

# MINUTES

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BOARD / COMMISSION: Architectural Review DATE: 4/27/11

MEETING: Regular CALLED TO ORDER: 7:30 PM

QUORUM: Yes ADJOURNED: 9:07 PM

MEMBER ATTENDANCE: PRESENT: Chairman Burdett,  
Commissioners Albrecht, Allen,  
Dickie and Wussow

ABSENT: Commissioners Loftus and  
Wilson

ALSO PRESENT: Village Planner Stegall, Acting  
Recording Secretary Blake

AUDIENCE: Erik Ford, Chair of the 810 North  
Main Task Force and Jill Mulvihill

## I. **CALL TO ORDER:**

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:30 PM in the Civic Center at 535 Duane Street; Glen Ellyn, Illinois

## II. **APPROVAL OF APRIL 13, 2011 MINUTES**

Chairman Burdett moved to approve the April 13, 2011 minutes. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 5-0.

## III. **COMMISSION WORKSHOP**

Planner Stegall introduced N.J. "Pete" Pointer to the Commissioners who were in attendance to conduct a workshop on design review and community character.

Pointer noted that Glen Ellyn is one of the few suburbs that has any kind of architectural review. It is necessary to periodically rethink the review process as developers and owners are very creative, and there is always something new. His discussion was on planning and "context sensitive" design.

The architecture of a community tells a story of its values and resources. Authentic architecture is classical and pleasing. Regional style can be a rational basis for architectural

review. For example, the Glen Ellyn guidelines desire the “commercial brick architecture” of turn of the century Midwest for downtown.

The importance of character or image has several factors: attract new citizens, stimulate new investment, attract new customers, enhance quality of life and civic identity. Streetscape improvements can leverage private investment.

The work of the ARC is supported by other ordinances, i.e., the sign code. The comprehensive plan controls use and zoning controls bulk and some landscaping. The objective of design review is to protect from the negative impact of new construction, retain the small town atmosphere and enhance the proposed use to be economically viable.

Mr. Pointer reviewed general design principles and some of the recommendations in the *Appearance Review Guidelines*:

- Avoid styles that conflict with adjacent buildings;
- Favor natural materials;
- Do not constrain potential future uses, therefore the building should not be the sign;
- Roofs not too tall for the building and a clear difference between wall and roof edge;
- Entrances identifiable and welcoming;
- Mass and bulk reduced by architectural elements and landscaping;
- Landscaping to provide continuity and buffers;
- Retaining walls should complement the architecture and function of the building;
- Public art and amenities are encouraged, and windows and doors are setback;
- Awnings should relate to the façade and adjacent buildings, protect pedestrians and complement turn of the century architecture;
- Rear customer entries should be enhanced, and buffers placed for parking, trash and mechanical equipment.

Several examples of good and bad buildings and features were presented and discussed between Commissioners and Mr. Pointer. The presentation ended at 8:35 PM with thanks to Mr. Pointer from the Commissioners.

#### IV. **810 NORTH MAIN STREET**

Planner Stegall reviewed the status of the 810 North Main Street building. The Village Board set up a task force to evaluate and make a recommendation about what to do with the property. The recommendation is to retain the commercial building in the near term and demolish the residential structure in the back primarily due to the cost of renovating the house. The Commission has been asked for ideas for enhancing the appearance of the commercial building.

Commissioner Dickie asked about the condition of the storefront and how long the Village intends to hold onto the building. Planner Stegall said that the front commercial building is in the best shape of the two buildings. Mold, roof leaks and plumbing issues affect the house. Although the Board has not decided what it wants to do with the property, if the front commercial building is retained, the Task Force's recommendation is to hold onto the building for three to five years and wait for the economy to recover. In addition, the Task Force believed that the Marathon property will probably lead the way to development at the intersection and that development of this site could significantly impact the marketability of the 810 property. The Chamber of Commerce is interested in leasing the commercial building.

Commissioner Albrecht asked to clarify if only the outside appearance is under discussion, to which Planner Stegall replied "yes".

Commissioner Wussow asked if the building could be made larger or smaller. Planner Stegall noted that all ideas are welcome but that if the Board agrees with the recommendation to hold onto the property for the short term that cost consideration would likely come into play. She also noted that feedback was being requested regarding the preferred architectural style for the building, in particular if the 1950s style architecture should be maintained or if the building should be renovated to be more compatible with the historic architecture of Stacy's Tavern.

