designed and Landscaped Trash Enclosure – Baker Hill

2.3.1 Trash enclosures should have wall surfaces which match the material of the principal building and metal gates, and, wherever possible, have their opening oriented away from public rights-of-way and primary customer views. All trash enclosures should be surrounded by landscaping.



Attractive Back Side of Local Business

2.3.2 Free standing transformers and utility boxes should be painted to blend with the landscape or the primary building and be screened with landscaping.

2.3.3 The face of retaining walls should be a material with a texture and color that relates to the design of the principal building.

2.4 Signage is governed by the Village Code. To compliment these standards there are also guidelines which effect the aesthetic quality and readability of signage.



Ground Monument Sign Relating to Building Design, Roosevelt Road

2.4.1 Ground mounted signs are preferred to pylon signs. Where feasible, signs should be as low as possible for readability rather than building to the maximum height permitted by ordinance.

2.4.2 Minimize the number of lines of text on free standing signs to increase readability.



Monument Sign Relating to Building Design, Deer Park

2.4.3 Select a structure, materials, colors and detailing for free standing signs that relate to the design of the principal building.

2.4.4 Landscape the base of free standing signs with shrubs and flowers but avoid plant materials which might obscure the sign message.



Well Placed and Designed Wall Signage, Front Street – Downtown Wheaton



*Appropriate Wall Signage – Stacy's Corners
Historic District*

2.4.5 For wall signs not in historic districts, individual affixed letters, light in color and contrasting with a darker surrounding background, are suggested. Illuminated box signs are discouraged.

2.4.6 Wall mounted signage should be placed within an area designed for its placement which does not cover architectural detailing or rise above the roof plane.



Appropriate Tenant Signage, Protected Entry, and Defined Roof Line, Baker Hill

2.4.7 Tenant wall signage within a shopping center should be located and designed to compliment the architecture of the building and provide some unifying commonality. Commonality does not mean they all have to be the same style or location.



Site Furnishings, Commercial Building, Downtown Wheaton

2.5 Site furnishings (waste receptacles, benches, bike racks etc.) should be selected to relate to each other and to the principal building in terms of material, color and style.

2.6 Public art and amenities are encouraged including sculpture, plazas, pedestrian rest areas and design which creates a focal point for the development.

CHAPTER 3 – CENTRAL BUSINESS DISTRICT

The central business district, “downtown”, warrants guidelines in addition to the general design principles contained in Chapters 1 and 2. The downtown is particularly important because it is one “neighborhood” which serves people from throughout all of Glen Ellyn. It projects a unique identity, which also attracts visitors and customers from throughout the region. It is a compact area that contains a blend of public and private services, locally owned niche retailers and eateries, and the Metra station, all within walking distance of each other. Storefront windows with displays, protective awnings, thematic street lighting and trees create an intimate, inviting pedestrian friendly environment. The buildings, recognized for their historic value, typical turn of the century commercial brick architecture found in older downtowns in Illinois, impart a particular charm and character.

The importance of maintaining the unique character and identity of the downtown is reflected in the fact that the Zoning Code requires that “all unimproved land or addition to existing structures must be developed as a Planned Development, Special Use”. The downtown is divided into two zoning districts.



The Tallest Building in the Historic C5A District

The C5A portion of the downtown encompasses the core of historic commercial buildings. The height of buildings in this district is restricted to relate to the scale of existing structures. Development in this district is exempt from the off-street parking and loading requirements of the Zoning Code as a means of maintaining the existing fabric of

buildings. New buildings or additions within this district should follow the architectural style of the original building if it is of historic value. If there is new construction or remodeling of a building of undistinguished style, the design should reflect one of the historic styles of adjacent or nearby buildings. Once a historical style has been determined, the petitioner should consider the characteristics of that style as described in various references in **Appendix C**, and demonstrate the compatibility and consistency of their proposals with the selected style.



Condominium Development With Ground Floor Retail in the C5B District

The C5B portion of the downtown allows taller structures and requires off-street parking and loading. This district is a mix of historic and contemporary buildings and contains a majority of the transit oriented residential condominiums and apartments. Relating the architecture of a multi-story residential structure to the street level retail and pedestrian environment is a complex matter. Since construction in the C5B district impacts the integrity of the historic C5A district, the guidelines for the downtown relate to both districts.

The downtown is essentially built out. Every property is occupied by a building, parking or other function. This makes redevelopment of under-utilized properties the basis for new construction. Such redevelopment must fit with the nearby buildings and streetscape. While some of the existing buildings have little or no historic value, or are historic buildings, which have been incompatibly remodeled, new construction must strive to reflect the best of the essential character of the overall downtown.

The following guidelines are particularly relevant to building additions, remodeling and new construction in the C5A and C5B districts. Also refer to the general guidelines of Chapters 1 and 2.

3.1 For building in the C5A district, follow the “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” from the U.S. Department of the Interior, National Park Service.



Main Street Glen Ellyn – Distinctive Historic Roof Lines

3.2 Maintain the character of the original roof in terms of shape, profile, materials and details. Richly detailed cornices once performed the function of defining the character of the building facade, providing a decorative framework for the composition of the building facade. In new construction, this artistic function can be achieved through the use of appropriate trim or detail elements and by changes in color and materials.

3.3 Maintain the Proportion, Pattern and Type of Original Openings and relate them to nearby structures. Openings, such as doors and windows, are characterized by an axis (i.e. vertical or horizontal), proportion (the ratio of width to height), pattern (frequency and spacing), and type (double hung, fixed, awning etc.). If divided lights are appropriate, (smaller window panes), snap-in grills or dividers are discouraged.



Examples of Respect for Original Openings, Attractive Roof Cornice and Appealing Sign Friezes, Wheaton

3.3.1 If openings become obsolete, they should not be filled with incompatible materials such as common brick or glass block. Shutters can be fixed over second story openings where the owner wishes them to remain permanently closed. Infill panels which do not structurally change the original opening, can be used to fill window openings on the upper floors but the material, texture and color should fit within the original opening and blend with the rest of the facade. If shutters are appropriate to the architectural style of windows, they should be proportioned so that they would cover the opening if closed.

3.3.2 Upper floor windows should be individual openings within the wall plane. They should be smaller in size than the first floor windows, reflecting the proportions of existing window openings found in the historic buildings within the downtown.

3.3.3 Windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim. The ground floor should emphasize window display area. Generally, shiny metal or obviously plastic window frames are inappropriate. Windows should be set into the face of the wall a sufficient distance to have a clear shadow line. Solid trim helps to define the openings and differentiate them from the surrounding wall surface. Trim adds a richness of detailing.



Compatible Remodeling of Historic Structure, Knippen Building in Wheaton

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. Particularly inappropriate are veneers of artificial stone, metal panels, vinyl siding, rough sawn wood and stucco applied over brick surfaces. If applied only in patches as accents, they break up the continuity of the wall surface and can serve as a trap for moisture, thereby creating deterioration of the original underlying surface.



Apartments on Hillside Avenue with Distinctive Architectural Detailing

3.5 Maintain distinctive architectural treatments. These may include such items as tile or slate roofs, special wood trim, brick corbels or patterns, terra cotta, stone sills or

lintels, stone insets etc. These add richness and identity to a building. When they are a part of the original design, particularly when the facade has historic or architectural value, they present opportunities to restore and highlight these features.

3.6 Painting or staining should be undertaken as a part of an overall color styling scheme for a building. Original masonry wall surfaces should not be cleaned with abrasive methods such as sand blasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character.

3.6.1 Color styling for unpainted masonry buildings should focus on wooden and metal elements such as window and door trim, signage, roof cornice, fascia, gutters and downspouts. Color styling is one of the most practical tools for setting the mood of a building. If colors are coordinated so they blend with neighboring buildings, a strong sense of continuity, order and liveliness can be created. For optimum effect, the total number of colors should be limited. Gutters, downspouts and utility systems should match or blend as closely as possible with the surrounding wall surfaces, or contrast with a compatible color and tone. Accent colors should be used to define key architectural elements such as trim around doors and windows and ornamental details.

3.6.2 If walls are to be painted, one color should be used for all of the wall surfaces to establish the continuity of the basic volume and mass of the building. A palate of colors appropriate for buildings within the C5A is available from the Planning and Development Department. See also Appendix A for information on what activities require ARC review.



Well Proportioned Awnings, South Main Street

3.7 Awnings are encouraged and they should relate to the building facade and to awnings on adjacent buildings. Awnings provide protection from wind, rain and hot sun to the benefit of pedestrians and protection of window displays. Wherever possible,

the bottom and top edges of awnings should line up with the adjacent awnings or with the horizontal line established by the door head or top of display windows.

3.7.1 Awnings should be shaped to reflect structural bays (defined by fire walls, columns, arches, pilasters etc.) and proportioned to serve the functional and aesthetic value of protecting pedestrians and window displays.

Awnings across a single building front of the typically narrow historic downtown storefront can provide shelter and continuity where there is more than one business in a single storefront.

Awnings should be shaped in accord with the opening, which they cover. Bulbous, curvilinear awnings over rectangular shapes and back-lighted awnings are generally inappropriate.

3.7.2 Awnings should be made of fabric with no internal illumination, and with valances to complete a defined protective space. Awning material should be selected for fire and fade resistance, with color and styling to blend into the building face and adjacent building features. In the downtown, canvass rather than metal awnings are appropriate. Harsh contrast, bold patterns and bright colors draw attention to the awning at the expense of the basic architecture of the building and the overall composition of the streetscape. A valance should extend along the bottom of the awning.

3.7.3 Canopies and awnings should not obscure original architectural detail.

3.8 Minimize utilitarian elements on building surfaces. Utilities should preferably be located below ground and enter a building unseen. Where this is not possible, these elements should be consolidated and reduced in scale to minimize their apparency from public rights-of-way. They should enter the building through a wall or roof where they are least visible from the main entry. Building components such as air conditioners, burglar alarms, vents and other items should similarly be as inconspicuous as possible, being located away from the front facade and painted to blend into the wall of which they are a part. Through the wall and window air conditioners should not be used on facades facing public-rights-of way.

3.9 Entrances to business establishments should have large glass areas, and where possible, be sheltered from the wind and rain. The focus of the ground floor uses and design should be a pedestrian orientation. The design and proportion of the door should relate to the proportion and detailing of the adjacent windows and walls. Entrances should be clearly visible from the parking area or line of approach and appropriately lighted.



Attractive Alley Access in Wheaton

3.10 Rear customer entries should be enhanced. Design possibilities include: pavement design to designate pedestrian access; landscaped islands to separate the walkway from vehicular movement in parking and service areas; transparent doors; low level lighting; an identification sign; painted or screened air conditioners; and color styling to match the front entrance.

3.11 Expansion, additions and remodeling of existing structures should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. The Village desires to capture the historic character of these buildings with all of their rich detailing and attention to scale and proportion. These buildings exhibit the qualities which Glen Ellyn seeks as an overall design image: quality, durability, attractiveness and compatibility.



Appropriate Wall Sign Placement, Starbucks – Downtown Glen Ellyn

3.12 Wall signs should be placed so that they are surrounded by the wall surface on which they are placed. The primary sign should be located between the 1st and 2nd floor. Signs painted on walls are prohibited by the Sign Code. Signs should not project above or beyond the roof or wall line nor obscure the continuity of decorative stone or brick bands across the building face. The sense of the surrounding wall should remain intact. Individual letters are suggested in contrast to more contemporary box signs. External lighting is preferred for wall signs. Lettering on an awning valance is also a good solution for identification signage. Corporate logos should be allowed when they are consistent with the overall design guidelines.

3.13 Neon signs are discouraged in the C5A and C5B districts.

CHAPTER 4 – HIGHWAY ORIENTED COMMERCIAL

Larger, highway oriented commercial development is of a different character than that which occurs within the more densely developed up portions of the Village. There is more open space on the site, buildings are widely separated, there are accessory structures such as dumpsters, and there are additional considerations needed to safely serve both auto and pedestrian needs. The general principles and site design guidelines of Chapters 1 and 2 as well as the awning and wall signage guidelines of Chapter 3 also apply.



Baker Hill Shopping Center

4.1 All buildings, structures, signs and lighting for a single project should exhibit design continuity and relatedness. This can be achieved by establishing similarity in structure, material, color and architectural detailing.



Pickwick Shopping Center, Enhancement Renovation of Separate Buildings Showing Continuity and Consistency of Design



Effective Screening of Garbage Enclosures, McDonalds, Roosevelt Road

4.2 Views of parking, loading, trash pick-up and mechanical equipment should be buffered and screened from public view.

4.3 Pedestrian pathways should be clearly and attractively defined. Walkways should be protected from interference by automobile bumpers. Pavement textures, landscaping and lighting should be considered. Site design should enhance the comfort and safety of pedestrians attempting to use sidewalks and public areas along Roosevelt Road and adjacent areas.

4.4 The inclusion of distinctive design features should be well integrated and compatible with the overall architectural design. The scale, color and detailing of clocks, vents, dormers etc. should be carefully considered.



Unified Design & Streetscape Consistent with Roosevelt Road Improvement Plan BP Gas Station and Wild Bean Café – Roosevelt Road

4.5 All development adjacent to Roosevelt Road should implement, or restore, the Roosevelt Road streetscape elements, in order to achieve continuity of public improvements. Where re-development has occurred, the purpose and intent of the original design should be respected while providing appropriate access between the buildings and the public sidewalk.

4.6 Wherever possible, a large expanse of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Staggering the facade of the building can also help break up an otherwise potentially monotonous roof and front facade as well as reduce the visual mass of the building.

CHAPTER 5 – STACY’S CORNERS

This area has been a commercial crossroad for over a century. Stacy’s Tavern is a National Register structure which is the basis for a planned Glen Ellyn History Park which will incorporate a variety of structures and public spaces designed to reflect 19th and early 20th century architecture. Concept plans for this History Park can be found in **Appendix D**.



Stacy’s Tavern, National Register of Historic Places

The area lies along Main Street from Elm Street on the south to Emerson Avenue on the north, and along Geneva Road from Stacy Court on the West to Forest Avenue on the east. These guidelines apply to the properties along these frontages, the majority of which are zoned C2, Community Commercial, for commercial uses.

The guidelines for the central business district, Chapter 3, are directly applicable to this area and the guidelines in Chapters 1 and 2 also apply. However, it is recognized that there can be conflicts with the permitted auto-oriented commercial uses identified in the Zoning Code and the traditional pedestrian orientation of the downtown or of the proposed Glen Ellyn History Park patterned after the pedestrian and horse oriented commercial activities of more than a century ago. There may also be conflicts between historic styles and current building codes relative to life safety. The following guidelines address the principles, which should guide the design of buildings in this area.

5.1 Development should incorporate the Streetscape Plan elements for the Stacy’s Corners adopted by the Village Board February 10, 2003.

5.2 Structures and public spaces should be designed to reflect 19th and early 20th century architecture for both masonry and wood structures.



In-fill Development Reflecting Appropriate Time Period – Historic Downtown Wheaton



Wood Sided Commercial Building of Appropriate Era, Itasca Historic District



Appropriate Scale, Materials and Landscaping, Walgreens Five Corners

5.3 Parking should be planned behind or between buildings to the fullest extent possible so that the buildings can be placed closer to the street and the pedestrian walkway.

5.4 Parking lot light fixtures should be compatible with those selected for the historic park.

5.5 Fences should be compatible with those selected for the Glen Ellyn History Park.

CHAPTER 6 – INSTITUTIONAL

Public and institutional buildings are major contributors to the character of Glen Ellen. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellen’s character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by public and institutional buildings.



Glen Ellyn Civic Center, A Visual Landmark



*Glen Ellyn Civic Center
Detailing*



*Wheaton Bible Church,
Compatibility of Addition With
Original Revival Design*



St. Mark's Episcopal Church Addition

6.1 New structures should also follow the general guidelines of Chapter 1 and 2. Construction within or adjacent to the C5A and C5B districts should also follow the guidelines of Chapter 3.



*Glenbard West High School Addition
Compatible with Original Building*



Original High School Building

6.2 Expansion, additions and remodeling of existing structures of distinctive or historic architecture should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. The Village desires to capture the historic character of these buildings with all of their rich detailing and attention to scale and proportion. These buildings exhibit the qualities which Glen Ellyn seeks as an overall design image: quality, durability, attractiveness and compatibility.

