

Commissioner Albrecht questioned if any painting will take place on the existing building. Mr. Pryde stated that no painting will be done on the current building; however the addition will be a complimentary color to the existing color of the current building.

Commissioner Dickie questioned if the addition would be constructed with a wood frame. Mr. Pryde stated it would be a wood frame design. Commissioner Dickie also questioned what the stucco system would be made of. Mr. Pryde stated it would be a 3 coat system with expended wire mesh attached as well as a scratch, brown, and finish coat totaling 5/8 of an inch.

Commissioner Wussow questioned the design of the storefront window panes and if the design could be matched symmetrically. Mr. Pryde stated that the project could accommodate this change if the Commission felt necessary.

Commissioner Comments:

Commissioner Allen stated it was a great design and he was happy with the removal of the glass block. He stated the building is not symmetrical so it might be hard to incorporate the window design suggested by Commissioner Wussow.

Commissioner Wussow stated the design was well planned and fits the character of the surrounding properties but felt a slight preference for a symmetrical window design.

Commissioner Dickie stated he preferred the design without the glass block and would have preferred a more efficient building rather than the wood construction.

Commissioner Albrecht stated she had a strong feeling for the 3x2 window design and it would add character to the building on both sides. She recommended that the old building be painted to the same color as the new addition when funding becomes available.

Chairman Burdett stated he was in favor of approval and was happy with the color of the rear building. He stated he had no preferences to the window design on either side of the building.

Commissioner Allen motioned for the Architectural Review Commission to recommend approval of the proposed Exterior Appearance of the Treasure House located at 497 Pennsylvania Avenue subject to the following conditions:

- The petitioner is encouraged to align the color of the existing building with the color of the addition in the future.
- The design of the window system west of the front door shall match the design of the window system on the east side of the front door with 3 panes of glass located over 2 panes of glass.

Commissioner Wussow seconded. The motion passed unanimously.

III. Sign Variation Request and Exterior Appearance: Nicor, 90 N. Finley Road

Chairman Burdett requested that the Commission review the sign variation and exterior appearance separately.

There was a motion made to open the public hearing on the requested sign variation. It was seconded and passed unanimously.

Sign Variation Discussion

Planner Stegall provided information for a sign variation request for property owned by Nicor. It is a 26 acre site and is located on the far east side of town. It is surrounded by single family homes on the north and east, apartments and condominiums to the south and single family homes and a public park to the west. The property is zoned C-4 office district.

Planner Stegall provided information regarding the sign variation request and stated the requested variation is to allow the height of a wall sign to be 30 feet 10 ½ inches instead of the maximum height of 25 feet permitted. The area of the sign will be code compliant and the sign will face Finley Road. Two private traffic directional signs are also proposed and are in compliance with the Sign Code.

Jim Durkin, attorney and Nicor representative, provided information about the requested sign variance for the Nicor complex. He stated the current complex is 50 years old and the building is in need of serious repair. A \$22 million dollar renovation is proposed and he stated the reason Nicor chose to redevelop this particular property was because they value their relationship with the Village of Glen Ellyn. Based on these renovations, Nicor is planning on shutting down operations in Aurora and LaGrange. He stated the redevelopment will increase the value of the parcel and increase taxes which will help schools and bring both construction and permanent jobs to the Village. The requested Sign Code variance will allow for the Nicor sign to be 30 feet 10 ½ inches tall in lieu of 25 feet. He stated many members were present from Nicor and would be happy to answer questions from the Commission and residents.

Dave Behrens, Nicor representative, stated the current facility was built in the 1960's and is in need of significant repairs. He stated that after evaluations from Nicor representatives, this site was found to provide for the best long term needs of Nicor and the new facility will be upgraded to provide a modern appearance and environmental sensitivity. Energy efficiency and LEED certification will be sought and maintaining trees and adding many new landscape areas will be pursued.

Warren Brenski, Nicor representative, presented information regarding the sign variation, he helped to identify the primary building entrance and the location of the building which is setback more than 200 feet from Finley Road. The size and height of the sign are necessary for the visibility of the location and the building. Mr. Brenski stated the sign variation will be minimal. Lastly the proposed sign is not a box sign and was designed with great detail. He provided overall elevations of the building and indicated where the sign would be located.

