

stated she is a long-time resident of Glen Ellyn. As stated in her January 28th letter to Planner Stegall she noted that in putting together a business plan, she researched three communities as possibilities for her business: Elmhurst, Downers Grove, and Glen Ellyn. She stated she settled on Glen Ellyn as the numbers were right and she wanted to be a part of the expansion of downtown Glen Ellyn. She stated that the timing was right for the 488-490 N. Main Street building as the space is very well-suited for the new business. She stated the investment made to the exterior and interior of the building is very important to her and very high-quality items were used to secure their investment.

Ms. Foucré showed a picture of the current building front and then indicated that all the pictures that she would show are in the packet. She stated there are two existing awnings that would be removed and replaced with a single awning centered over the entranceway leading to the second-floor apartments. She stated the northern door leads into the space, and the southern door will eventually lead into the space once the glass panel that is there currently is replaced.

Ms. Foucré then showed the proposed picture of the building's exterior. She stated they focused on the architectural style of the building and restored the architectural integrity of the building to create a bright storefront that will be inviting, draw in customers, and look fresh from the street.

Ms. Foucré stated the upper panes of storefront windows, which are currently painted black, would be replaced with new clear glass. She stated that the drop-ceiling has been removed in the interior space in order to take the ceiling back to its 11-foot height.

Ms. Foucré stated that there will be one awning conforming to the Village's sign standards, centered over the entranceway door which will be yellow canvas with side valances and a front valance which will be in a loose sawtooth design. She stated that the awning will have the name Marcel's on it in navy blue vinyl with the same navy blue vinyl on the awning's edge piping and will be 44 inches in length. She stated that the single awning will obscure the arched-foot detail over the entryway door, but that the iron florets and details under the upper-level box bay windows will become more visible.

Ms. Foucré showed a picture of the proposed mahogany door which will have iron-work detail and blue-chip glass and will help to light up the stairway. She stated this door will closely match the brick in color which surrounds the entryway.

Ms. Foucré stated that the exterior sidewalls located on each side of the apartment doorway will be covered with a crisp-linen colored ceramic tile in a herringbone pattern. She stated they would like to mount a single case on the sidewall with a blue background and a bronze border that could be used to post cooking class calendars, village events, etc.

Ms. Foucré stated that the concrete entranceways leading to the first floor commercial space would be replaced with a French blue-colored tile in the same herringbone pattern as the sidewalls. She stated that inside the storefront windows will be platforms covered in the same French-blue tiles which will help with the continuity between the interior and exterior of the space.

Ms. Foucré stated that ceramic address plaques will be installed on both sides of the door as the current address numbers are on the interior of the building.

She stated there will be no changes to the second floor however; they will put out new planter boxes on the sidewalk which will conform to the style of the building.

Ms. Foucré stated that the proposed changes will be a significant upgrade to the façade and exterior of the building as well as bring a sophistication and lightness to the building and to the other businesses on the street. She stated that during demolition, there was brown paper on the windows, but now there is a picture in the window which she showed of her grandfather Marcel and his staff. She stated her husband built a nice frame for it, and the picture is hanging in the window behind the platform. She stated she has a plan to add things in the window every few weeks from now until opening day tie into any village events also.

Commissioner Wussow asked about the light fixture in the sidewall mock-up to which Ms. Foucré stated there are light fixtures in both doorways currently which will remain, but they may upgrade these light fixtures which would put them behind the new awning.

Commissioner Albrecht asked if there is another window hidden above the doorway to which Ms. Foucré stated that there is no window there, only behind the current awnings which will be removed.

Commissioner Albrecht asked if there would be iron detail on the planter boxes to which Ms. Foucré stated that as of now, the planter boxes would be stone, but they have not come to any formal conclusion on the planter boxes as of yet as they are a lesser concern.

Chairman Burdett asked if the middle arch which will be hidden by the new awning would be bricked in to which Ms. Foucré stated that it would not. She stated that if you stand in the doorway, you will be able to see the arch.

Commissioner Wilson stated that Ms. Foucré did a great job which is going to be great for Glen Ellyn. He stated that he likes the way the upper bay windows stand out. He asked if the second floor aluminum storm window would be replaced with something more comparable to the original window as depicted on the rendering. Ms. Foucré stated that there is no decision at this juncture to change the second floor windows. Ms. Foucré stated that the two upper apartments are in very different states with the south apartment having a tenant for over 20 years and in a questionable state. She stated the north apartment has more walls and is more chopped up so she thinks there were offices there at some point. She stated she has no plans for the upstairs as of now as her main focus is the downstairs.