CHAPTER 7 – MULTI-FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL

The general guidelines of chapters 1 and 2 also apply.



All Masonry Construction and Defined Entrance Way - Senior Housing, Glen Ellyn

7.1 Masonry should be employed as the wall covering for all sides of the ground floor and it is preferred as the primary material on upper floors. The materials and design character should be consistent on all sides of a building.

7.2 For multi-family structures over two stories in height, balconies partially wrapped by the building structure are preferred to those which are attached as projections.

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.



All Masonry Construction and Defined Entrance Way, Wheaton Center

7.5 Townhomes should not create a monotonous or garage dominated streetscape.



Local Brick Townhouses with Cedar Accents and Rear Entry Parking

7.5.1 Rear or side loaded garages reduce the dominant appearance of front garages and landscaped parking courts or clusters should be considered for supplemental resident and guest parking.

7.5.2 Individual garage doors for each space help to reduce the dominance of garage doors.

7.5.3 Garage doors with panels are preferred in order to provide architectural detail and enhancement compared to flat surfaced doors.

7.5.4 There should be space between driveways to each unit which is adequate to maintain grass or other landscape treatment.

7.6 Chimneys on the external wall of the structure contribute to the diversity of design and should be clad to match the predominate wall material.

7.7 Entries should avoid the buried tunnel look which often occurs with projecting and visually dominant front garages.

APPENDICES

A – REVIEW PROCESS

B – RECOMMENDED PLANT LIST

C – REFERENCES

D – STACY’S CORNERS, GLEN ELLYN HISTORY PARK CONCEPT PLANS

E - AWARDS

Appendix A**REVIEW PROCESS**Application Process

New construction, addition(s), exterior rehabilitation, or exterior remodeling of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff - Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Planning and Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Pre-Application Conference- Recommended

It is recommended that the applicant meet with the Architectural Review Commission for advice and assistance before submitting a formal application for exterior appearance approval. This step does not require formal application, or filing with the Village but shall include submission of the required pre-application fee as well as a narrative statement describing the project, a plat of survey, a preliminary site plan, preliminary building elevations and preliminary sign elevations. A pre-application meeting with the Architectural Review Commission is intended to provide the petitioner with direction and feedback about the project before preparing and submitting a formal application.

Formal Application - Required

To begin the formal application process, the applicant shall submit 2 copies of a complete and collated application to the Planning and Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Architectural Review Commission meeting. An additional 25 complete and collated application packets must be submitted at least 2 weeks before the scheduled meeting with the Architectural Review

Commission. These additional application packets will be forwarded to the Architectural Review Commission and Village Board for consideration.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if deemed inapplicable to the specific request or add submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Planning and Development Department to obtain a checklist of items required to be submitted with the application. If any sign variations are being requested as part of the project, these variations will be reviewed by the Architectural Review Commission at the same meeting as the proposed exterior appearance.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.
3. Narrative statement including:
 - A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.

- Lot dimensions.
- Gross area of the site stated in square feet.
- The location of all existing buildings, parking areas, access drives and other structures.

8. Proposed site plan showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- Setbacks of all buildings, parking lots and other structures.
- If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
- Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
- The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
 - Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
 - Information about how the plans comply with the landscape requirements in the Zoning Code.
11. Lighting information including:
- Location of all existing (to remain) and proposed light fixtures.
 - Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
 - Cut sheets of all parking lot and wall mounted light fixture(s).
 - Light fixture dimensions.
 - Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
 - Photometric plans showing projected foot-candle levels throughout the site and at the property lines.
12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:
- The height of the building.
 - The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
- The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.

- The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
14. Proposed exterior building color and material samples shall be presented at the Architectural Review Commission meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
 15. Color rendering or renderings of all proposed buildings and structures.
 16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
 17. A sign plan overlaid on the proposed site plan and showing the following:
 - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
 18. Color sign elevations drawn to scale showing the following:
 - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
 19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
 20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include, the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Any sample building materials or colors presented at the meeting will be retained by staff and kept as part of the official file until all work on the project is complete. Material and color samples should be submitted in a format that they can be easily handled and stored.

Review by Architectural Review Commission and Village Board

The applicant or his/her designated representative is required to make an informative presentation at the Architectural Review Commission meeting. Said person should be prepared to display relevant plans and other application materials and answer questions about the proposed exterior appearance. At the request of the Commission, a meeting at the site may be required.

The Architectural Review Commission will review the application for conformance with these Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. The request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application.

After receiving a recommendation from the Architectural Review Commission, the application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved and solely on the basis of Architectural Review Commission approval is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Architectural Review Commission and Village Board in the same manner as the original application.

Appendix B

RECOMMENDED PLANT LIST

Shade Trees

(Minimum 3” Caliper)

Coffeetree-Kentucky/*Gymnocladus dioicus*

Common Hackberry/*Celtis occidentalis*

Honeylocust, Patented (Thornless)/*Gleditsia triacanthos*

American Linden/*Tilia americana* species – selected varieties such as Redmond Linden

Maidenhair Tree/*Ginkgo biloba* (male variety)

Marmo Freeman Maple/*Acer x freemanii* ‘Marmo’

Oak-White/*Quercus alba*

Oak- Swamp White/*Quercus bicolor*

Oak- Northern Red/*Quercus borealis*

Red Maple/*Acer rubrum* – selected varieties (Armstrong, Red Sunset)

Green Mountain Sugar Maple/*Acer saccharum* ‘Green Mountain’

Ornamental Trees

(Minimum 6’ in Height or 2” in caliper)

Crabapple Varieties/*Malus* spp.

European Black Alder/*Alnus glutinosa*

Japanese Tree Lilac/*Syringa reticulata*

Eastern Redbud/*Cercis Canadensis* (limited use, protected sites)

Honey Locust/*Gleditsia triacanthos*

Kentucky Coffeetree/*Gymnocladus dioicus*

Pekin Lilac/Syringa Pekinensis

Shadblow Serviceberry/Amelanchier grandiflora

Magnolia/Little Girl Series

White Oak/Quercus alba

Accolade Elm/Ulmus 'Morton' Nannyberry

Viburnum lentago

American Hornbeam/Carpinus Caroliniana

American Hophornbeam/Ostrya Virginiana

Evergreen Trees

(Minimum 6' in Height)

Austrian Pine/Pinus nigra

Black Hills Spruce/Picea glauca 'Densata'

Colorado Blue Spruce/Picea pungens 'Glaucua'

Douglas Fir/Pseudotsuga menziesii

White Fir/Abies Concolor

Deciduous Shrubs

(Minimum 18" – 36" in Height)

Bottlebrush Buckeye/Aesculus Parviflora

Cotoneaster varieties/Cotoneaster spp.

Dogwood varieties/Cornus spp.

Dwarf Korean Lilac/Syringa meyeri 'Palibin'

Forsythia varieties/Forsythia spp.

Green Mound Alpine Currant/Ribes alpinum 'Green Mound'

Witch-hazel/Hamamelis Virginiana

Smooth Hydrangea/Hydrangea Arborescens

Lilac varieties/Syringa spp.

Bayberry/Myrica pensylvanica

Red Chokeberry/Aronia arbutifolia

Fragrant Sumac/Rhus aromatica

Spirea varieties/Spirea spp.

Staghorn Sumac/Rhus typhina

Viburnum/Viburnum varieties including korean spice, dwarf korean spice, cayuga, autumn Jazz southern arrowwood, black-haw, onondaga sargent cranberry-bush, american cranberry-bush, compact american cranberry-bush, redwing american cranberry-bush

Evergreen Shrubs

(Minimum 18" – 48" in Height)

American Arborvitae/Thuja occidentalis

Bar Harbor Juniper/Juniperus horizontalis 'Bar Harbor'

Buxus 'Glencoe' or 'Green Velvet'/Boxwood

Dwarf Japanese Rock Garden Juniper/Juniperus procumbens 'Nana'

Green Sargent Juniper/Juniper chinensis var. sargentii 'Viridis'

Japanese Rock Garden Juniper/Juniperus procumbens

Kallay's Compact Pfitzer Juniper/Juniperus chinensis 'Kallay's Compacta'

Mint Julep Juniper/Juniperus chinensis 'Monlep'

Yew/Taxus spp.

Groundcovers
(Minimum 3")

Dwarf Fleece Flower/*Polygonum Reynoutria*

Japanese Spurge/*Pachysandra terminalis*

Periwinkle/*Vinca minor*

Purpleleaf Wintercreeper *Euonymus fortunei* 'Coloratus'

Wintercreeper *Euonymus fortunei*

Ornamental Grasses
(Minimum 1 gal.)

Blue Fescue/*Festuca glauca*

Feather Reed Grass/*Calamagrostis x acutiflora* varieties

Fountain Grass/*Pennisetum alopecuroides* varieties

Japanese Silver Grass/*Miscanthus sinensis*

Prairie Dropseed/*Sporobolus heterolepis*

Sioux Blue Indian Grass/*Sorghastrum nutans* 'Sioux Blue'

Switch Grass/*Panicum virgatum*

Little bluestem 'The Blues'/*Schizachyrium Scoparium* 'The Blues'

Perennial Groundcovers

Hemerocallis

Geranium Macrorrhizum

Hosta

Heuchera

Rudbeckia

Echinacea

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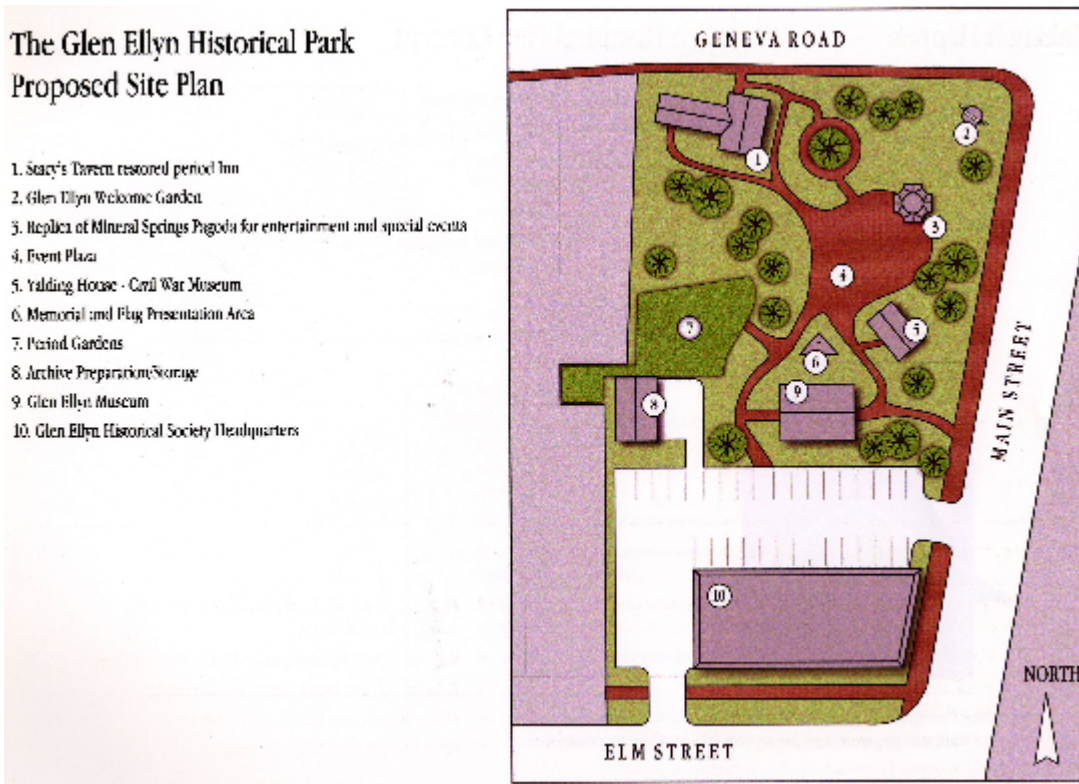
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Appendix D

STACY'S CORNERS GLEN ELLYN HISTORY PARK CONCEPT PLANS



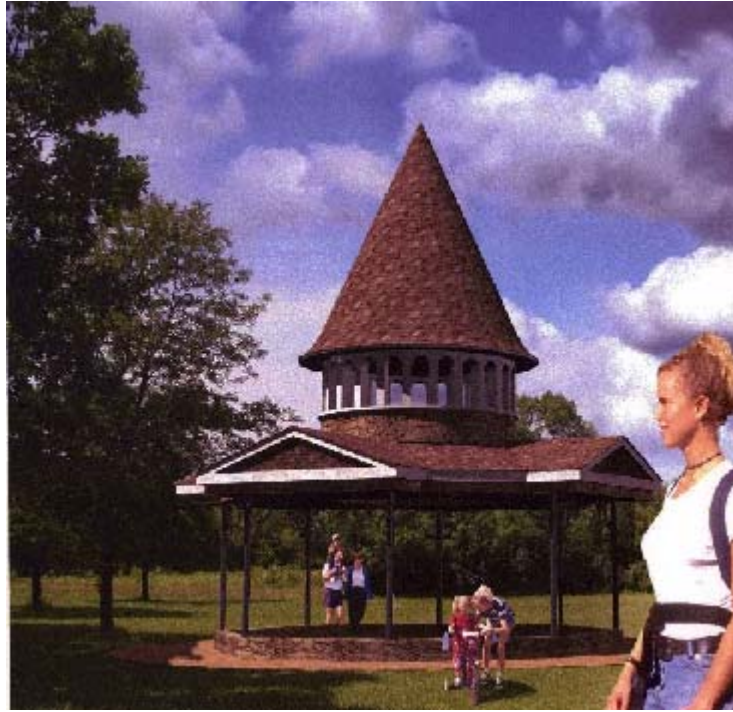
*Glen Ellyn History Park – Conceptual Rendering**



**The Glen Ellyn Historical Park
Proposed Site Plan**

- 1. Stacy's Tavern restored period Inn
- 2. Glen Ellyn Welcome Garden
- 3. Replica of Mineral Springs Pagoda for entertainment and special events
- 4. Event Plaza
- 5. Yellowing House - Civil War Museum
- 6. Memorial and Flag Presentation Area
- 7. Period Gardens
- 8. Archive Preparation/Storage
- 9. Glen Ellyn Museum
- 10. Glen Ellyn Historical Society Headquarters

*Stacy's Corners Historic Park – Conceptual Site Plan**



*Glen Ellyn History Park – Mineral Springs Pagoda**

* Images courtesy of the Glen Ellyn Historic Society

Appendix E**AWARDS**

To encourage and promote acceptable, attractive, cohesive, and compatible new buildings, structures, remodeling, and additions that conform to these Guidelines and enhance the standards for development in the Village, the Architectural Review Commission is authorized to present the following awards each year.

1. Traveling Trophy Design Award. The Traveling Trophy Design award is intended to acknowledge excellence in building design. The winner of the Trophy Award is provided with the traveling trophy engraved with the name of the business and the award year as well as a certificate that is retained. The trophy remains with the winner until a new winner is selected for the following year.
2. Vivian Ball Landscape Award. The Vivian Ball Landscape award is intended to acknowledge excellence in achieving the aesthetic landscape objectives of the Village. The winner of the landscape award is provided with a “traveling” plaque engraved with the name of the business and the award year as well as a certificate that is retained. The plaque remains with the winner until a new winner is selected for the following year.

Honorable Mention certificates may also awarded if the situation calls for it. The awards will be presented by the Village President and the Board of Trustees at a Village Board meeting.

GLEN ELLYN APPEARANCE REVIEW GUIDELINES



PHOTO RESOURCE DIRECTORY August 8, 2007

Village of Glen Ellyn
Planning and Development Department
535 Duane Street
Glen Ellyn, IL 60137
(630) 547-5250
www.glenellyn.org

INTRODUCTION

The Village of Glen Ellyn, Illinois adopted “Appearance Review Guidelines” on October 9, 2006 by the passage of Ordinance #5508. These Guidelines were the second comprehensive update to the Architectural Design Guidelines originally adopted in 1969. The Appearance Review Guidelines may be obtained from the Planning and Development Department or viewed on the Village’s website. The Guidelines contain photographs from Glen Ellyn and nearby communities.