Commissioner Wussow questioned where the light will shine from the sign. Mr. Briski stated that the sign will be backlit and the light will glow around the solid letters.

Commissioner Dickie questioned the setback of the existing building. Mr. Brimski stated that the new setback will be located closer to Finley Road.

Chairman Burdett stated that the setback of the building creates a hardship, and that the requested sign variation would not alter the character of the area. He also commented on the uniqueness of the property.

Commissioner Albrecht stated the requested variation is minimal and the design of the sign was tastefully created. Commissioner Dickie agreed.

Vicki Molica, 1188 Royal Glen Drive, Glen Ellyn, IL addressed the Commission. Ms. Molica questioned if the size of the sign was in need of a variance. Mr. Brenski stated the variance was to increase the height of the signage and not the size of the signage.

Exterior Appearance Discussion

Mr. Brenski stated there will be public and private space on the property and the buildings will mask the activity in the back of the property. A fence will be installed around the perimeter of site to provide safety for employees, equipment, and residents. The north property line has a significant number of trees, and he stated the existing trees will be kept as much as possible. The green space on the site will increase with the new construction. Mr. Brenski stated a 66 foot landscape setback will be located along Finley Road. He stated that a landscaped berm will be present along Finley Road which will prevent headlights from projecting onto the residential properties across the street.

Mr. Brenski discussed the building mass and stated the overall emphasis will be on the main office building. The rest of the building is setback farther from the front property line and emphasis is placed on the main entry way. Windows are provided in each portion of the building for architectural reasons and for the presence of natural light.

Mr. Brenski presented the proposed building colors and stated the design will be a 3 color scheme with aluminum framing. The main material will be a smooth precast panel painted in the colors provided. The overhead doors will be a white pre-finished color. The retaining wall will be a standard landscape block and the light poles will be a bronze color. An aluminum fence with a wrought iron look is proposed along with the northern property line and portions of the southern property line. A black chain link fence is proposed on the remainder of the site. He stated the fencing will be a great improvement from the existing chain linked fence with barb wire at the top.

General discussion took place over the material and color samples provided by the Nicor representatives and how they will all go together. Mr. Brenski described how each of the materials will fit together and addressed questions that the Commissioner had regarding the materials presented to them. Mr. Brenski stated all of the materials presented have also been discussed and presented to staff.

Mr. Brenski presented information regarding the rooftop units.. He stated according to calculations these units will not be seen from the street. Commissioner Wussow questioned how loud these units will be and if the units can be heard from the residential properties. Mr. Brenski stated that these units will be over 300 feet away from the surrounding properties and that surrounding vegetation should help muffle any noise that makes its way to the surrounding residential properties. He indicated that adding screening could create an even larger eyesore and would cost additional funds to install. Commissioner Albrecht questioned if a motorist on Finley Road would be able to see the units. Mr. Brenski stated that a car was typically lower than a person walking down the street and that the sight line diagrams were taken from an average size person standing by the street.

Dave Macallen, Nicor representative, discussed the length and types of grasses that will be used. He stated some of the grass will be kept roughly 6 inches tall and provides a buffer zone from the flower beds and will provide runoff relief. The front lawn will be manicured but the surrounding elevations will have areas of no mow. He continued to provide information regarding the landscape architecture.

Commissioner Wussow questioned the potential stormwater runoff from the development. Dan Stevens, civil engineer stated the project complies with the DuPage County Stormwater Ordinance. Commissioner Wussow questioned if the neighbors will receive any additional stormwater runoff. Mr. Stevens stated that no stormwater detention currently exists on the site. Therefore, the proposed stormwater management plan will be an improvement.

Vicki Molica, 1188 Royal Glen Drive, Glen Ellyn, Illinois questioned where the stormwater runoff will go. Mr. Stevens stated the purpose of the stormwater management plan is to slow the flow of water and for the water to be able to be released at a controlled rate. Planner Stegall stated that the Plan Commission will be discussing this matter in more detail at an upcoming meeting.