In response to questions regarding the interior renovation, Ms. Foucré stated they have taken 64 feet of wall down to the brick, even removing up to six layers of dry wall in some places. She restated they have taken down the drop ceiling as far back as it goes. She stated they will keep the brick everywhere except for the kitchen area in the back which will need to have a different surface due to the cooking classes that will be held there.

Commissioner Wilson asked if there would be wood floors and tin ceilings to which Ms. Foucré stated there would be wood floors mostly as there are some big flooring areas that may need to be patched or fully repaired. She stated there would be no tin ceilings.

Commissioner Loftus asked if the upper part of the storefront windows had glass to which Ms. Foucré stated there is glass there but it is painted black so they will replace those panes.

Commissioner Wilson asked if light would shine through the awning at night to which Ms. Foucré stated that it will.

Commissioner Albrecht asked how much space there is inside to which Ms. Foucré stated there is 3200 square feet inside. She stated there will be a kitchen, a receiving area, and an office in the back so there will be 2500 square feet of customer space which includes 450 square feet of kitchen space.

Chairman Burdett asked for Commission Deliberation.

Commissioner Albrecht commented on how the front has been cleaned up with the single awning and a great color combination and looks fabulous. She stated she likes the window restoration and vertical part of the building. She stated it is a little punch of color for downtown and was thoughtfully planned. She stated she has soft spot for arches, but stated that once you are going into the store, it seems you would be able to see the arch hidden behind the awning. She stated that enhancing the visibility of the iron pieces and details underneath the upper window boxes is great.

Commissioner Dickie stated it is a gem of a building as he has kept an eye on it for a number of years and that it is nice to see someone take a hold of it because the character was sucked away from it as it was quiet and understated. He stated the awning color choice was important. He stated as far as the center arch being obscured from view, you approach building in an intimate way and should be able to see the arch before you enter. He encouraged the petitioner to remove the aluminum storm window on the second floor. He stated he hopes the project is very successful.

Commissioner Allen stated it is a great building which has been made better. He stated there is an 800-year old Japanese landscape concept called Hiding the View which meant to draw someone into the garden rather than let them view the whole thing, and that is what this does with the awning. He stated the single awning is a plus to which Ms. Foucré stated there were two businesses housed there in the past so she does not want any confusion with two awnings. He agreed with Commissioner Dickie about getting rid of the second floor aluminum storm window.

Commissioner Wussow stated it was a classy proposal and it is great that the petitioner is opening up the other doorway so there will be two entrances. She stated the new door leading to the apartments looks marvelous. She stated the single awning and color palette all come together.

Commissioner Wilson stated that the proposal looks great and that he likes the petitioner's commitment of purchasing the building. He stated the arch will be fine and he cannot wait to see what it looks like.

Commissioner Loftus stated without the black, it is more inviting. She stated she liked the arch a lot, but likes the single-awning concept. Ms. Foucré showed a picture of the awning logo choices and then handed out business cards with the final logo choice on it.

Chairman Burdett stated the proposal is a very high-class design and is compatible with the Design Guidelines of the Village. He noted that the arch will be lost under the awning but the trade-off is the opening up of the windows. He stated he is glad the petitioner is not bricking in the arch in case someone wants to uncover it later.

Commissioner Loftus asked about the circle detail on the logo to which Ms. Foucré stated that it may be used in the iron detail in the fixtures. Ms. Foucré then handed out the new business cards for Marcel's that had the circle detail on the logo.

Commissioner Wussow motioned for the Architectural Review Commission to recommend approval of Ms. Foucré's proposed Exterior Appearance for 488-490 N. Main Street. Commissioner Wilson seconded. The motion passed unanimously by a vote of 7-0.

IV. Presentation on Exterior Insulated Finish Systems (EIFS)

Planner Stegall provided background regarding this agenda item which is a response to the recently approved Treasure House project. She stated that the architect for the Treasure House had argued that EIFS would be proposed more often in the future due to the new energy code which requires more insulation on the outside of buildings. She stated that Building and Zoning Official Joe Kvapil had been invited to speak about EIFS as a material and to get his point of view on the use of it. She stated that *The Appearance Review Guidelines* currently discourage the use of EIFS as a primary building material due to quality and character issues as well as maintenance and durability issues with reference to water damage. She noted that Mr. Kvapil's presentation would focus on the maintenance and durability issues.