The Design Guideline Review Committee, who participated in the development of the Guidelines, suggested that there were numerous additional examples of buildings which exhibited positive design characteristics responsive to the Guidelines that might be useful to keep on file. This Photo Resource Directory is the result of that suggestion and is intended to be used as reference tool by the ARC, Village staff and petitioner’s seeking exterior appearance approval.

Each resource photo is identified, to the extent possible from available information. A few of the key design features are identified in bulleted format under each photo to highlight positive aspects of the example that reflect the intent of the Guidelines. This is not a comprehensive architectural critique and each of the buildings may illustrate additional features that respond positively to the Guidelines or even occasionally, a feature in conflict with one of the guidelines.

Many of the photos are from the files of Planning and Architectural Consultant Pete Pointner who assisted in the development of the Guidelines. Others were donated or recommended by staff, the Architectural Review Commission, Historic Preservation Commission or petitioners. New examples are always welcome and should be submitted to the Planning and Development Director for consideration. The examples, should illustrate one or more of the statements in the Guidelines.

This Directory is intended to be a constantly expanding resource. As new examples are suggested for inclusion, they will be reviewed by the Architectural Review Commission and, with a favorable response, added to the Directory.

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SECTION 1

COMMERCIAL DEVELOPMENT



Wheaton Town Center – Naperville Road North of Butterfield

Design Features

- Pedestrian amenities, pavers, thematic lighting
- Entry and display windows
- Foundation landscaping
- Prairie style architecture



Wheaton Town Center – Naperville Road North of Butterfield Road

Design Features

- See previous page
- Tenant signage
- Pedestrian arcade
- Architectural Detailing



Downtown Naperville

Design Features

- Architectural detailing, especially cornice line
- Tenant signage
- Entry, display windows, awnings
- Streetscape



Chili's Franchise – Randall Road

Design Features

- Entry treatment
- Roof line and parapet screen
- Awnings and thematic lighting



Bank of America – Lake Forest

Design Features

- All brick structure
- Defined cornice line
- Display windows ground floor, architectural detailing above
- Window size, proportion and detailing second floor
- Adaptable for other uses



Façade Restoration – Wesley and Hale, Downtown Wheaton

Design Features

- Restored brick face including details
- Projecting signs
- Awnings
- Inviting ground level windows



New Building on Historic Theme, SW Corner, Winfield Road and Jewell Road ? Winfield

Design Features

- Retail ground floor, offices above
- Entry canopy
- Display windows
- All brick building, architectural detailing



Brick Building on Historic Theme, SW Corner, Winfield Road and Jewell Road ? Winfield

Design Features

- See previous page
- Awnings
- Avoid: siting below grade, visible mechanical equipment, signs which do not fit building design



Brick, Mixed Use Building, by Transit Station – Main Street, West Chicago

Design Features

- Pedestrian arcade
- Architectural detailing and design features
- Avoid: signs too large for allocated space



Brick, Mixed Use Building, by Transit Station – Main Street, West Chicago

Design Features

- See previous page



Downtown Naperville

Design Features

- Entry treatment
- Cornice line
- Ground level display windows
- Streetscape



Roosevelt Road – Lombard

Design Features

- Roof line and architectural detailing
- Display windows and awnings
- Tenant signage
- Avoid: lack of foundation landscaping and windows to ground



Gas Station and Mini-Mart – Roosevelt Road, Geneva

Design Features

- Canopy roof structure matches principle structure
- Materials, color and architectural detailing
- Streetscape lights
- Avoid: lack of landscaping



Auto Oriented Commercial – Randall Road

Design Features

- Roof line and architectural detailing



McDonalds Franchise – Hinsdale

Design Features

- Adopted style of nearby historic mill
- Architectural detailing
- Site enhancements
- Signage



McDonalds Franchise, Old Town Bloomingdale – NEC Lake Street and Roselle Road

Design Features

- Historic theme and detailing
- Pedestrian level windows and arcade
- Color styling
- Signage



Mobil Gas Station and Commercial Space – Contributed by Lee Marks, GE Historical Commission

Design Features

- Historic theme
- Architectural detailing and color styling
- Distinctive entry
- Creative enhancement of utilitarian auto oriented use
- Avoid: roof mounted signs



Mobil Gas Station and Commercial Space – Contributed by Lee Marks, GE Historical Commission

Design Features

- See previous page
- Continuity of design among related buildings



Restaurant Franchise, Danada Shopping Center, Butterfield Road - Wheaton

Design Features

- Definition of roof line
- Architectural treatment of brick and stone
- Awnings and lighting
- Signage



Restaurant, Danada East, Butterfield Road – Wheaton

Design Features

- Architectural detailing and materials
- Entry
- Windows



Auto Repair Shop, High Lake Road – Downtown Winfield

Design Features

- Turn of the century brick architecture
- Entry and canopy
- Garage doors
- Wall lighting



Strip Center – Randall Road

Design Features

- Roof line and architectural detailing
- Continuity of materials and awnings
- Avoid: cramped tenant sign, lack of landscaping and windows to the ground



Strip Center – Randall Road

Design Features

- Roof line and detailing
- Pedestrian arcade
- Tenant sign frieze
- Avoid: separating sign into sections



Quentin Collection Shopping Center, Rand Road – Kildeer

Design Features

- Distinctive common elements
- Landscaping
- Entries



Office or Institutional Prototype – St. Charles

Design Features

- Entry feature
- Articulated façade
- Varying roof line



Main Street – Downtown Glen Ellyn

Design Features

- Historical style and architectural detailing



Big Box Retail – Mount Pleasant, SC

Design Features

- Roof line
- Architectural features and detailing
- Entry
- Signage
- Decorative lighting compliments architectural style



Pharmacy – Mount Pleasant, SC

Design Features

- Landscaping
- Architectural detailing, windows and brick wall
- Signage



Commercial or Public Prototype – Mount Pleasant, SC

Design Features

- Brick detailing
- Defined roof
- Inviting use of glass
- Landscaping



Commercial Center – Lake Forest

Design Features

- Pedestrian arcade
- Landscaping
- Roof treatment and use of brick
- Avoid: out of scale elements such as sign and louver on brick wall



Mixed Use, Commercial and Residential – Downtown Naperville

Design Features

- Roof line, architectural details
- Ground floor display windows
- Streetscape



Strip Commercial Center – Randall Road

Design Features

- Prairie style brick and stone architecture
- Display windows
- Avoid: windows to ground



Citizens Bank- Route 46

Design Features

- Landscaping
- Roof line
- Lends itself to adaptive reuse



Commercial Center- Oak Brook Terrace

Design Features

- Roof line
- Continuity of design
- Awnings
- Thematic lighting



Mixed Use- Downtown Lombard

Design Features

- Use of brick
- Retail ground floor
- Avoid: excessive emphasis of roof line



Mixed Use Commercial and Condominiums- Lombard

Design Features

- Roof line
- Historical detailing and proportions
- Entry
- Avoid: "stick out" balconies

SECTION 2

STREETSCAPE/LANDSCAPE



Downtown Naperville

Design Features

- Projecting signs
- Entry features
- Continuity of street lighting, landscaping, pavers and street furniture



Interactive Public Art, Amenity – Downtown Aspen, CO

Design Features

- Sculpture
- Brick fountain, sight and sound
- Historic buildings in background



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- Native plant materials
- Contouring of land for screening and directing pedestrians



Retail Center, Schick and Springfield – Bloomingdale

Design Features

- Undulating landscaped berm
- Tree preservation



Shopping Center, Army Trail Road – Bloomingdale

Design Features

- Undulating landscaped berm
- Setback
- Sidewalk



Retail and Parking Ground Floor, Condominiums Above – Downtown Glen Ellyn

Design Features

- Streetscape, tree preservation
- Display windows
- Awnings
- Step backs, façade articulation



Mixed Use Commercial and Theater – Downtown Geneva

Design Features

- Awnings, sign frieze, lighting
- Streetscape, lights, trees, trash receptacles
- Architectural detailing preserved
- Windows

SECTION 3

OFFICE



Conerstone Medical Office, NEC Butterfield and Weisbrook Roads – Wheaton

Design Features

- Entry
- Architectural detailing, roof, windows, masonry
- Foundation landscaping



Office Building, Manchester Road – Wheaton

Design Features

- Prairie style roof and lines
- Entry
- Landscaping



Contemporary Office Building, Army Trail Road – Bloomingdale

Design Features

- Continuity of design
- Landscaping

Contemporary Office Building, Army Trail Road – Bloomingdale



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- Building materials and architectural detailing
- Roof
- Building articulation



Hospital, York Road North of Roosevelt Road – Elmhurst

Design Features

- See previous page
- Entry
- Landscaping



Offices in Residential Style, Roosevelt Road – Wheaton

Design Features

- Materials
- Windows
- Roof line

SECTION 4

INSTITUTIONAL



Wheaton Bible Church, East Washington and College Avenue – Wheaton

Design Features

- Greek revival architectural style
- Architectural detailing and proportions
- Tower and curved wall
- Entry



DuPage Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- Prairie style design, architectural detailing
- Distinctive entry
- Varied roof line



DuPage Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- See previous page
- Landscaping, lighting



St. Mark's Episcopal Church – Glen Ellyn

Design Features

- Compatible addition
- Architectural detailing
- Permeable paving of service area (use in parking areas prohibited in Glen Ellyn)



St. Mark's Episcopal Church – Glen Ellyn

Design Features

- See previous page
- Entry
- Wall lighting



Metra Station – West Chicago

Design Features

- Historic thematic design
- Architectural detailing



Glen Ellyn High School – Glen Ellyn

Design Features

- Compatible addition
- Architectural detailing



Institutional Office Building – Hinsdale

Design Features

- Thematic historical styling
- Architectural detailing
- Entry and tower
- Landscape and streetscape design continuity



Village Hall – Channahon

Design Features

- Materials and detailing

SECTION 5

SIGNS



Deer Park Town Center – Deer Park

Design Features

- Monument entry sign
- Tenant wall sign
- Tower identity sign for center



Business Park – Naperville

Design Features

- Continuity of design
- Landscaping



Bank, Roosevelt Road – Glen Ellyn

Design Features

- All brick building
- Varied roof line
- Sign relates to shapes and materials of building



Forest Preserve Headquarters, Naperville Road – Wheaton

Design Features

- Continuity of design with prairie style principal building
- Monument sign with prairie landscaping



The Shops of Kildeer – Kildeer

Design Features

- Continuity of design
- Landscaping
- Avoid: Unfortunate transformer placement



Commercial Center – Frankfort

Design Features

- Continuity of design
- Landscaping



Commercial Building – Downtown Glen Ellyn

Design Features

- Compatibility of design
- Landscaping



Wall Sign

Design Features

- Design relates to products for sale
- Detailing, color, lettering and graphics

SECTION 6

MULTI-FAMILY



River Park Place – Elgin

Design Features

- Materials and architectural detailing
- Landscaping
- Continuity of design elements



River Park Place – Elgin

Design Features

- See previous page



Condominium by Metra Station – West Chicago

Design Features

- Materials, architectural detailing
- Balconies
- Avoid: lack of landscaping and inadequate front setback



Multi-family Housing – Naperville

Design Features

- Roof line
- Color
- Streetscape



Multi-family, Danada East – Wheaton

Design Features

- Articulation
- Balconies



Townhomes – Randall Road

Design Features

- Building articulation and architectural detailing
- Landscaping
- Avoid: projecting garages



Glenview Naval Air Station Redevelopment – Glenview

Design Features

- Rear garages
- Entries
- Architectural detailing



Townhomes, Maryknoll South of Roosevelt Road – Glen Ellyn

Design Features

- Architectural detailing, materials
- Some side loaded garages



Town Homes Near Commuter Station – Naperville

Design Features

- Front court, rear garages
- Architectural detailing



Townhomes Near Commuter Station – Naperville

Design Features

- See previous page
- Compatibility of common elements with principal buildings
- Complimentary fencing
- Landscaping



Townhomes, West Street Near Commuter Station – Wheaton

Design Features

- Courtyard
- Architectural detailing
- Distinctive wall with entry lighting



Townhomes, West Street Near Commuter Station – Wheaton

Design Features

- See previous page
- Rear entry garages with pavers and landscaping



Apartments- Oak Brook Terrace

Design Features

- Entry treatment
- Articulated façade
- Architectural continuity and detailing



Condominium Garages- Lombard

Design Features

- Materials, detailing and roof line relate to principal building
- Thematic wall lighting

SECTION 7

BEFORE AND AFTER



Before



After

Wheaton Animal Hospital – Glen Ellyn

Photos courtesy of Dr. Juris Kalnin, DVM and Dr. Kerry Lancaster, DVM



Before



After

Gas Station and Car Wash – Mount Prospect



Before



After

Historic Mixed Use Commercial Building – Downtown Flossmoor



Before

Note: Tudor “theme” was selected to relate to nearby historic buildings in the Tudor style.



After

Commercial Building – Downtown Mount Prospect



Before



After

615 West Front Street Office Building -- Wheaton



Before

475 Duane Street – Glen Ellyn



After

Village of Glen Ellyn

Ordinance No. 5508-VC

**An Ordinance Adopting a Comprehensive Amendment
to the Glen Ellyn Appearance Review Guidelines
of the Village Code of the
Village of Glen Ellyn, Illinois**

Adopted by the
President and the Board of Trustees
of the
Village of Glen Ellyn
DuPage County, Illinois
This 9 day of October, 20 06.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 26
day of October, 20 06.

Ordinance No. 5508-VC

**An Ordinance Adopting a Comprehensive Amendment
to the Glen Ellyn Appearance Review Guidelines
of the Village Code of the
Village of Glen Ellyn, Illinois**

Whereas, the Village adopted the Appearance Guide and Criteria by Ordinance No. 3619 on April 24, 1989; and

Whereas, the Appearance Guide and Criteria adopted by Ordinance No. 3619 has not been amended since its adoption; and

Whereas, on October 27, 2005, the Village Board held a meeting at which it passed Resolution 05-24 establishing a Design Guideline Review Committee and charged the Committee with reviewing the existing Appearance Guide and overseeing the creation of new appearance review guidelines; and

Whereas, on April 19, 2006 and May 10, 2006, the Design Guideline Review Committee held meetings at which it considered drafts of the Appearance Review Guidelines; and

Whereas, the Design Guideline Review Committee made copies of the Appearance Review Guidelines available to the public by posting a copy of it on the Village's website, making a copy available at the Glen Ellyn Public Library and in the Village's Offices and conducted a public open house on June 27, 2006 to gather comments from the public; and

Whereas, no comments from the public were received; and

Whereas, the Design Guideline Review Committee met on August 9, 2006, to consider the revised draft of the Appearance Review Guidelines; and

Whereas, following said meeting, the Design Guideline Review Committee recommended approval of the Appearance Review Guidelines to the President and Village Board of Trustees by a vote of seven (7) yes and zero (0) no, and minutes of the meeting are attached hereto and incorporated herein and identified as Exhibit “A”; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn held a first reading on the draft Appearance Review Guidelines at their September 25, 2006 meeting and a second reading at their October 9, 2006 meeting and have reviewed the attached minutes and determined that the proposed comprehensive update of the Appearance Review Guidelines, attached hereto as Exhibit “B”, are appropriate and in the best interest of the Village; and

Whereas, the President and Board of Trustees find that the proposed comprehensive update of the Appearance Review Guidelines is consistent with the goals of the Village and would promote the public health, safety, and general welfare and, therefore, deem it in the best interest of the Village to replace the Appearance Guide and Criteria adopted by Ordinance No. 3619, with the Appearance Review Guidelines attached hereto as Exhibit “B”.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes of the Design Guideline Review Committee, Exhibit “A” attached hereto, are hereby accepted by the President and Board of Trustees.

Section Two: The Appearance Guide and Criteria adopted by Ordinance No. 3619 is hereby replaced in its entirety with the Appearance Review Guidelines, Exhibit “B” attached hereto.