Commissioner Allen noted that he is unclear on what will be done with the entire area as a history park. The plans from eight years ago were good, but now there is a flag pole that does not look historical, and although the Walgreen's attempted to reflect the look of Stacy's Tavern, the cleaners has a completely different architectural look. Planner Stegall said that the Village purchased the property for the history park, but that given the downturn in the economy and a decrease in donations that the Historical Society can no longer pay the Village back, and therefore gave the rights to the property back to the Village. The Society is changing its mission to focus more on education as funds are not coming in for capital projects. The history park plans are being scaled down.

Commissioner Albrecht commented that whatever the decision is for future plans, this will likely end up as a temporary fix with the least amount of money spent, and questioned what it will be in the future given that there is another big piece on the corner. She suggested trying to look at it as a 1950s building and get it back to the bare bones 1950s look to make it authentic and leave it for now.

Commissioner Wussow noted that not much has changed in the building over the years, and asked how inauthentic it is. Planner Stegall pointed out two different colors of brick and the second floor door on the north elevation that leads to the roof overhang as well as other openings that have been filled in with incompatible building materials.

Chairman Burdett recommended keeping the building simple and maintaining the 1950s architecture. He also referenced Village President Pfefferman's email concerning railings. The

windows are horizontal in a 1950s look. Commissioner Albrecht noted that much detail would have to be added to make the building look Victorian. Commissioner Wussow noted that adding awnings and making the doors a different color would enhance the building. There was general agreement to keep it simple.

Questions were asked about the space over the nail salon. Erik Ford of the 810 North Main Task Force said that there are two studio apartments on the second floor with two entrances in the back. The doors facing Main are not used. He did not know if they are original to the building, and thought that half of the nail salon was added later.

Commissioner Albrecht suggested that uniformity of glass and some other things could enhance the building and that any renovation should be kept simple and straight forward. Perhaps place a planter in front of the nail salon.

Commissioner Dickie agreed, noting that not much money should be spent on something that could have a short life span. Repair, fix and light the existing overhang and paint or stain the brick to make it more homogeneous. Something needs to be done with the upper floor windows as it has a top heavy appearance. Also, place an ornamental tree and other landscaping in the planting bed south of the building to overcome the blank wall on the south side. Paint the south wall panel the same color as the brick.

The consensus of the Commissioners was to keep the overhang as it is part of the building, but have it repaired.

Commissioner Wussow noted that a number of surrounding building have a mansard roof. Although she is not fond of them, if the goal is to fit in with other buildings it might be a possibility, and would cover the upper doors.

Commissioner Wussow noted that none of the buildings on the corner "fit in". Chairman Burdett noted that a mix of architectural styles is what Glen Ellyn is about. Planner Stegall noted that the 825 property should be coming down in May and conceptual plans are being developed for a possible development on the 825 site. The ARC will likely be asked for assistance in reviewing architectural guidelines for the 825 property.

Planner Stegall concluded the discussion by summarizing the Commission's desire to keep it simple and do something with the windows.

#### V. **PUBLIC COMMENT**

Commissioner Allen asked a question about the landscaping at the southwest corner of Main and St. Charles and Commissioner Wussow asked if the park was built according to plan. Planner Stegall noted that the Historical Society's original plans for the corner have changed.

The Society asked for no variations for the park. Therefore, only a building permit was needed. Period plantings are to be included in the park. Commissioner Wussow noted that modern elements such as metal benches and trash bins are not historical.

Commissioner Wussow asked whether or not the Advanced Auto freestanding sign was built according to plan. Planner Stegall will review the dimensions and support structure that were approved.

VI. **CHAIRMAN'S REPORT**

Chairman Burdett had nothing to report.

VII. **TRUSTEE'S REPORT**

There was no Trustee Report.

VIII. **STAFF REPORT**

Planner Stegall reported that Giordano's is still scheduled for review at the next meeting. Although revised plans have not yet been received.

In response to a question at the last meeting concerning the retaining wall on Riford, Planner Stegall reported that it was constructed as part of the road improvements at this intersection and that the wall and fence were requested by the adjacent homeowner as part of the negotiation for the purchase of part of their property. Commissioner Allen asked how to avoid a similar situation in the future. Planner Stegall said that issues involving individual negotiations with homeowners generally do not come before the ARC and that it is not one of the types of projects requiring review by the Commission.

IX. **ADJOURN**

Commissioner Albrecht moved, seconded by Commissioner Dickie, to adjourn the meeting at 9:07 PM. The motion carried unanimously by a vote of 5-0

Submitted by Karen Blake, Acting Recording Secretary

Reviewed By: Michele Stegall, Village Planner

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