



separate establishments. Commissioner Wussow also felt that the south elevation should be renovated as part of the project and that the proposed signage is appropriate.

**B. Petitioner's Presentation.**

Ron LaPage, architect with LaPage Architects, Wheaton, Illinois displayed conceptual drawings of the proposed exterior changes to Barone's Restaurant. Mr. LaPage also displayed samples of cultured stone similar to what is proposed to be used on the building and stated that Portland cement which has an authentic stucco look will be used in lieu of EIFS. Mr. LaPage described the exterior façade and stated that the proposed north elevation of Barone's is based on many of the buildings in the downtown Central Business District that are over 75 years old. Mr. LaPage displayed east and west elevations and stated that those elevations pick up the flavor of the north elevation. Although Mr. LaPage had planned to use six colors on the building façade, he was willing to adhere to the two to three color limit in earth tones preferred by the Village. Mr. LaPage stated that the primary signage will be on the north elevation and that there will be no signage on the west elevation. Mr. LaPage stated that the rear of the building is the service area of the building and will remain plain brick. Mr. LaPage stated that the existing planter boxes on the north side of the building will be removed, small landscaping flanking the entryway will be installed and the landscaping on the west side of the building will be improved. Mr. LaPage stated that the fence on the south side of the building is owned by the neighboring property owner to the south and needs to be repaired and/or replaced. Mr. LaPage displayed a hand-drawn sketch of a dumpster enclosure that will be located against the southwest corner of the building. He also displayed samples of cultured stone similar to what would be used on the building.

**C. Questions and Comments from the Commission.**

Mr. LaPage responded to Commissioner Faganel that cultured stone is a real stone but is a veneer. Commissioner Gorz felt that a darker brick should be used to be similar to other buildings in the downtown, however, Mr. LaPage felt that the building façade would be more interesting if it was lighter. Chairman Burdett suggested using cultured stone as an accent as opposed to a primary building material to give the building more of a Tudor look. Commissioner Faganel commented that the use of brick and the elimination of other materials would create a rich look. Commissioner Gorz added that changing the materials could also provide the latitude to tie in the south façade to the other elevations. Mr. LaPage stated he was open to the Commission's suggestions. Commissioner Gorz questioned whether the proposed arch over the Barone's sign emulates a style in the downtown, and Mr. LaPage responded that the arch is not of a traditional style but that the two areas flanking the arch represent other downtown styles. Mr. LaPage added that a business needs a touch of modern along with traditional styling, however, Commissioner Gorz felt that blending styles is contrary to Village guidelines. Mr. LaPage explained for Commissioner Faganel that the reason the awnings will consist of both canvas and hard surface is for visual interest. Commissioner Dickie asked if the south elevation could be tied in some manner into the other elevations of the building. Mr. LaPage responded that the south elevation is strictly a service area and that it could perhaps be decorated but that they did not plan to remodel it. Commissioner Gorz also asked if the south elevation could be tied into the other elevations of the building and commented that the rear of

the building can be seen from various points in the Village due to the topography of the site. Mr. LaPage responded to Commissioner Gorz that the sign may be illuminated. Mr. LaPage responded to Chairman Burdett that the rooftop mechanicals will be screened on three sides.

Commissioner Albrecht appreciated the balance of the roof line and, at her request, Mr. LaPage compared the existing and proposed roof heights.

Chairman Burdett summarized comments from the Commissioners as follows: The Commissioners emphasized that the proposed style should be authentic and identifiable. They also encouraged the petitioner to simplify the design and materials and indicated that they preferred brick with cultured stone as an accent which would comply with the guidelines that call for consistent architectural character. The entranceway also should be simplified to be consistent with the guidelines. The south façade should be tied in in some manner with the proposed design, and the Commissioners were generally not in favor of the proposed arch.

Jim Willsey, the petitioner and owner of the subject property, commented that he agreed with almost everything that had been said. He added that he wants to make his restaurant a place that Glen Ellyn will be proud of.

#### **IV. Chairman's Report.**

Chairman Burdett referenced a memo from staff regarding the CDH building, and Ms. Stegall responded that with the modifications proposed by CDH, the building would be brought into substantial conformance with the approved plans.

#### **V. Trustee Report.**

Trustee Comerford reviewed the budget process currently underway by the Village Board. He also stated that two major road projects have recently been approved by the Village Board and are scheduled to begin this summer.

#### **VI. Staff Report.**

Ms. Stegall reviewed the Commission's upcoming schedule. Ms. Stegall stated that Professor Rodenberg of DePaul University will be attending some ARC meetings to gather information for a project on design review. Ms. Stegall also stated that the next Municipal Design Review meeting will be held on Glen Ellyn. Ms. Stegall and Commissioner Dickie summarized the progress of the Transitional Downtown Advisory Committee.

#### **VII. Commissioner Comments.**

Commissioner Allen distributed a flyer from the Citizens for Glen Ellyn Preservation regarding a presentation on outdoor lighting that will be held in the Civic Center next Thursday.

**VIII. Adjournment.**

Commissioner Faganel moved to adjourn the meeting at 8:50 p.m. and Commissioner Gorz seconded the motion. The motion carried unanimously by voice vote.

Submitted by:

Barbara Utterback, Recording Secretary

Reviewed by:

Michele Stegall, Village Planner