Section Three: Section 2-8-6 of the Glen Ellyn Village Code shall be deleted in its entirety and replaced with the following:

2-8-6: Criteria: Any applicant seeking a building permit for a non-residential building, multi-family dwelling, attached single-family dwelling or parking lot shall refer to the guidelines indicated in the "Appearance Review Guidelines" adopted by this section. (Ord. 5508-VC, 10-9-2006)

Section Four: The Village Clerk is hereby directed to cause the text of the Appearance Review Guidelines, dated October 9, 2006, to be published and made available for inspection and purchase by the general public.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 9 day of October, 2006, on second reading with first reading having occurred on September 25, 2006.

Ayes: Armstrong, Chapman, Gardner, Lee, Norton,
Pepperman

Nays: - 0 -

Absent: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 9 day of October, 2006.

Deby Hase
Village President of the
Village of Glen Ellyn, Illinois

Attest:

Deputy Curtis J. Barnett
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 26 day of October, 2006.)

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MINUTES

BOARD/COMMISSION: Design Guideline Review Committee **DATE:** 8/9/06

MEETING: Regular **CALLED TO ORDER:** 7:58 p.m.

QUORUM: Yes **ADJOURNED:** 9:10 p.m.

MEMBER ATTENDANCE: **PRESENT:** ARC Commissioners Faganel, Burdett, Stratton, Renfro, Lupo and Chairman Peterson, Plan Commissioner Scanlan

ABSENT: ARC Commissioners Weisman, Cleaver and Borello, Architect Dan Marshall, Arboretum Representative Jan Little, Historic Preservation Chairman Lee Marks

ALSO PRESENT: Director Hulseberg, Trustee Armstrong, Consultant Pete Pointner, Planner Stapleton, Planner Smeaton,

AUDIENCE ATTENDANCE: Weldon Johnson, Mike Wilson, Tom Waters

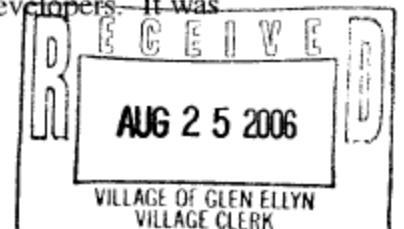
I. Review of Proposed Guidelines

A. Results of Open House

Director Hulseberg expressed disappointment on the part of Staff in the lack of attendance at the recent Open House to discuss the proposed Design Guidelines. In addition to 500 mailed invitations, notice was posted on the Village web site, at Village Board meetings, and in the local newspaper. Consultant Pointner expressed his personal opinion that the public tends to only get involved when something is in danger. He stated that the composition and tradition of the ARC and other members of the Committee lends credibility to the process and likely lessened concern within the Village.

B. Review of Changes Since Last Draft

Director Hulseberg stated that the draft Guidelines in the Committee's possession incorporated minor changes from previous meetings. In addition, Jan Little of the Arboretum reviewed the list of recommended plant materials and along with making spelling corrections, she recommended substituting the Accolaide Elm for the Regal Elm that was listed, and eliminating all Ash trees until the Emerald Ash Borer crisis is resolved. Director Hulseberg added that a resource library complete with images will be on file in the Planning Department as tools to share with builders and developers. It was



noted that Ms. Faganel submitted two illustrations that favorably illustrate details for future buildings, and they will be incorporated into the library.

Consultant Pointner specified two corrections, one of which mistakenly labeled a photograph from Deer Park on page 13, and another of which removed a typo on page 34.

Ms. Stratton inquired whether a better photograph than that which is found on page 18 could be utilized, as it does not adequately illustrate the retail aspect of the building. Consultant Pointner replied that he incorporated said photo because it was a local project approved by the ARC, it appears to be a commercial success, and it portrays the building in proper context to the street. Although he stood by his decision to use the building because it is one of the best examples that Glen Ellyn has in its downtown, Mr. Pointner agreed to use another view from its Crescent Avenue facade.

Ms. Scanlan commented that on page 31 the photograph did not reflect the sentence (5.3) under it, but Mr. Pointner clarified that the photograph's caption was the sentence directly under it, and not 5.3.

Ms. Scanlan also noticed that the photograph on the bottom of page 15 should be placed with its caption on page 16 (2.5). Mr. Pointner duly noted such correction.

C. Discussion of Painting Downtown Buildings

Director Hulseberg stated that as a result of the discussion at the previous Design Guidelines Meeting, Appendix A of the Guidelines has been altered to reflect that first-time paintings of buildings in the C5A or C5B districts are required to go through the review process unless the applicant could prove that their chosen paint color was part of an approved color palette.

In contemplating this change, Staff was concerned that legal issues would ensue, and that this requirement would discourage property owners from maintenance and upkeep of their buildings due to its inherent three-month delay. The Village Attorney provided his opinion that this provision would be particularly intrusive, and the Village Board may not want to head in this direction. It would also likely pose an administrative problem, as enforcement would consist of either (i) making the violators change the color, or (ii) taking them to court.

In discussing this matter with the Village Manager and Village Board President, they mirrored such opinion, felt that it would not be an appropriate direction in which to progress, and were opposed to the three-month waiting period, but would consider offering selections from a color palette. They felt that if the Committee felt strongly about this issue, the Committee should forward a letter to the Village Board on the matter.

Director Hulseberg stated that Staff had reservations about the nature of the Village getting involved in choosing the colors property owners could paint their buildings. Consultant Pointner agreed, adding that color is more subjective and illusive than

structural issues. Paints and stains have extensive alternatives depicted in varying tints, shades, tones and finishes. He viewed the issue as being two-fold: (i) whether the Committee desired to require an ARC review for exterior paint colors, and (ii) if an ARC review is desired, whether a specific palette should be chosen.

Mr. Peterson recalled the recent examples of Sweetwater and Florae, which caused concern over the choice of their exterior paint colors. He stated that other communities such as Salem, Massachusetts have specific palettes from which to choose exterior paint colors. Mr. Peterson was of the opinion that exterior paint should be a part of the exterior review process. Ms. Stratton agreed, stating that she was surprised that the ARC would not want control over building colors.

Other Committee responses were as follows: Ms. Scanlan did not favor implementation of this concept because this type of regulation would be difficult to enforce. Ms. Faganel agreed with the Village Board's opinion, and felt that the Committee should not make it more difficult for businesses to come to the Village. Ms. Lupo echoed this sentiment. Mr. Renfro concurred, stating that he did not feel the ARC should be telling people what color to paint their properties, as it is their investment, it would appear excessively restrictive, and a line needs to be drawn at some point. He stated that most other communities in DuPage County do not require choosing from specific color palettes, and the Village runs the risk of getting a reputation and placing a burden on the EDC. Mr. Armstrong also was in agreement, stating that the Village did not seem to have a widespread problem with this issue.

Consultant Pointner remarked that out of 52 different communities he has worked in, none have required a permit for painting. In addition, he said that most communities do not even have an architectural review commission.

A consensus of the Committee resulted in the majority voting against restricting paint colors.

D. Further Suggestions, Questions or Comments

Ms. Scanlan directed attention to Section 2.13 on page 9 of the Guidelines, and suggested elimination of "at the ends of parking rows," leaving this detail to the jurisdiction of the Zoning Ordinance. Consultant Pointner disagreed, suggesting that it remain because while the Zoning Ordinance is mandatory, the Appearance Review Guidelines are an advisory tool.

Audience member Mike Wilson commented that he has not heard one positive comment about the Mews. He was of the opinion that its large scale, together with its gimmick architecture resembling Portillos and a Schaumburg shopping center, combine to make it "the most awful thing that has ever happened to this Village." Mr. Peterson responded that perhaps the proposed Guidelines will help alleviate future concerns.

Twenty-three year resident Tom Waters of Grand Avenue commented that other communities have been very successful in selecting a certain style for their buildings. He

cited Frankenmuth, Michigan's Bavarian style, which is even reflected in its McDonald's. Since Glen Ellyn has many interesting brickwork buildings, roof lines and Tudor-style architecture, he felt that the Village may want to consider insisting that new structures blend in with surrounding styles. Mr. Peterson replied that no predominant style of architecture exists in the Village since it was developed over many different eras, and it would be somewhat cartoonish and not the objective of the Committee to dictate one particular style, but rather to encourage rich materials that would enhance a structure, such as stone, brick, etc. Mr. Waters begged to differ, stating that he was of the belief that the Guidelines should dictate classical, rather than modern, architecture.

Forty-two year resident Weldon Johnson of Lorraine Street agreed with comments made by the previous two residents, and stated that he believed the principal issue lied in the ARC's "Purpose and Intent" mission statement. He felt that the words "stabilize" needed to be enhanced so as not to allow for the "continued abortions creeping into the Village." He felt that the words "compatible new buildings" were too open-ended. He thought that businesses such as Holiday Inn promote Glen Ellyn history. Tradition cannot be promoted if buildings take on a new vein that the style and texture of the Village is lost. Even if progressive-type architecture is endorsed, it still must be coordinated. According to Mr. Johnson, many old time Village residents feel that big-name architects are allowed free reign in this town. Preservation is of utmost importance, and buildings should be saved, at the very least, on film.

Mr. Johnson continued, stating that the various Village commissions such as ARC, Historic Preservation and Plan, must act in cohesion with each other, and their mission statements should reflect unified goals. Mr. Johnson was of the opinion that the commissions did not pay enough attention to each other, and when something of significance occurs, the Board decides to do whatever it wants, citing the Mews as an example. Mr. Peterson responded that contrary to what Mr. Johnson believes, there is communication between commissions, e.g., Lee Marks of Historic Preservation is invited to ARC meetings, and his input is encouraged. Trustees have listened to ARC recommendations and some projects, such as the Western Avenue project and the Main Street parking lot, have been shut down as a result. Mr. Peterson encouraged Mr. Johnson to email his comments on suggested "Purpose and Intent" language to Director Hulseberg. Consultant Pointner concurred, stating that he would also welcome comments on the language of the "Objectives of Design Review" introductory chapter and Chapter 3 of the Appearance Review Guidelines.

Tom Waters commented that the Village should more closely monitor and encourage creativity on brickwork of new projects, as he felt the brickwork of the condominium project next to the one pictured on page 18 of the Guidelines is "horrible." Director Hulseberg responded that the Village can dictate standards relating to health and safety, but not workmanship.

II. Next Steps

Director Hulseberg noted that Lee Marks expressed concern over many people being on vacation, and not having the opportunity to publicly comment on the proposal. Ms.

Stratton concurred, stating that she did not believe the Committee was in a time crunch. Mr. Pointner disagreed, stating that time is a factor and that the Village would benefit from a prompt passage of the proposal, suggested that the Committee make a recommendation to the Board, and in the interim Mr. Marks could notify members of the public to make additional comments directly to the Board.

Motion

Ms. Faganel moved, seconded by Mr. Stratton, that the Design Guideline Review Committee forwards the proposed Design Guidelines to the Board of Trustees for review and approval. The motion passed unanimously.

III. Adjourn

Commissioner Faganel moved, seconded by Commissioner Cleaver, that the meeting be adjourned at 9:10 p.m. The motion carried.

Respectfully submitted,

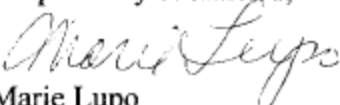

Marie Lupo
Recording Secretary

Exhibit "B"

**GLEN ELLYN
APPEARANCE REVIEW
GUIDELINES**

**Ordinance # 5508
Adopted October 9, 2006**

GLEN ELLYN APPEARANCE REVIEW GUIDELINES

ACKNOWLEDGMENTS

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* Images courtesy of the Glen Ellyn Historic Society

GLEN ELLYN APPEARANCE REVIEW GUIDELINES

INTRODUCTION AND RATIONALE FOR DESIGN REVIEW

“The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.”

Supreme Court of the United States November 22, 1954

Within the Village of Glen Ellyn, all non-residential, multi-family and attached single family developments, are subject to appearance review in accord with Ordinance 2650 as amended. The review is carried out by the Architectural Review Commission (ARC). These guidelines are for use by petitioners in preparation of the required site and building design documentation and by the ARC in preparing their recommendations relative to appearance review. Details on the process are presented in **Appendix A**.

These guidelines are not standards or formulas but rather principles and approaches which should be applied with understanding and sensitivity, in context of the use of the site, its natural character, nearby buildings and the streetscape of the adjacent public rights-of-way.

These guidelines are to be applied within the framework of the permitted and special uses and standards of the Glen Ellen Zoning Code, Subdivision Regulations Code, Sign Code and Building Code.

The guidelines do not endorse any one particular style of architecture and respect the rights of designers and their clients for creative expression. However, the adaptation of historical styles is appropriate when designing for construction within the C5-A historic downtown, the Stacy’s Corners area or in proximity of existing buildings with distinctive historic architecture. Petitioners may also select a historical style to emulate in other instances. Styles found throughout Glen Ellyn include Federal, Greek Revival, Italianate, Victorian, turn of the century Illinois vernacular commercial, Colonial Revival and English Tudor.

When utilizing characteristics of a historical style, the designer should consult appropriate references and demonstrate how their work relates to the selected style. See **Appendix C** for a list of references.

These guidelines are intended to provide a context for diverse yet harmonious architectural and landscape design.

Objectives of Design Review

The objectives of design review are to:

1. Protect existing development from negative impacts of new construction, including additions and rehabilitation, by promoting architectural compatibility;
2. Encourage quality design which will enhance property values;
3. Reflect the unique identity of the Village's friendly, small town atmosphere and respect trees and historic structures, in order to attract new residents, businesses and investment; and,
4. Foster site and building design which will enhance the proposed uses so that they may be economically viable and lend themselves to alternative uses in the future.

Design Review in Glen Ellyn

The Village first produced an Appearance Guide in 1972. These guidelines were amended by Ordinance 3619-VC on April 24, 1989. The process of appearance review is intended to blend with established processes for obtaining review and approval under the other applicable ordinances previously noted. The recommendations of the ARC are advisory only. The authority for approval rests with the elected Board of Trustees of the Village of Glen Ellyn.

The Village Board has periodically carried out a survey of its citizens to inquire about their satisfaction with services, and to help set priorities for Village Board attention. Consistently, the surveys have reinforced the importance of the aesthetic quality of the Village, its downtown, commercial areas and residential neighborhoods. These surveys have led to extensive planning and zoning amendments and capital improvement projects to enhance the aesthetic character and identity of the community. For the downtown, examples of this commitment to aesthetics include; thematic lighting, reconfiguration and landscaping of parking lots, the floral clock on Main Street, Volunteer Park and revised zoning provisions. Along Roosevelt Road, over \$6 million in streetscape enhancements have been implemented. Around the Stacy's Corners intersection, streetscape improvements have been coordinated with County plans for roadway reconstruction and the plans for the Stacy Corners historic park. Therefore, these guidelines aim to reinforce these actions and public investments by the Village.

Relationship to Other Ordinances and Plans

The Comprehensive Plan addresses the overall importance of high aesthetic standards in both public and private projects. It contains specific considerations relative to certain sub-areas within the Village. The Plan should be reviewed as a part of any application for appearance review even though it is advisory and not regulatory in nature.

The Zoning Code is regulatory and establishes permitted and special uses, allowable building height and setbacks, and standards for off street parking and loading, lighting, screening and buffering, and landscaping for parking areas and buffer yards between dissimilar uses. Although the height and mass of a building are critical to their “fit” on a particular site, a petitioner has the right to build to the limits allowed by the Zoning Code.

The Village Sign Code, adopted by Ordinance 3995-VC on March 25, 1993 and as periodically amended, governs the number, size, placement and area of various permitted signs.

The Subdivision Regulations set standards for public improvements. These include minimum standards for street trees. **Appendix B** contains a listing of recommended plant materials not only for street trees but also for other applications within a site plan.

These guidelines should be reviewed prior to submitting an application for appearance review. They are intended to work in concert with the regulatory codes noted above.

CHAPTER 1 – GENERAL DESIGN PRINCIPLES

These principles apply to all construction subject to ARC review.

1.1 New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape.



Good Landscaped Grade Transition and Screening for Adjacent Uses

1.1.1 Existing trees should be identified and protected as a part of project planning and implementation.

1.1.2 Site grading should be minimized to preserve the character of the site and buildings should fit the contours of the land.

