

MINUTES

BOARD/COMMISSION: Architectural Review **DATE:** **03/25/2009**

MEETING: **Regular** **CALLED TO ORDER:** **7:33 p.m.**

QUORUM: **Yes** **ADJOURNED:** **8:37 p.m.**

MEMBER ATTENDANCE: **PRESENT:** Commissioners Albrecht, Allen, Dickie, Faganel, Weisman, Chairman Burdett.

ABSENT: Commissioner Loftus

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Comerford, Recording Secretary Kornblith. Guy D. Gehlhausen with Saavedra Gehlhausen, Architects, and Alicia D. Neubauer DiBenedetto with Saavedra Gehlhausen Architects

I. Call to Order.

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:33 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

II. Approval of Minutes.

A. MOTION

A motion was made and seconded to approve the minutes from the January 28, 2009 Architectural Review Commission meeting. The motion carried unanimously.

III. 424 Forest Avenue, United Methodist Church-Exterior Appearance approval.

Discussion, consideration and recommendation regarding a request for exterior appearance approval for the proposed construction of a new 3-story addition on the east side of the United Methodist Church located at 424 Forest Avenue. The proposed addition would be located at the southwest corner of Duane Street and Forest Avenue in the C5B Central Business District, Central Service Subdistrict.

Village Planner Stegall gave a brief overview of the matter, as reflected in her Staff Report of March 19, 2009. The United Methodist Church is proposing to demolish the existing one-story entrance, vestibule and narthex located on the east side of the building along Forest Avenue and to construct a new 3-story addition in its place. Village Planner Stegall noted that changes were also proposed to the landscaping which would bring the landscaping into compliance with the Zoning Code.

Guy Gehlhausen and Alicia Neubauer DiBenedetto, of Saavedra Gehlhausen Architects then summarized and clarified the proposal with reference to their letter dated March 17, 2009 to Village Planner Michele Stegall. Mr. Gehlhausen stated that one of the key components of the project is the addition of an elevator to provide access to all floors including the basement which will improve handicap accessibility. In regards to the potential of reusing the existing limestone, Mr. Gehlhausen indicated that they would try to salvage as much as possible, but may have to use new limestone. He also indicated that the downspouts will be copper and the roof will be Vermont slate. The new windows will have dark bronze anodized aluminum. Overall, Mr. Gehlhausen stated that the Church hopes one will not be able to discern that this is an addition.

Commissioner Weisman asked if the arches on the existing entrance would be reused and Mr. Gehlhausen indicated that they would. Chairman Burdett then asked if the existing windows on the tower were made of leaded glass and Commissioner Weisman asked if these windows were to be reused. Mr. Gehlhausen indicated that the windows were not leaded and that they were not going to be reused. Commissioner Weisman questioned if the petitioner planned to use the same stone on the addition that is on the existing building. Mr. Gehlhausen stated that they will match the existing limestone as close as possible and will try to salvage the old limestone, but that he could not guarantee this due to deterioration of old stone. Commissioner Albrecht questioned the reason for proposing brick as opposed to limestone on the southern building elevation and Mr. Gehlhausen stated cost effectiveness. He also noted that brick and plaster are located on other areas of the building.

Chairman Burdett commented on the tower. He stated that it appears bulky and inquired if the petitioner would consider installing a non-functional window on the tower, possibility with stained glass. Mr. Gehlhausen stated that the petitioner would most likely want to consider installing a cross.

Commissioner Dickie suggested that lights be mounted on the two sides of the new door. Mr. Gehlhausen indicated that two of the existing light fixtures on the building would be relocated between the stone arches on the south elevation.

Commissioner Weisman asked about the landscaping at the southwest corner of the property and where the property line was in respect to this landscaping. Mr. Gehlhausen indicated that new trees would be installed next to the property line and that the adjacent hillside was part of the Civic Center property. Commissioner Weisman then asked if the petitioner would consider installing ground cover under the new trees to help minimize erosion. Mr. Gehlhausen indicated that this could be done. Commissioner Weisman then asked Village Planner Stegall if the Village could install ground cover on the adjacent hillside. Village Planner Stegall stated that the Village could investigate this. Chairman Burdett added that the Village has a list of suggested ground cover that may benefit this area. Mr. Gehlhausen stated that the trees are proposed a little closer than preferred, in order comply with the Village's ordinance.

Chairman Burdett then asked for comments from the Commission. Commissioner comments were as follows:

- Commissioner Dickie: Materials are appropriate and brick is a good choice for the south elevation. He indicated that he would like the stone to be salvaged. He would also like to see a reasonable practical way to give more detail to tower, i.e. windows or a crucifix. He also suggested something vertical and subtle to break up the surface. He indicated that he would welcome any thought in that direction.
- Commissioner Allen: In agreement with Commission Dickie's comments. Windows and doorways should be kept simple. Overall, he feels that it is a nice addition.
- Commissioner Weisman: Likes the addition and agrees with Commissioner Dickie and Commissioner Allen. Has no suggestions for tower, but wants it to look nice. Landscaping issue should be addressed.
- Commissioner Faganel: Agreed. Nothing to add.
- Commissioner Albrecht: Agreed. Nothing to add.
- Chairman Burdett: Overall good design, but would like some vertical element incorporated on the tower. He would vote for windows. Agrees with Commissioner Weisman regarding ground cover.

Public Comments Were As Follows:

Richard Dunn responded by thanking the Commission. He requested that the Commission be as lenient as possible in the wording of any suggested condition related to the tower. He noted that the Church is a combination of different churches from the past and one possibility is to install a cross on the tower. The cross is similar to a Roman Cross and it has two flames with a higher point and a lower point which represents the two churches that were combined to create the existing church. Chairman Burdett asked if he had a preference in regard to the installation of windows or a crucifix on the tower. Mr. Dunn requested that the Commission be as allowable as possible.

Village Planner Stegall suggested that amended plans could be prepared and forwarded to the Village Board along with the Commission's recommendation. Chairman Burdett indicated that he would prefer the petitioner to return at the next Commission meeting with revised drawings. He then asked for a motion to table the request. Such a motion was made, but failed due to the lack of a second. Commissioner Weisman then indicated that she would be comfortable having the petitioner submit amended plans for the tower to the Village Board.

Commissioner Dickie agreed with Commission Weisman and suggested that the plans could be shared with staff or Chairman Burdett prior to being forwarded to the Board. Mr. Gehlhausen indicated that he would be happy to do this.

A: Motion

Commissioner Weisman moved, seconded by Chairman Burdett, to recommend approval of the proposed exterior appearance of the project as presented by Saavedra Gehlhausen Architects with the following conditions:

1. The plans shall be amended to incorporate additional architectural relief on the tower

through the use of such things as windows, a cross, narrow window slits or another type of vertical element. The revised plans should be presented to staff and Chairman Burdett prior to being presented to the Village Board.

2. The landscape plan shall be amended to incorporate the use of ground cover under the trees at the southwest corner of the property. The Commission also encouraged the Village to consider installing similar ground cover on the adjacent hill to prevent erosion.

The motion carried unanimously with six (6) “yes” and (0) “no” votes.

IV. Chairman’s Report

Chairman Burdett welcomed Pamela Albrecht as a new member to the Commission and Tina Kornblith as the ARC Secretary.

V. Trustee’s Report

Trustee Comerford reported Noodles & Company exterior appearance changes were approved. He indicated Village’s budget deficits, layoffs and 1% Home Rule tax to be voted on at the next Village Board meeting. He emphasized that this tax increase did not include food, medicine or automobile purchases. He also indicated that the Board was leaning toward a 1% Home Rule Tax. He added that the budget deficit is not because of overspending from the village, but largely due to pension plans held for the fire and police departments.

Other topics Trustee Comerford reported on: Montessori School Special Use Permit was approved. Commissioner Weisman asked Trustee Comerford if this would be his last meeting and he indicated that he had petitioned the Village President to stay on as the ARC Trustee Liaison for an additional two years.

VI. Staff Report

Village Planner Stegall stated that the Taco Bell/KFC-exterior appearance and sign variation applications should be ready for review soon and that the petitioner intends to resubmit plans to staff after the stormwater application is complete. She also indicated that several future projects were on hold due to the economic situation, but Staples opening was still scheduled for April 9, 2009.

She also informed the Commission that due to lay-offs within the Village, the ARC packages for each Commissioner will be delivered by a Community Service Officer.

VII. Adjourn

The Commission approved a motion to adjourn the meeting at 8:37 p.m.

Submitted by: Tina Kornblith, Recording Secretary

Reviewed by: Michele Stegall, Village Planner