Ms. Molica questioned what the south building setback will be. Mr. Brenski stated that the southern side yard setback will be well over 200 feet. Ms. Molica questioned the noise level of the garage doors and what the hours of operation will be. Mr. Brenski stated that very little noise will be made from the garage doors and the hours of operation will be 7:30 to 6:30, however emergencies will increase usage. Ms. Molica questioned if an increase in traffic will be created with the new building. Mr. Brenski stated that the increase in shift work traffic should be minimal and deliveries will be spread out. A new northbound left turn lane into the site will also be created on Finley Road.

Commissioner Wussow questioned the design of the enclosure around the proposed storage area south of the building and if the enclosure could be made of the same material as the building the same as the enclosure west of the building. The petitioner indicated that a board on board fence is proposed in this location which should adequately screen the storage area and that the cost to install an enclosure similar to the one west of the building would be \$50,000-\$75,000.

Commissioner Allen motioned to close the public hearing. Commissioner Dickie seconded. The motion passed unanimously.

Commissioner Comments

Commissioner Albrecht was impressed with the materials and indicated that the animation of the building is a huge upgrade. She believed that screening of the rooftop mechanical equipment should not be required as the units will not be visible.

Commissioner Dickie agreed with Commissioner Albrecht and stated the texture and articulation of the façade will help to screen the big warehouse. The landscape choices and the use of plantings and trees will also help to tone down the mass of the building. He did not object to the absence of rooftop mechanical screens and believes the proposed signage is appropriate for the building.

Commissioner Wussow stated the sign variation request meets the criteria for approval. She had concerns with the lack of screening around the rooftop units as she believed the screens would also help to mitigate noise from the units. She also stated that the proposal was attractive and she liked the materials and the design. She mentioned that she thinks the southern storage area should be enclosed with a wall made of the same materials and colors of the building. She thinks it would be more in keeping with the high quality treatment used elsewhere on the site but indicated that this is a fine point and without any concerns from the surrounding residents she would be in favor of the design as presented.

Commissioner Allen stated the building colors, the detail of the landscape plan and plant pallet will all improve the appearance of the site.

Chairman Burdett stated that he was in agreement with the rest of the Commissioner's comments. He also stated that he liked the color pallet and believed the project met the standards for a sign variation.

Commissioner Allen moved to recommend approval of the requested sign variation and proposed exterior appearance for Nicor located at 90 Finley Road based on the following findings of fact for the requested sign variation:

1. The requested variation complies with the purpose of the Glen Ellyn Sign Code because the proposed location of the sign "ensures that the architectural elements and character of the building" will be protected;
2. The requested variation will not alter the essential character of the locality because the proposed wall sign has been kept to the minimum size and scale appropriate for the proposed location on the building and the overall signage proposed on the site is minimal.
3. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because a wall sign is needed on the east elevation to identify the facility and due to the building fenestration and reveals that have been proposed to break up the mass of this 200,000 square foot

building, the most appropriate location for the wall sign is as proposed centered over the main entrance way.

4. The plight of the owner is due to unique circumstances because the subject building is a significant facility comprised of 200,000 square feet and given the architectural treatments used to break up the mass of the building, the most appropriate location for the sign is as proposed.

The motion was seconded by Commissioner Dickie and passed unanimously.

IV. Chairman's Report

Chairman Burdett reported on the winners from the landscaping and architectural design awards that were voted on at a previous Architectural Review Meeting.

V. Trustee's Report

Trustee Comerford stated that the Village Board is currently in discussions to purchase the property known as 825 N. Main Street.

VI. Staff Liaison's Report

Planner Stegall stated the next scheduled meeting will be cancelled and the CDH building is currently being painted. She stated Advanced Auto Parts has not yet submitted their revised plans to staff and will keep the Commission updated.

VII. Adjourn

Commissioner Albrecht moved, seconded by Commissioner Allen, to adjourn the meeting at 9:11 p.m. The motion carried unanimously.

Submitted by: Chris Ragona, Recording Secretary

Reviewed by: Michele Stegall, Village Planner