1.1.3 The area of impervious surface should be minimized.

1.1.4 Avoid architectural styles which harshly conflict with adjacent buildings.

1.1.5 Maintain the rhythm of the street (in terms of building setback and massing) and continuity of its landscaping.



All Brick Office Building, Duane Street

1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: rustic-finished wood; aluminum siding, trim or panel systems; exposed aggregate concrete wall panels; EIFS, Dryvit; glass storefront wall systems which extend to the ground; plastic trim elements; and mirrored or reflective glass. Ease of maintenance should also be considered. Also consult the Comprehensive Plan, page 45 for downtown buildings.

1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes. Building design may be incompatible with alternative uses or nearby properties if dramatically different in shape, material, color or ornamentation. The entire facade of some buildings may include inappropriate non-structural and non-functional elements, designed to attract attention, that may be considered as signage. An example would be the simulated fortress design of Medieval Times restaurant.

1.4 Avoid arbitrary or fad design treatments that will soon become out dated.



Office Building County Farm Road With Clear Definition of Roof and Wall Planes

1.5 Roofs should be scaled to the building which they cover.

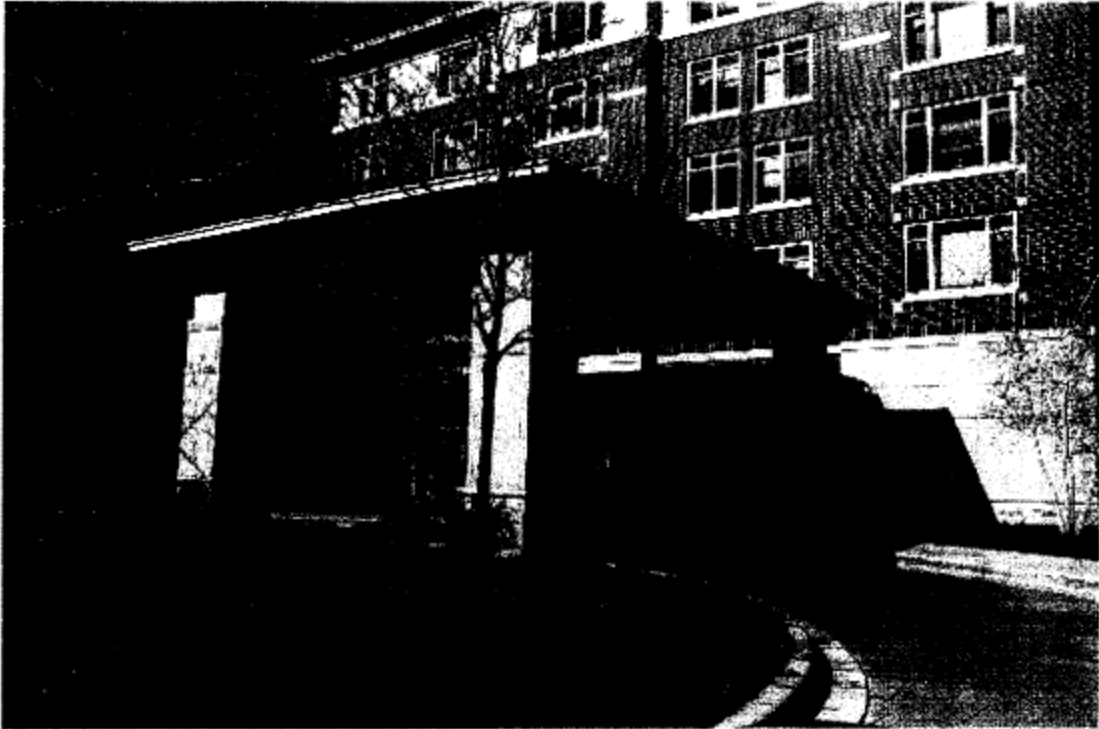
1.5.1 Roofs should be of a material, color and texture appropriate to the building structure and use.

1.5.2 The roof edge and wall face should be clearly differentiated.

1.5.3 Gable, pitched and mansard roofs should be scaled to the face of the building so as not to dominate the elevation nor be so small as to lack a feeling of closure and protection.

1.5.4 Pitched roofs should have overhangs which define the roof wall interface.

1.5.5 Parapet walls should have a defined top which frames the building facade. A narrow piece of metal flashing or stone cap is typically inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be considered to meet this guideline.



Landscaped and Defined Entry

1.6 Entrances should be readily identifiable from parking areas and pedestrian approaches. They should be open, well lit and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.

1.7 The architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. Applied veneer “movie set” storefronts, token panels of brick on building fronts and blank masonry walls on the rear of buildings are not desirable.

1.8 Colors should be muted and compliment each other, with no more than two or three colors on each facade.

1.8.1 A natural, neutral color should be chosen for the primary exterior facade material in new construction. Contrasting trim colors should be used to highlight architectural elements such as window and door surrounds. Harsh shades, including true white, should be avoided.

1.8.2 Applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building. These elements may be the same color as the background wall, a contrasting shade of the same color, or, a more distinctive contrasting color. The important thing is a blend with the building’s color palate.

1.8.3 Roof top mechanical equipment should be screened from view from the public right-of-way and adjacent property by portions of the building structure or screening systems consistent with the architecture of the building.

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. Structural articulation can include breaking the plane of the building by off sets, insets for entryways or balconies, step backs, and consideration of alternative roof structures.

CHAPTER 2 – SITE DESIGN

These site design guidelines apply to all construction subject to ARC review.

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



McDonalds – Roosevelt Road Attractive Landscaping of Drive Through Area

2.1.1 The selection of parking lot plant materials should consider hardiness in the face of intense use and salt spray as well as maintenance of sight lines.

2.1.2 Perimeter landscaping should be utilized to screen views of parking lots.

2.1.3 Landscaped islands should be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement, introduce the color and texture of plant materials and define parking areas and drive isles.

2.1.4 The overall site landscape plan should consider options for providing color throughout the growing season.



Landscaping Which Defines Parking and Enhances Blank Wall

2.1.5 Landscaping of an area at least five feet in width should be employed along blank building walls. This can help to soften the building facade, define pedestrian ways and frame key entries to a building. Where space is not available, free standing planters should be substituted.

2.1.6 If fences are employed as buffers, the specifications should assure durability and economy of maintenance. The color and material should relate to the principal structure.

2.2 The design of light fixtures should compliment the architecture and function of the principal building.

2.2.1 Wall mounted fixtures should not directly allow light projection to the sky.

2.2.2 The design of free standing light fixtures, in addition to meeting the standards of the Zoning Code, should consider the appropriate color, texture and or material for the base and avoid glare. More decorative light fixtures may be used where appropriate to relate to the architectural character of the project.

2.2.3 The color of light on a site should be consistent throughout. Typically, metal halide sources are used for commercial developments for their more accurate color rendition. In the downtown and Stacy's Corners area, the thematic fixtures should utilize sodium vapor.

2.3 Ancillary and accessory structures should relate to principal building in terms of materials, design and colors.



Well Designed and Landscaped Trash Enclosure – Baker Hill

2.3.1 Trash enclosures should have wall surfaces which match the material of the principal building and metal gates, and, wherever possible, have their opening oriented away from public rights-of-way and primary customer views. All trash enclosures should be surrounded by landscaping.



Attractive Back Side of Local Business

2.3.2 Free standing transformers and utility boxes should be painted to blend with the landscape or the primary building and be screened with landscaping.

2.3.3 The face of retaining walls should be a material with a texture and color that relates to the design of the principal building.

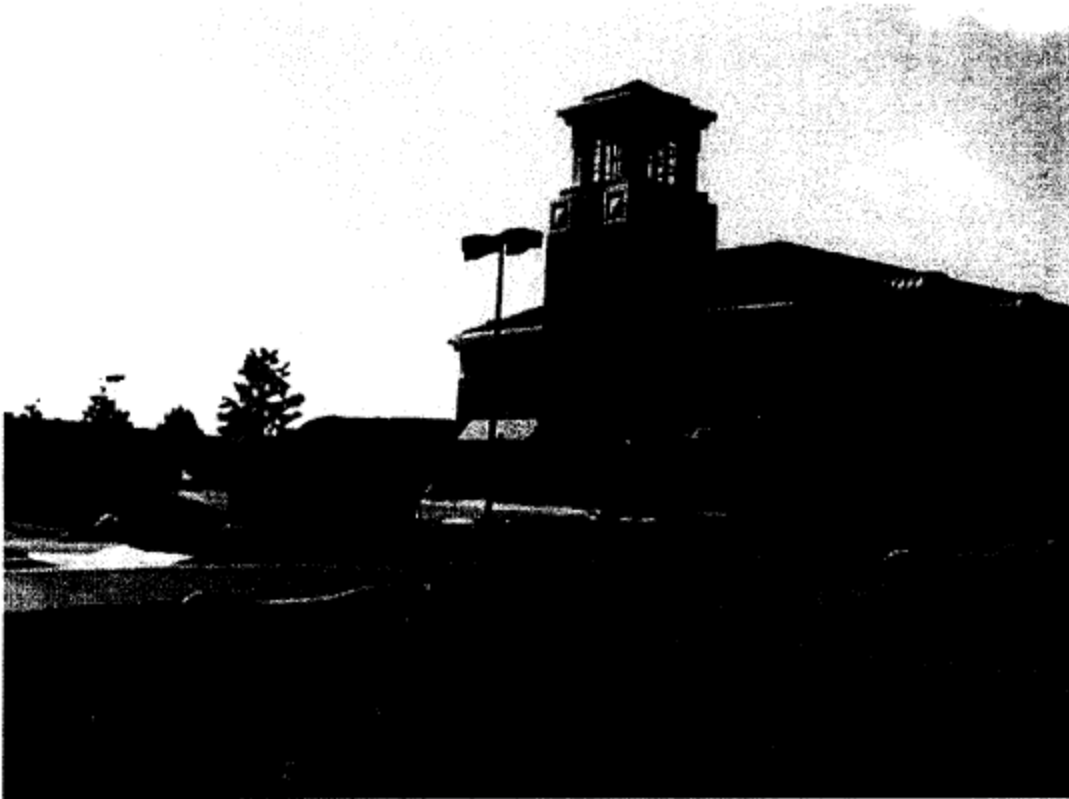
2.4 Signage is governed by the Village Code. To compliment these standards there are also guidelines which effect the aesthetic quality and readability of signage.



Ground Monument Sign Relating to Building Design, Roosevelt Road

2.4.1 Ground mounted signs are preferred to pylon signs. Where feasible, signs should be as low as possible for readability rather than building to the maximum height permitted by ordinance.

2.4.2 Minimize the number of lines of text on free standing signs to increase readability.



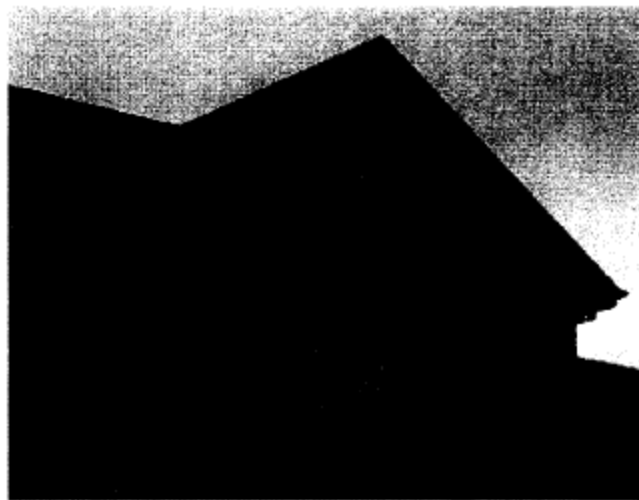
Monument Sign Relating to Building Design, Deer Park

2.4.3 Select a structure, materials, colors and detailing for free standing signs that relate to the design of the principal building.

2.4.4 Landscape the base of free standing signs with shrubs and flowers but avoid plant materials which might obscure the sign message.



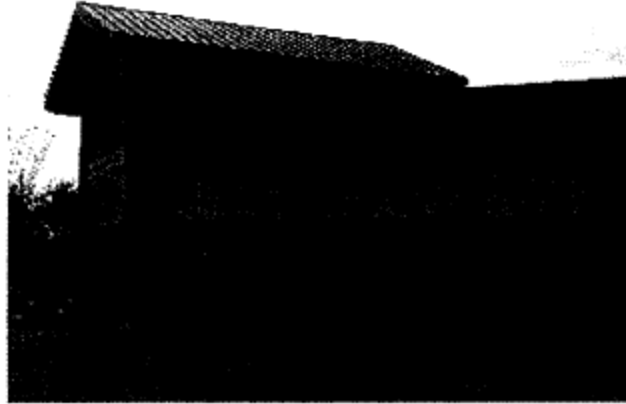
Well Placed and Designed Wall Signage, Front Street – Downtown Wheaton



*Appropriate Wall Signage – Stacy's Corners
Historic District*

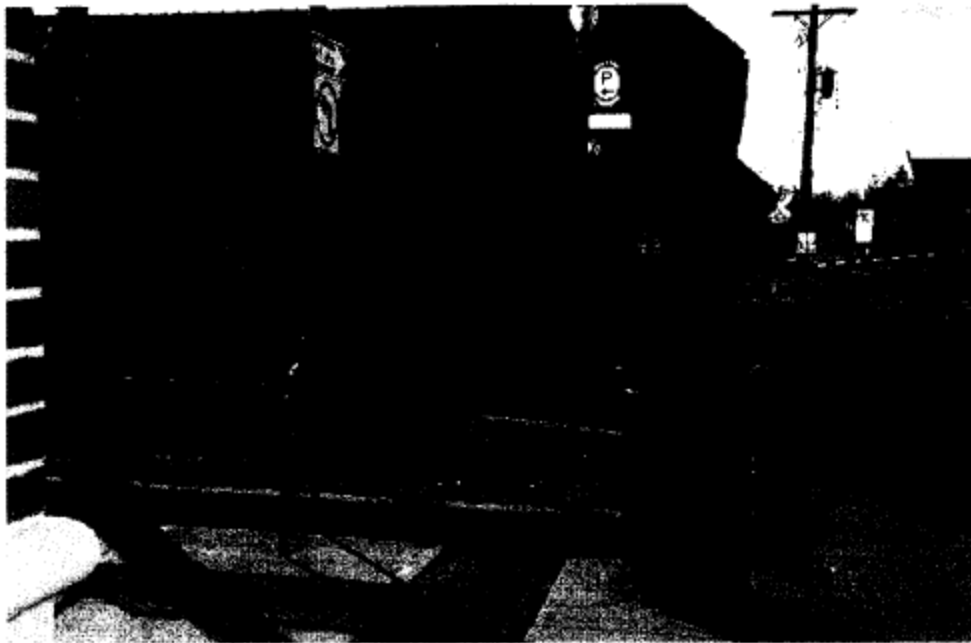
2.4.5 For wall signs not in historic districts, individual affixed letters, light in color and contrasting with a darker surrounding background, are suggested. Illuminated box signs are discouraged.

2.4.6 Wall mounted signage should be placed within an area designed for its placement which does not cover architectural detailing or rise above the roof plane.



*Appropriate Tenant Signage, Protected Entry,
and Defined Roof Line, Baker Hill*

2.4.7 Tenant wall signage within a shopping center should be located and designed to compliment the architecture of the building and provide some unifying commonality. Commonality does not mean they all have to be the same style or location.



Site Furnishings, Commercial Building, Downtown Wheaton

2.5 Site furnishings (waste receptacles, benches, bike racks etc.) should be selected to relate to each other and to the principal building in terms of material, color and style.

2.6 Public art and amenities are encouraged including sculpture, plazas, pedestrian rest areas and design which creates a focal point for the development.

CHAPTER 3 – CENTRAL BUSINESS DISTRICT

The central business district, “downtown”, warrants guidelines in addition to the general design principles contained in Chapters 1 and 2. The downtown is particularly important because it is one “neighborhood” which serves people from throughout all of Glen Ellyn. It projects a unique identity, which also attracts visitors and customers from throughout the region. It is a compact area that contains a blend of public and private services, locally owned niche retailers and eateries, and the Metra station, all within walking distance of each other. Storefront windows with displays, protective awnings, thematic street lighting and trees create an intimate, inviting pedestrian friendly environment. The buildings, recognized for their historic value, typical turn of the century commercial brick architecture found in older downtowns in Illinois, impart a particular charm and character.

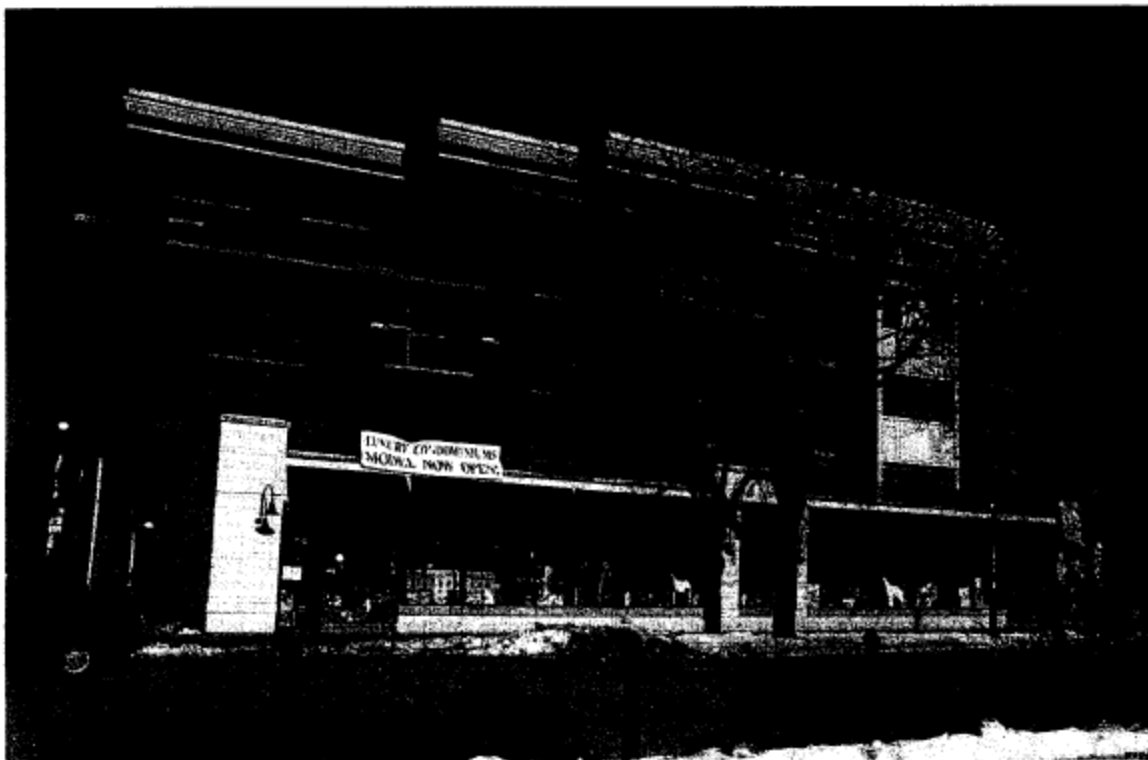
The importance of maintaining the unique character and identity of the downtown is reflected in the fact that the Zoning Code requires that “all unimproved land or addition to existing structures must be developed as a Planned Development, Special Use”. The downtown is divided into two zoning districts.



The Tallest Building in the Historic C5A District

The C5A portion of the downtown encompasses the core of historic commercial buildings. The height of buildings in this district is restricted to relate to the scale of existing structures. Development in this district is exempt from the off-street parking and loading requirements of the Zoning Code as a means of maintaining the existing fabric of

buildings. New buildings or additions within this district should follow the architectural style of the original building if it is of historic value. If there is new construction or remodeling of a building of undistinguished style, the design should reflect one of the historic styles of adjacent or nearby buildings. Once a historical style has been determined, the petitioner should consider the characteristics of that style as described in various references in **Appendix C**, and demonstrate the compatibility and consistency of their proposals with the selected style.



Condominium Development With Ground Floor Retail in the C5B District

The C5B portion of the downtown allows taller structures and requires off-street parking and loading. This district is a mix of historic and contemporary buildings and contains a majority of the transit oriented residential condominiums and apartments. Relating the architecture of a multi-story residential structure to the street level retail and pedestrian environment is a complex matter. Since construction in the C5B district impacts the integrity of the historic C5A district, the guidelines for the downtown relate to both districts.

The downtown is essentially built out. Every property is occupied by a building, parking or other function. This makes redevelopment of under-utilized properties the basis for new construction. Such redevelopment must fit with the nearby buildings and streetscape. While some of the existing buildings have little or no historic value, or are historic buildings, which have been incompatibly remodeled, new construction must strive to reflect the best of the essential character of the overall downtown.

The following guidelines are particularly relevant to building additions, remodeling and new construction in the C5A and C5B districts. Also refer to the general guidelines of Chapters 1 and 2.

3.1 For building in the C5A district, follow the “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” from the U.S. Department of the Interior, National Park Service.



Main Street Glen Ellyn – Distinctive Historic Roof Lines

3.2 Maintain the character of the original roof in terms of shape, profile, materials and details. Richly detailed cornices once performed the function of defining the character of the building facade, providing a decorative framework for the composition of the building facade. In new construction, this artistic function can be achieved through the use of appropriate trim or detail elements and by changes in color and materials.

3.3 Maintain the Proportion, Pattern and Type of Original Openings and relate them to nearby structures. Openings, such as doors and windows, are characterized by an axis (i.e. vertical or horizontal), proportion (the ratio of width to height), pattern (frequency and spacing), and type (double hung, fixed, awning etc.). If divided lights are appropriate, (smaller window panes), snap-in grills or dividers are discouraged.

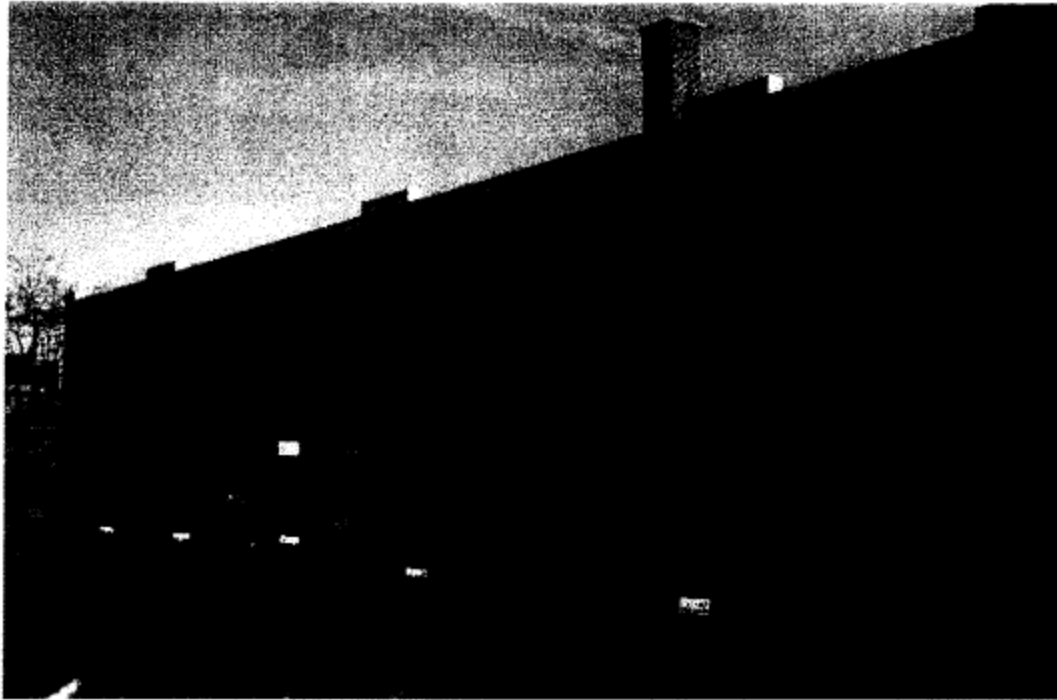


Examples of Respect for Original Openings, Attractive Roof Cornice and Appealing Sign Friezes, Wheaton

3.3.1 If openings become obsolete, they should not be filled with incompatible materials such as common brick or glass block. Shutters can be fixed over second story openings where the owner wishes them to remain permanently closed. Infill panels which do not structurally change the original opening, can be used to fill window openings on the upper floors but the material, texture and color should fit within the original opening and blend with the rest of the facade. If shutters are appropriate to the architectural style of windows, they should be proportioned so that they would cover the opening if closed.

3.3.2 Upper floor windows should be individual openings within the wall plane. They should be smaller in size than the first floor windows, reflecting the proportions of existing window openings found in the historic buildings within the downtown.

3.3.3 Windows and doors should be inset behind the plane of the wall, clearly defined by wood or masonry trim. The ground floor should emphasize window display area. Generally, shiny metal or obviously plastic window frames are inappropriate. Windows should be set into the face of the wall a sufficient distance to have a clear shadow line. Solid trim helps to define the openings and differentiate them from the surrounding wall surface. Trim adds a richness of detailing.



Compatible Remodeling of Historic Structure, Knippen Building in Wheaton

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. Particularly inappropriate are veneers of artificial stone, metal panels, vinyl siding, rough sawn wood and stucco applied over brick surfaces. If applied only in patches as accents, they break up the continuity of the wall surface and can serve as a trap for moisture, thereby creating deterioration of the original underlying surface.



Apartments on Hillside Avenue with Distinctive Architectural Detailing

3.5 Maintain distinctive architectural treatments. These may include such items as tile or slate roofs, special wood trim, brick corbels or patterns, terra cotta, stone sills or

lintels, stone insets etc. These add richness and identity to a building. When they are a part of the original design, particularly when the facade has historic or architectural value, they present opportunities to restore and highlight these features.

3.6 Painting or staining should be undertaken as a part of an overall color styling scheme for a building. Original masonry wall surfaces should not be cleaned with abrasive methods such as sand blasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character.

3.6.1 Color styling for unpainted masonry buildings should focus on wooden and metal elements such as window and door trim, signage, roof cornice, fascia, gutters and downspouts. Color styling is one of the most practical tools for setting the mood of a building. If colors are coordinated so they blend with neighboring buildings, a strong sense of continuity, order and liveliness can be created. For optimum effect, the total number of colors should be limited. Gutters, downspouts and utility systems should match or blend as closely as possible with the surrounding wall surfaces, or contrast with a compatible color and tone. Accent colors should be used to define key architectural elements such as trim around doors and windows and ornamental details.

3.6.2 If walls are to be painted, one color should be used for all of the wall surfaces to establish the continuity of the basic volume and mass of the building. A palate of colors appropriate for buildings within the C5A is available from the Planning and Development Department. See also Appendix A for information on what activities require ARC review.



Well Proportioned Awnings, South Main Street

3.7 Awnings are encouraged and they should relate to the building facade and to awnings on adjacent buildings. Awnings provide protection from wind, rain and hot sun to the benefit of pedestrians and protection of window displays. Wherever possible,

the bottom and top edges of awnings should line up with the adjacent awnings or with the horizontal line established by the door head or top of display windows.

3.7.1 Awnings should be shaped to reflect structural bays (defined by fire walls, columns, arches, pilasters etc.) and proportioned to serve the functional and aesthetic value of protecting pedestrians and window displays. Awnings across a single building front of the typically narrow historic downtown storefront can provide shelter and continuity where there is more than one business in a single storefront.

Awnings should be shaped in accord with the opening, which they cover. Bulbous, curvilinear awnings over rectangular shapes and back-lighted awnings are generally inappropriate.

3.7.2 Awnings should be made of fabric with no internal illumination, and with valances to complete a defined protective space. Awning material should be selected for fire and fade resistance, with color and styling to blend into the building face and adjacent building features. In the downtown, canvass rather than metal awnings are appropriate. Harsh contrast, bold patterns and bright colors draw attention to the awning at the expense of the basic architecture of the building and the overall composition of the streetscape. A valance should extend along the bottom of the awning.

3.7.3 Canopies and awnings should not obscure original architectural detail.

3.8 Minimize utilitarian elements on building surfaces. Utilities should preferably be located below ground and enter a building unseen. Where this is not possible, these elements should be consolidated and reduced in scale to minimize their apparency from public rights-of-way. They should enter the building through a wall or roof where they are least visible from the main entry. Building components such as air conditioners, burglar alarms, vents and other items should similarly be as inconspicuous as possible, being located away from the front facade and painted to blend into the wall of which they are a part. Through the wall and window air conditioners should not be used on facades facing public-rights-of way.

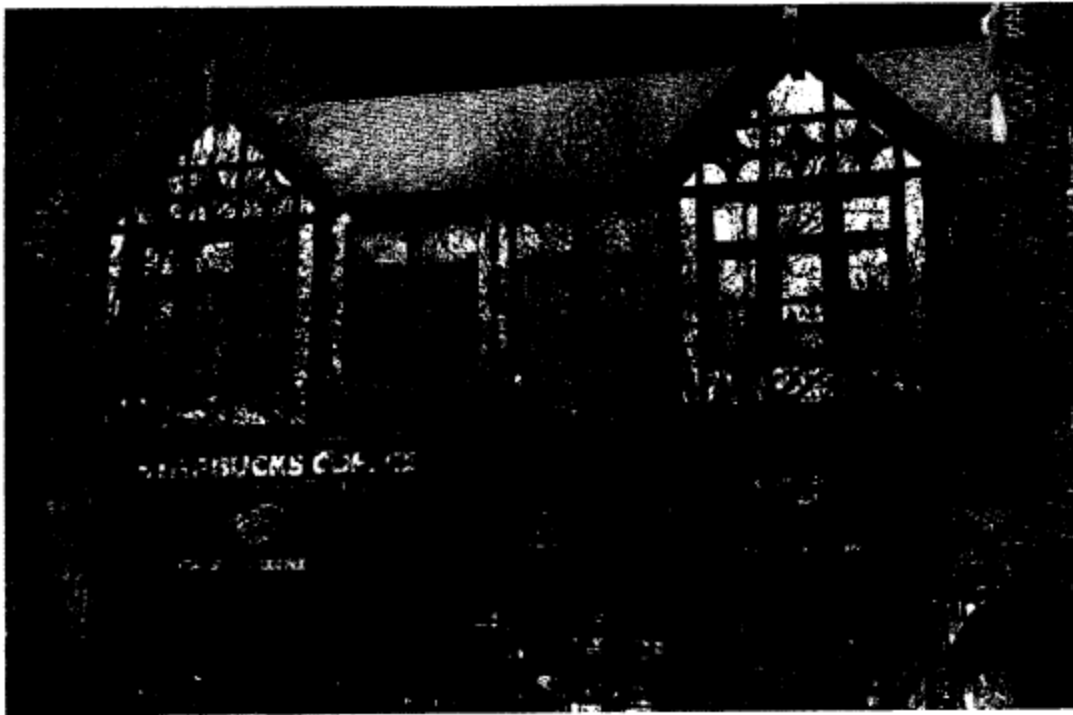
3.9 Entrances to business establishments should have large glass areas, and where possible, be sheltered from the wind and rain. The focus of the ground floor uses and design should be a pedestrian orientation. The design and proportion of the door should relate to the proportion and detailing of the adjacent windows and walls. Entrances should be clearly visible from the parking area or line of approach and appropriately lighted.



Attractive Alley Access in Wheaton

3.10 Rear customer entries should be enhanced. Design possibilities include: pavement design to designate pedestrian access; landscaped islands to separate the walkway from vehicular movement in parking and service areas; transparent doors; low level lighting; an identification sign; painted or screened air conditioners; and color styling to match the front entrance.

3.11 Expansion, additions and remodeling of existing structures should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. The Village desires to capture the historic character of these buildings with all of their rich detailing and attention to scale and proportion. These buildings exhibit the qualities which Glen Ellyn seeks as an overall design image: quality, durability, attractiveness and compatibility.