Mr. Kvapil stated he has been with the Village of Glen Ellyn for four years and is a licensed architect, working for major corporations previously as a project manager. He stated he is not an expert on EIFS, but he is familiar with it as he has seen it installed and applied.

Mr. Kvapil provided background on EIFS as it began to be used in Europe in the 1960's then became popular in the United States in the mid-1970's. He stated that EIFS was used primarily in commercial and non-commercial buildings and as prices dropped in the 1970's, contractors used it more frequently in single-family homes and residential construction. He stated that in the late 1980's, problems with EIFS developed as water leakage problems started to be noticed primarily in single-family homes. He stated the industry claimed the water leakage problems were not due to the material but to poor workmanship and installation. He stated that in his opinion, the material itself has proven to be durable and resistant to weathering and impacts if it is properly installed.

Mr. Kvpil stated that the industry did respond to the water leakage problems by developing a different system than the originally-installed systems that provide another barrier for water intrusion into the building. He provided a picture for the Commission of a cross-section of EIFS. He stated that this barrier is a waterproof membrane that allows air space between the EIFS and the sheeting and is a ridged corrugated material. He stated that when the expanded polystyrene is applied to the material, it creates air spaces between the ridges which allows any water that penetrates past the EIFS system to run down and to drain off at the base. He stated that this current system is the generally accepted system; however the previous system without the water barrier still exists and can still be bought and installed.

Mr. Kvpil stated that one of the issues is the insulation value, and EIFS does provide a significant increase in the R-value. He stated there has been a change recently in the newly-adopted Illinois building codes to where the required R-value in walls that was R-11 is now R-18 or R-20 and in roofs/ceiling structures that was R-30 is now R-38 for Climate Zone 5. He stated the Village will adopt this new building code in 2011. He stated there has been a significant increase in the amount of insulation that currently has to be applied in new wall or ceiling/roof components in order to meet the new building code requirements. He stated this EIFS is a good insulator and is generally applied in thicknesses of one inch to six inches, although he has not seen more than four inches.

Mr. Kvpil stated that his investigation into the current codes for EIFS began as the Village is looking to amend and adopt new building codes. He stated that the 2009 building code does not exclude the previous system for EIFS system which does not have the drainage barrier. He showed a cross-section of the previous EIFS which does not have the drainage barrier added between the sheeting or the masonry and this styrofoam material. He stated some towns accept this previous system of EIFS with additional water penetration requirements which can be difficult to measure or inspect. He stated that many municipalities have prohibited this previous system of EIFS but have approved the installation of EIFS which includes the air space water membrane which allows the water to drain.

Mr. Kvpil stated that the Village staff will be proposing to amend the building code to require that any EIFS system be installed with a drainage medium layer incorporated into the system as stated that by the manufacturer so the Village will not accept any other installation than this. He stated that will also be proposing to amend the installation section to state that the installation must be completed by trained and qualified installer and that each EIFS installer will be required to submit a copy of their certification issued by the Association of Wall & Ceiling Industry. He stated that this updated EIFS system is more dependable and there will now be a system in place to verify qualified installers of EIFS.

Mr. Kvpil stated he did look on Internet sites at other towns' building codes to see their requirements for EIFS installation. He stated that one town prohibits EIFS on ground floor facades and another town prohibits EIFS as a base material at the base of a building.

Mr. Kvpil stated the polystyrene material is not resistant to pressure as it is like a styrofoam coffee cup with the same density and consistency and has a relatively thin layer of synthetic plaster which is not a Portland cement. He stated the material is hard, but it can be punctured

with an object, and if it is punctured, it would not be a simple repair. He stated the material can have different textures and the material color is built into the material itself which would need a color-match. He stated that getting EIFS up above seven feet would be a reasonable thing to do in high-traffic areas.

Commissioner Albrecht asked when the new building code would go into effect to which Mr. Kvapil stated it goes before the Village Board in April.

Commissioner Wussow asked if the Village's building code limits EIFS to above high-traffic areas to which Mr. Kvapil stated that this is not in the code. Planner Stegall stated that as of now, the existing Appearance Guidelines discourage the use of EIFS no matter where it is on the building but that the Commission has allowed it to be used for building accents and sign friezes.