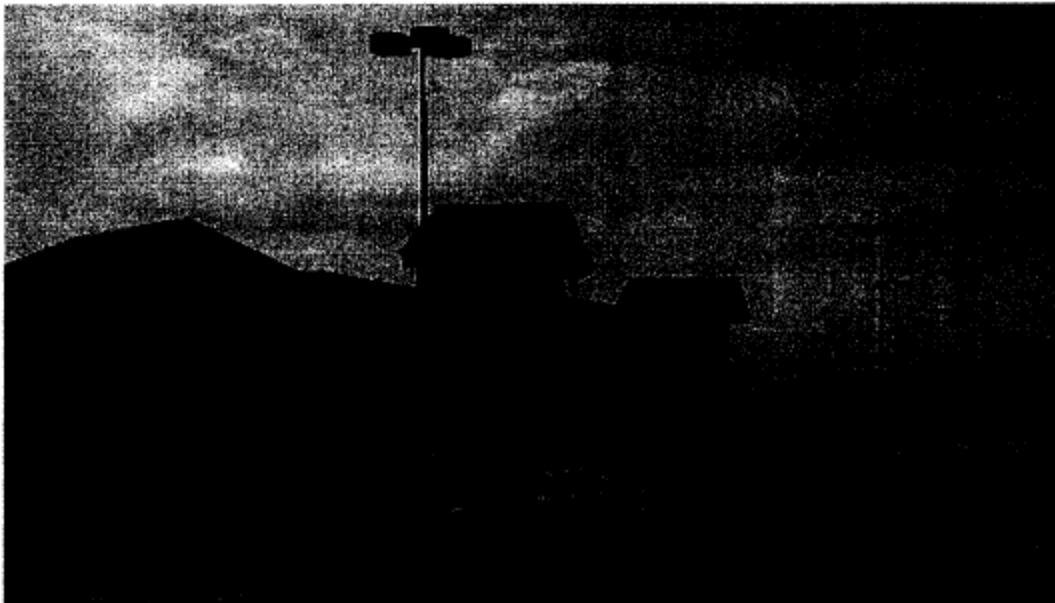
Appropriate Wall Sign Placement, Starbucks – Downtown Glen Ellyn

3.12 Wall signs should be placed so that they are surrounded by the wall surface on which they are placed. The primary sign should be located between the 1st and 2nd floor. Signs painted on walls are prohibited by the Sign Code. Signs should not project above or beyond the roof or wall line nor obscure the continuity of decorative stone or brick bands across the building face. The sense of the surrounding wall should remain intact. Individual letters are suggested in contrast to more contemporary box signs. External lighting is preferred for wall signs. Lettering on an awning valance is also a good solution for identification signage. Corporate logos should be allowed when they are consistent with the overall design guidelines.

3.13 Neon signs are discouraged in the C5A and C5B districts.

CHAPTER 4 – HIGHWAY ORIENTED COMMERCIAL

Larger, highway oriented commercial development is of a different character than that which occurs within the more densely developed up portions of the Village. There is more open space on the site, buildings are widely separated, there are accessory structures such as dumpsters, and there are additional considerations needed to safely serve both auto and pedestrian needs. The general principles and site design guidelines of Chapters 1 and 2 as well as the awning and wall signage guidelines of Chapter 3 also apply.



Baker Hill Shopping Center

4.1 All buildings, structures, signs and lighting for a single project should exhibit design continuity and relatedness. This can be achieved by establishing similarity in structure, material, color and architectural detailing.



Pickwick Shopping Center, Enhancement Renovation of Separate Buildings Showing Continuity and Consistency of Design



Effective Screening of Garbage Enclosures, McDonalds, Roosevelt Road

4.2 Views of parking, loading, trash pick-up and mechanical equipment should be buffered and screened from public view.

4.3 Pedestrian pathways should be clearly and attractively defined. Walkways should be protected from interference by automobile bumpers. Pavement textures, landscaping and lighting should be considered. Site design should enhance the comfort and safety of pedestrians attempting to use sidewalks and public areas along Roosevelt Road and adjacent areas.

4.4 The inclusion of distinctive design features should be well integrated and compatible with the overall architectural design. The scale, color and detailing of clocks, vents, dormers etc. should be carefully considered.



Unified Design & Streetscape Consistent with Roosevelt Road Improvement Plan BP Gas Station and Wild Bean Café – Roosevelt Road

4.5 All development adjacent to Roosevelt Road should implement, or restore, the Roosevelt Road streetscape elements, in order to achieve continuity of public improvements. Where re-development has occurred, the purpose and intent of the original design should be respected while providing appropriate access between the buildings and the public sidewalk.

4.6 Wherever possible, a large expanse of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Staggering the facade of the building can also help break up an otherwise potentially monotonous roof and front facade as well as reduce the visual mass of the building.

CHAPTER 5 – STACY’S CORNERS

This area has been a commercial crossroad for over a century. Stacy’s Tavern is a National Register structure which is the basis for a planned Glen Ellyn History Park which will incorporate a variety of structures and public spaces designed to reflect 19th and early 20th century architecture. Concept plans for this History Park can be found in **Appendix D**.



Stacy's Tavern, National Register of Historic Places

The area lies along Main Street from Elm Street on the south to Emerson Avenue on the north, and along Geneva Road from Stacy Court on the West to Forest Avenue on the east. These guidelines apply to the properties along these frontages, the majority of which are zoned C2, Community Commercial, for commercial uses.

The guidelines for the central business district, Chapter 3, are directly applicable to this area and the guidelines in Chapters 1 and 2 also apply. However, it is recognized that there can be conflicts with the permitted auto-oriented commercial uses identified in the Zoning Code and the traditional pedestrian orientation of the downtown or of the proposed Glen Ellyn History Park patterned after the pedestrian and horse oriented commercial activities of more than a century ago. There may also be conflicts between historic styles and current building codes relative to life safety. The following guidelines address the principles, which should guide the design of buildings in this area.

5.1 Development should incorporate the Streetscape Plan elements for the Stacy's Corners adopted by the Village Board February 10, 2003.

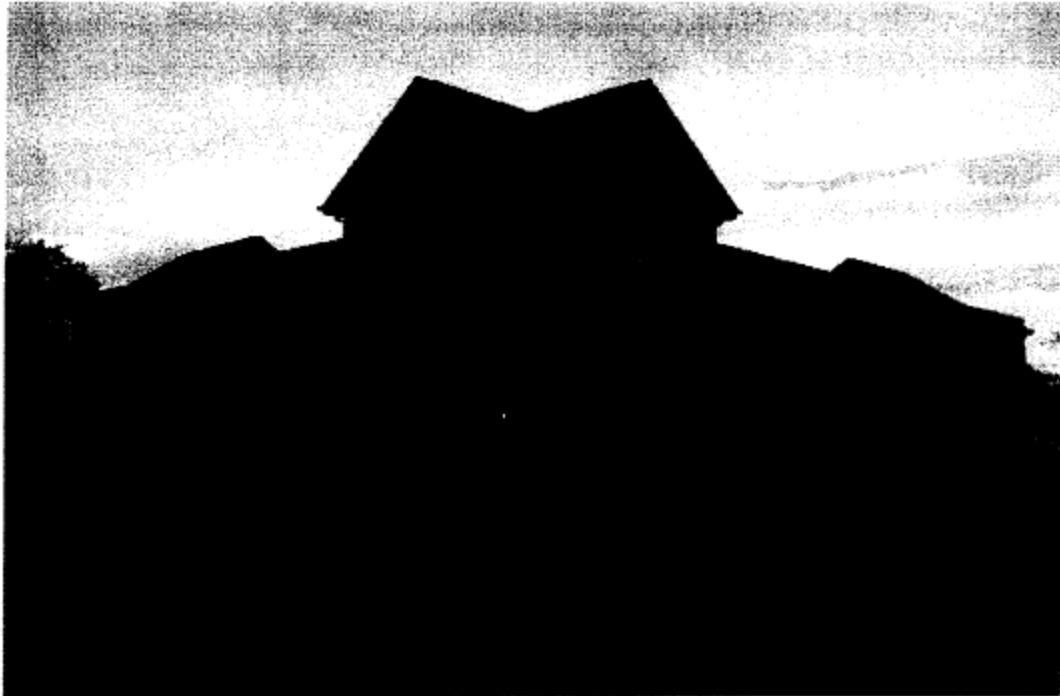
5.2 Structures and public spaces should be designed to reflect 19th and early 20th century architecture for both masonry and wood structures.



In-fill Development Reflecting Appropriate Time Period – Historic Downtown Wheaton



Wood Sided Commercial Building of Appropriate Era, Itasca Historic District



Appropriate Scale, Materials and Landscaping, Walgreens Five Corners

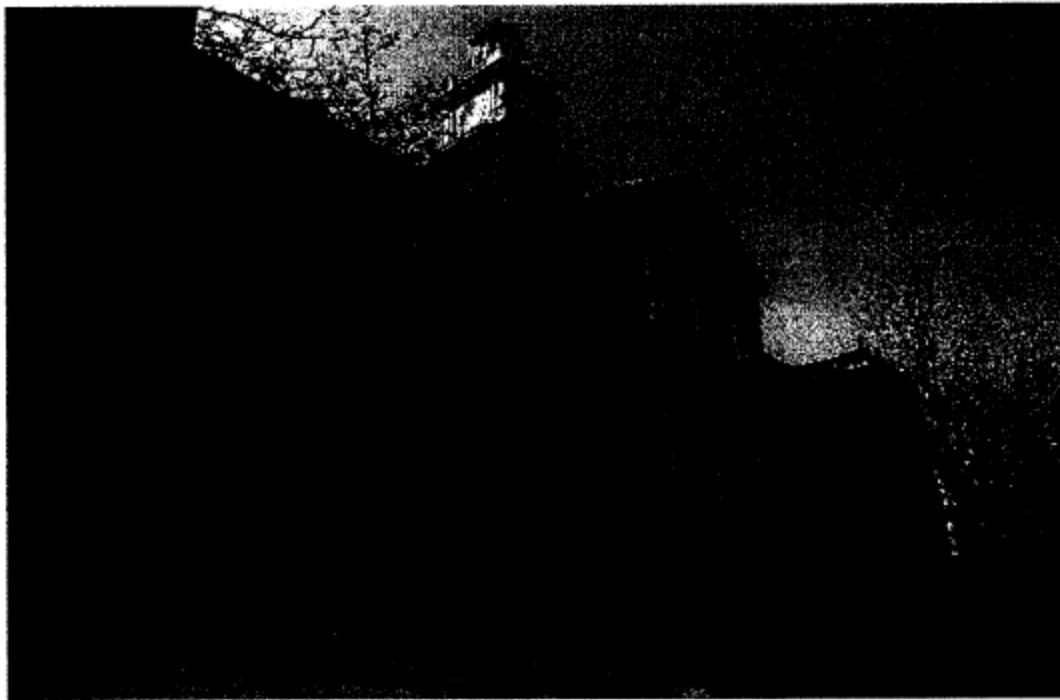
5.3 Parking should be planned behind or between buildings to the fullest extent possible so that the buildings can be placed closer to the street and the pedestrian walkway.

5.4 Parking lot light fixtures should be compatible with those selected for the historic park.

5.5 Fences should be compatible with those selected for the Glen Ellyn History Park.

CHAPTER 6 – INSTITUTIONAL

Public and institutional buildings are major contributors to the character of Glen Ellen. The Civic Center, high school and dozens of churches are prime examples of visual landmarks with which residents identify. Glen Ellen's character is strongly influenced by these key community buildings. A sense of stability, permanence and character should be projected by public and institutional buildings.



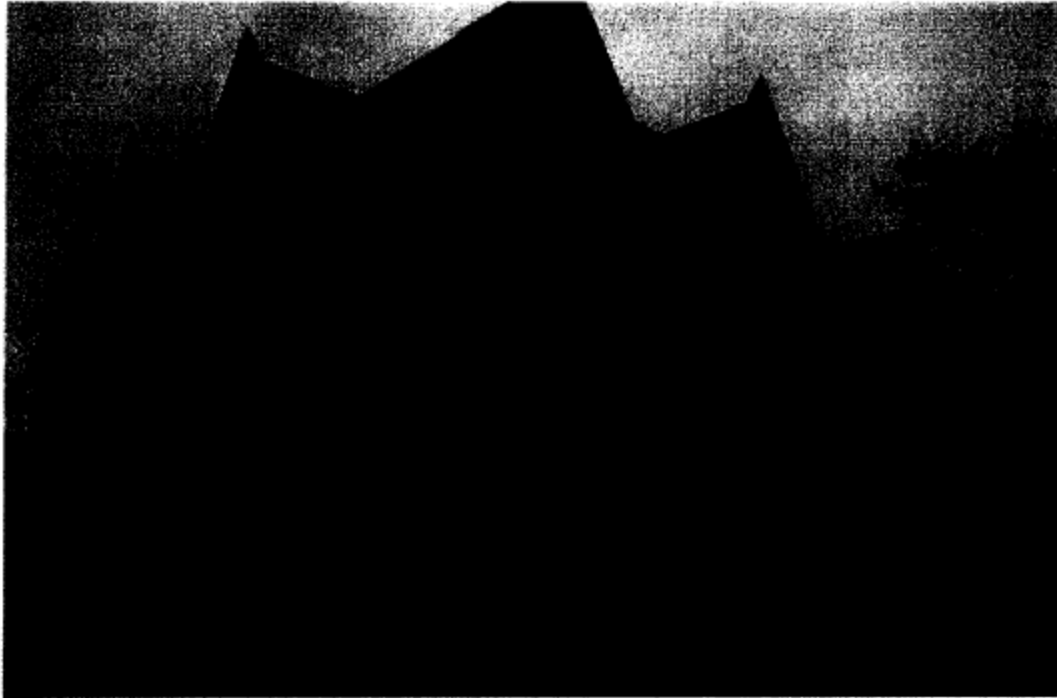
Glen Ellyn Civic Center, A Visual Landmark



*Glen Ellyn Civic Center
Detailing*



*Wheaton Bible Church,
Compatibility of Addition With
Original Revival Design*



St. Mark's Episcopal Church Addition

6.1 New structures should also follow the general guidelines of Chapter 1 and 2. Construction within or adjacent to the C5A and C5B districts should also follow the guidelines of Chapter 3.



*Glenbard West High School Addition
Compatible with Original Building*

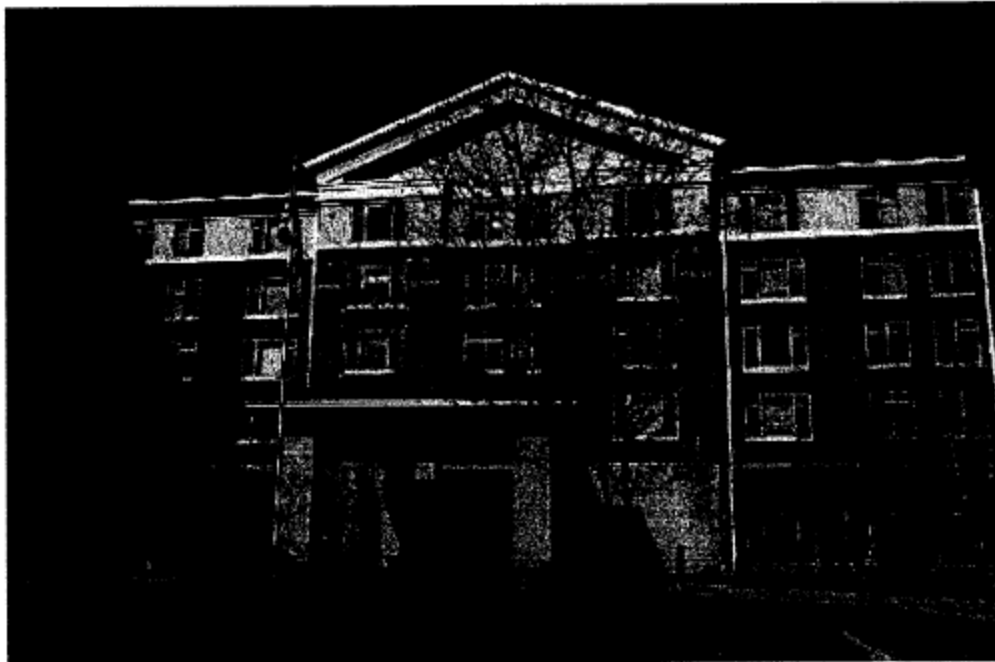


Original High School Building

6.2 Expansion, additions and remodeling of existing structures of distinctive or historic architecture should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. The Village desires to capture the historic character of these buildings with all of their rich detailing and attention to scale and proportion. These buildings exhibit the qualities which Glen Ellyn seeks as an overall design image: quality, durability, attractiveness and compatibility.

CHAPTER 7 – MULTI-FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL

The general guidelines of chapters 1 and 2 also apply.



All Masonry Construction and Defined Entrance Way - Senior Housing, Glen Ellyn

7.1 Masonry should be employed as the wall covering for all sides of the ground floor and it is preferred as the primary material on upper floors. The materials and design character should be consistent on all sides of a building.

7.2 For multi-family structures over two stories in height, balconies partially wrapped by the building structure are preferred to those which are attached as projections.

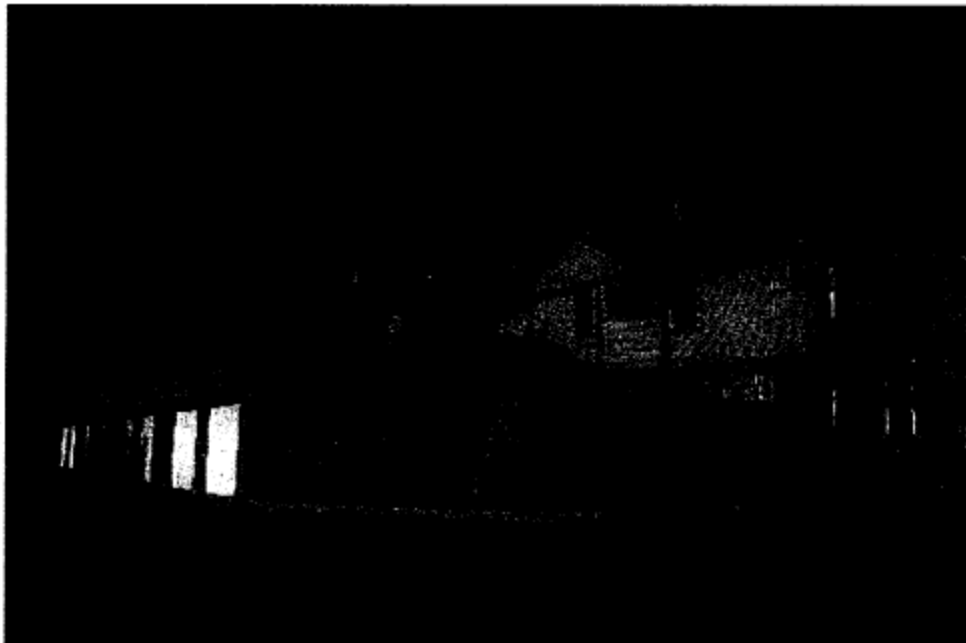
7.3 The entry should be readily identifiable and be designed and lighted for attractiveness and security.

7.4 Where possible, parking beneath the residential units or in the rear of the structure is preferred.



All Masonry Construction and Defined Entrance Way, Wheaton Center

7.5 Townhomes should not create a monotonous or garage dominated streetscape.



Local Brick Townhouses with Cedar Accents and Rear Entry Parking

7.5.1 Rear or side loaded garages reduce the dominant appearance of front garages and landscaped parking courts or clusters should be considered for supplemental resident and guest parking.

7.5.2 Individual garage doors for each space help to reduce the dominance of garage doors.

7.5.3 Garage doors with panels are preferred in order to provide architectural detail and enhancement compared to flat surfaced doors.

7.5.4 There should be space between driveways to each unit which is adequate to maintain grass or other landscape treatment.

7.6 Chimneys on the external wall of the structure contribute to the diversity of design and should be clad to match the predominate wall material.

7.7 Entries should avoid the buried tunnel look which often occurs with projecting and visually dominant front garages.

APPENDICES

A – REVIEW PROCESS

B – RECOMMENDED PLANT LIST

C – REFERENCES

D – STACY'S CORNERS, GLEN ELLYN HISTORY PARK CONCEPT PLANS

E - AWARDS

Appendix A**REVIEW PROCESS**Application Process

New construction, addition(s), exterior rehabilitation, or exterior remodeling of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff - Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Planning and Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Pre-Application Conference- Recommended

It is recommended that the applicant meet with the Architectural Review Commission for advice and assistance before submitting a formal application for exterior appearance approval. This step does not require formal application, or filing with the Village but shall include submission of the required pre-application fee as well as a narrative statement describing the project, a plat of survey, a preliminary site plan, preliminary building elevations and preliminary sign elevations. A pre-application meeting with the Architectural Review Commission is intended to provide the petitioner with direction and feedback about the project before preparing and submitting a formal application.

Formal Application - Required

To begin the formal application process, the applicant shall submit 2 copies of a complete and collated application to the Planning and Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Architectural Review Commission meeting. An additional 25 complete and collated application packets must be submitted at least 2 weeks before the scheduled meeting with the Architectural Review

Commission. These additional application packets will be forwarded to the Architectural Review Commission and Village Board for consideration.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if deemed inapplicable to the specific request or add submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Planning and Development Department to obtain a checklist of items required to be submitted with the application. If any sign variations are being requested as part of the project, these variations will be reviewed by the Architectural Review Commission at the same meeting as the proposed exterior appearance.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.
3. Narrative statement including:
 - A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.

- Lot dimensions.
- Gross area of the site stated in square feet.
- The location of all existing buildings, parking areas, access drives and other structures.

8. Proposed site plan showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- Setbacks of all buildings, parking lots and other structures.
- If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
- Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
- The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
 - Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
 - Information about how the plans comply with the landscape requirements in the Zoning Code.
11. Lighting information including:
- Location of all existing (to remain) and proposed light fixtures.
 - Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
 - Cut sheets of all parking lot and wall mounted light fixture(s).
 - Light fixture dimensions.
 - Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
 - Photometric plans showing projected foot-candle levels throughout the site and at the property lines.
12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:
- The height of the building.
 - The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
- The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.

- The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
14. Proposed exterior building color and material samples shall be presented at the Architectural Review Commission meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
 15. Color rendering or renderings of all proposed buildings and structures.
 16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
 17. A sign plan overlaid on the proposed site plan and showing the following:
 - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
 18. Color sign elevations drawn to scale showing the following:
 - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
 19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
 20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include, the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Any sample building materials or colors presented at the meeting will be retained by staff and kept as part of the official file until all work on the project is complete. Material and color samples should be submitted in a format that they can be easily handled and stored.

Review by Architectural Review Commission and Village Board

The applicant or his/her designated representative is required to make an informative presentation at the Architectural Review Commission meeting. Said person should be prepared to display relevant plans and other application materials and answer questions about the proposed exterior appearance. At the request of the Commission, a meeting at the site may be required.

The Architectural Review Commission will review the application for conformance with these Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. The request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application.

After receiving a recommendation from the Architectural Review Commission, the application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved and solely on the basis of Architectural Review Commission approval is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Architectural Review Commission and Village Board in the same manner as the original application.

Appendix B

RECOMMENDED PLANT LIST

Shade Trees
(Minimum 3" Caliper)

Coffeetree-Kentucky/*Gymnocladus dioicus*

Common Hackberry/*Celtis occidentalis*

Honeylocust, Patented (Thornless)/*Gleditsia triacanthos*

American Linden/*Tilia americana* species – selected varieties such as Redmond Linden

Maidenhair Tree/*Ginkgo biloba* (male variety)

Marmo Freeman Maple/*Acer x freemanii* 'Marmo'

Oak-White/*Quercus alba*

Oak- Swamp White/*Quercus bicolor*

Oak- Northern Red/*Quercus borealis*

Red Maple/*Acer rubrum* – selected varieties (Armstrong, Red Sunset)

Green Mountain Sugar Maple/*Acer saccharum* 'Green Mountain'

Ornamental Trees
(Minimum 6' in Height or 2" in caliper)

Crabapple Varieties/*Malus* spp.

European Black Alder/*Alnus glutinosa*

Japanese Tree Lilac/*Syringa reticulata*

Eastern Redbud/*Cercis Canadensis* (limited use, protected sites)

Honey Locust/*Gleditsia triacanthos*

Kentucky Coffeetree/*Gymnocladus dioicus*

Pekin Lilac/Syringa Pekinensis

Shadblow Serviceberry/Amelanchier grandiflora

Magnolia/Little Girl Series

White Oak/Quercus alba

Accolade Elm/Ulmus 'Morton' Nannyberry

Viburnum lentago

American Hornbeam/Carpinus Caroliniana

American Hophornbeam/Ostrya Virginiana

Evergreen Trees
(Minimum 6' in Height)

Austrian Pine/Pinus nigra

Black Hills Spruce/Picea glauca 'Densata'

Colorado Blue Spruce/Picea pungens 'Glauca'

Douglas Fir/Pseudotsuga menziesii

White Fir/Abies Concolor

Deciduous Shrubs
(Minimum 18" – 36" in Height)

Bottlebrush Buckeye/Aesculus Parviflora

Cotoneaster varieties/Cotoneaster spp.

Dogwood varieties/Cornus spp.

Dwarf Korean Lilac/Syringa meyeri 'Palibin'

Forsythia varieties/Forsythia spp.

Green Mound Alpine Currant/Ribes alpinum 'Green Mound'

Witch-hazel/Hamamelis Virginiana

Smooth Hydrangea/Hydrangea Arborescens

Lilac varieties/Syringa spp.

Bayberry/Myrica pensylvanica

Red Chokeberry/Aronia arbutifolia

Fragrant Sumac/Rhus aromatica

Spirea varieties/Spirea spp.

Staghorn Sumac/Rhus typhina

Viburnum/Viburnum varieties including korean spice, dwarf korean spice, cayuga, autumn Jazz southern arrowwood, black-haw, onondaga sargent cranberry-bush, american cranberry-bush, compact american cranberry-bush, redwing american cranberry-bush

Evergreen Shrubs

(Minimum 18" – 48" in Height)

American Arborvitae/Thuja occidentalis

Bar Harbor Juniper/Juniperus horizontalis 'Bar Harbor'

Buxus 'Glencoe' or 'Green Velvet'/Boxwood

Dwarf Japanese Rock Garden Juniper/Juniperus procumbens 'Nana'

Green Sargent Juniper/Juniper chinensis var. sargentii 'Viridis'

Japanese Rock Garden Juniper/Juniperus procumbens

Kallay's Compact Pfitzer Juniper/Juniperus chinensis 'Kallay's Compacta'

Mint Julep Juniper/Juniperus chinensis 'Monlep'

Yew/Taxus spp.

Groundcovers
(Minimum 3")

Dwarf Fleece Flower/*Polygonum Reynoutria*

Japanese Spurge/*Pachysandra terminalis*

Periwinkle/*Vinca minor*

Purpleleaf Wintercreeper *Euonymus/Euonymus fortunei* 'Coloratus'

Wintercreeper *Euonymus/Euonymus fortunei*

Ornamental Grasses
(Minimum 1 gal.)

Blue Fescue/*Festuca glauca*

Feather Reed Grass/*Calamagrostis x acutiflora* varieties

Fountain Grass/*Pennisetum alopecuroides* varieties

Japanese Silver Grass/*Miscanthus sinensis*

Prairie Dropseed/*Sporobolus heterolepis*

Sioux Blue Indian Grass/*Sorghastrum nutans* 'Sioux Blue'

Switch Grass/*Panicum virgatum*

Little bluestem 'The Blues'/*Schizachyrium Scoparium* 'The Blues'

Perennial Groundcovers

Hemerocallis

Geranium Macrorrhizum

Hosta

Heuchera

Rudbeckia

Echinacea

Appendix C**REFERENCES****Publications:**

"American Architecture Since 1780" A Guide to Styles, Marcus Whiffen, The MIT Press 1969.

"A Field Guide to American Architecture", Carole Rifkind, Plume Book New American Library, 1980.

"Cyclical Maintenance for Historic Buildings", J. Henry Chambers AIA, Office of Archaeology and Historic Preservation, National Park Service, U.S. Department of the Interior, 1976.

"Aesthetics and Land-Use Controls", Beyond Ecology and Economics, Christopher J. Duerksen, American Planning Association, Planning Advisory Service Report #399, December 1986.

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"The Salem Handbook" A Renovation Guide for Homeowners, Anderson Notter Associates Inc., Historic Salem Incorporated 1977.

"Townscape", Gordon Cullen, Reinhold Publishing Corporation 1961.

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"Street Graphics", William R. Ewald, Jr., AIP, AIGA, American Society of Landscape Architects Foundation, 1971.

"What Style is It", John Poppeliers, S. Allen Chambers and Nancy B. Schwartz, The Preservation Press, 1983.

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“Commercial Guidelines” from “Master Plan & Design Guidelines Glenview Naval Air Station Redevelopment Project”, Skidmore, Owings and Merrill LLP, for the Village of Glenview, 3-31-98.

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Appendix D

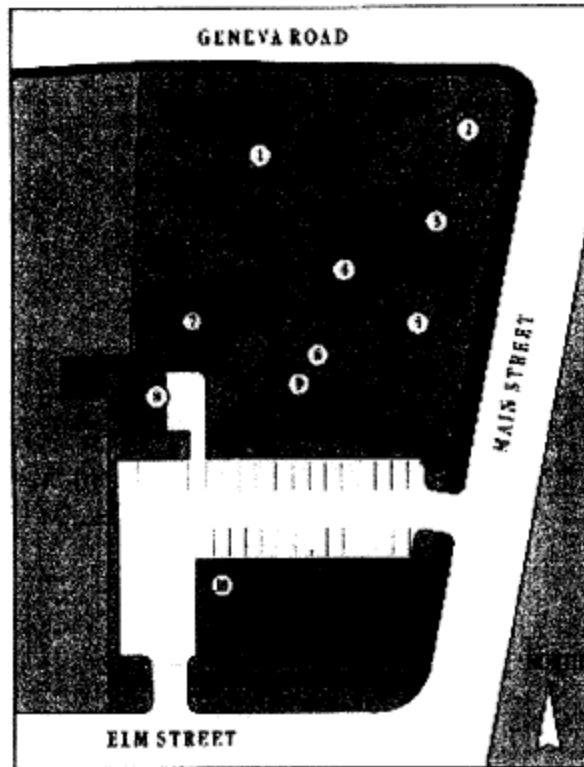
STACY'S CORNERS GLEN ELLYN HISTORY PARK CONCEPT PLANS



*Glen Ellyn History Park – Conceptual Rendering**

**The Glen Ellyn Historical Park
Proposed Site Plan**

1. Stacy's Down, restored period inn
2. Glen Ellyn Welcome Garden
3. Replica of Mineral Springs Pagoda for entertainment and special events
4. Fountain
5. Yabbing House - Civil War Museum
6. Memorial and Flag Presentation Area
7. Period Gardens
8. Archive Preparation/Storage
9. Glen Ellyn Museum
10. Glen Ellyn Historical Society Headquarters



*Stacy's Corners Historic Park – Conceptual Site Plan**



*Glen Ellyn History Park – Mineral Springs Pagoda**

* Images courtesy of the Glen Ellyn Historic Society

Appendix E**AWARDS**

To encourage and promote acceptable, attractive, cohesive, and compatible new buildings, structures, remodeling, and additions that conform to these Guidelines and enhance the standards for development in the Village, the Architectural Review Commission is authorized to present the following awards each year.

1. Traveling Trophy Design Award. The Traveling Trophy Design award is intended to acknowledge excellence in building design. The winner of the Trophy Award is provided with the traveling trophy engraved with the name of the business and the award year as well as a certificate that is retained. The trophy remains with the winner until a new winner is selected for the following year.
2. Vivian Ball Landscape Award. The Vivian Ball Landscape award is intended to acknowledge excellence in achieving the aesthetic landscape objectives of the Village. The winner of the landscape award is provided with a "traveling" plaque engraved with the name of the business and the award year as well as a certificate that is retained. The plaque remains with the winner until a new winner is selected for the following year.

Honorable Mention certificates may also awarded if the situation calls for it. The awards will be presented by the Village President and the Board of Trustees at a Village Board meeting.