Chairman Burdett verified that once the building code is amended, any proposal before the Commission will need to have the updated water barrier to which Mr. Kvapil stated that it would, but that it may still have durability issues.

Planner Stegall inquired about other cost-effective methods that could be used as an alternative to meet the new insulation code requirements to which Mr. Kvapil stated more insulation does cost more, but that it should repay its investment over time. He stated that the Energy Code specifies an R-rating for walls and an R-rating for roofs and ceilings. He stated designers have an option to reduce the R-rating in the walls and increase the R-rating in the roof and ceiling and then a mathematical average would be taken to calculate what the overall R-rating is to make the difference acceptable.

Commissioner Wilson stated he does not care for EIFS and has never seen a good application as it is a cheap material. Mr. Kvapil stated he has no cost figures on EIFS, but he does not see a significant savings between EIFS and Portland cement stucco which can have less elasticity and promotes cracking. Commissioner Dickie stated that both have advantages. Commissioner Albrecht stated she has heard of different things that can increase the R-value for the roof. Commissioner Dickie stated Treasure House was using it in a location that was not easy to see.

Mr. Kvapil stated the material lends itself to inexpensive architectural detailing for cornices, dentals, etc. instead of creating decorative items from plaster, casts, etc.

Commissioner Wilson asked if EIFS is discouraged now to which Planner Stegall stated that it is discouraged, but that if the Commission would be seeing it proposed more often that it seemed prudent for the Commission to learn more about the material.

Chairman Burdett thanked Mr. Kvapil for his time as it was helpful. Commissioner Wilson asked Mr. Kvapil if he would use EIFS in an architectural project to which Mr. Kvapil stated it depended on the applications, but that it can be used for a more high-end extravagant look for the least cost. He stated if you were looking for permanence or a more understated look that he would use masonry, stone, brick, stucco, or glass. Commissioner Wussow wondered how EIFS buildings would look in 100 years.

V. Chairman's Report

Chairman Burdett welcomed new Commissioner Mike Wilson who is a Glen Ellyn native and new Recording Secretary Debbie Solomon.

VI. Trustee's Report

Trustee Peter Cooper stated that the Village's new ethics code was passed one week ago which the commission members should sign. He stated that since the Commission's last meeting in September, the Village now has an Interim Finance Director, an Interim Public Works Director, and an Interim Village Manager. He stated that the Village has hired a firm in the search for a new Village Manager and will fill the Finance Director position and Public Works Director position once the new Village Manager is in place. He stated that the Village budget is balanced this year and will decrease slightly for the 2012 fiscal year. He stated that the Finance Commission has done two reports: the one report comparing Glen Ellyn's taxes to 10 other communities where Glen Ellyn was found to be doing well and the other report was a five-year forecast where they see increased costs but not increased revenues. He stated the Village did well during the February blizzard and is under budget for snow removal for the year.

Trustee Cooper updated the commission about the College of DuPage (COD) and the signing issues. He stated COD sought and installed signs that were not consistent with the Village Sign Code. He stated that the Village was concerned with the large directional signs on 22nd Street and Lambert Road, the branding and identification signs on the buildings themselves, and the multi-color signs on the four corners of the property to which COD stated the community had no comments on them. He stated there were enforcement actions taken by the Village concerning the signs and then COD filed an action seeking to bar the Village from enforcement to which COD lost at trial court and also at the appellate level. He stated the Village and COD tried to work on a settlement as it is unseemly for one government body to sue another government body and that the Village and COD are continuing to work on a new intergovernmental agreement. He stated that Illinois laws with respect to community colleges are less clear than regular Illinois school districts. He stated COD is a tremendous asset to Glen Ellyn and the largest employer in Glen Ellyn; however, COD may try to de-annex from the Village as a result.

VII. Staff Report

Planner Stegall stated that she has not received any formal request from Chicago Prime about rescheduling with the Commission to talk about their proposed sign variation request. She stated Advanced Auto Parts did open on Roosevelt Road, but with window signs that exceed the size limits placed in the approving Ordinance to which the Planning and Development Department is following-up. She stated there would be a Commission training/workshop at the new Daley Building in Chicago. She stated the next scheduled meeting will probably be cancelled, but a workshop with Pete Pointer for the April 27th meeting is tentatively scheduled.

VIII. Adjourn

Commissioner Albrecht moved, seconded by Commissioner Allen, to adjourn the meeting at 9:05 p.m. The motion carried unanimously.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner