

equipment, and the addition of a sidewalk along Roosevelt Road. She stated the preliminary plans were sent to Mr. Pete Pointer to provide feedback and comments to the petitioner.

Architect David Kennedy stated the pictures are in the packet and stated this renovation would be a much-needed functional and aesthetic improvement. He stated they are trying to do a renovation to the building that would be of as minimal impact on the site as possible. He stated the parking lot would stay as is and the structural footprint of the building would remain the same. He stated the current ceilings are low so the petitioner wants to remove the 2nd floor structure to increase the ceilings to 13-14 feet in height. He stated they would remove one of the exterior free-standing stairs and the interior of the structure, but would keep the deck.

Architect Kennedy referred to the site plan and stated the parking lot outline would remain the same except for the addition of a permeable paver walkway to gain access to future tenant doors. He stated the single story would be maintained with expanded volume of the spaces which will give the units higher ceilings, more open space, more light and more class and visibility. He stated there is no intention to change the sign design or the landscaping as they are not doing anything to the perimeter.

Architect Kennedy stated they are proposing a large glass storefront on the south solid wall with a sunscreen above for sun protection, and this glass will be surrounded by the existing stone. He stated the edge of the enclosure on the southwest corner stays the same so they think the raised patio becomes a great place for a possible café. He stated they do need to maintain the railings due to a code issue for the use of guard rails due to a change in levels. He stated they will paint the railings to match the new color scheme. He stated there will be a metal panel on the roof to screen the HVAC equipment. He stated fabric awnings will be added as there will be some exposed trussing below and the new signage put in every other bay would be individual illuminated letters on white background that sit on the fascia. He stated the glass line will be repeated from the 1st floor to the upper level on the east-facing section. He stated the framing will be in a silver/light grey color. He stated the ARC guidelines do call for clear glass in storefronts which they will use on the lower level, but they will use tinted glass on the upper level as it will blend well during the day, but will be lit up at night with the interior lights.

Commissioner Mulvihill stated a tree may need to be removed by Roosevelt Road to which Architect Kennedy stated the two trees stay with only some boughs trimmed. Commissioner Albrecht asked if the same fieldstone material would be used throughout to which Architect Kennedy stated the stone would be the same as the stores on the north as the stone removed from the large opening will be reused if they can. Commissioner Albrecht stated the stone will be a good transition and help to give the shopping center a more contemporary, modern look. Commissioner Wilson asked what the cost-wise comparison between the renovation and a complete tear-down would be to which Mr. Eilers stated a tear-down made no sense as the building is on a floodplain and they would need to build a huge vault under the building. Mr. Eilers stated the economics of a tear-down were not justifiable. Architect Kennedy stated the renovation will attract great new tenants.

Commissioner Wussow asked about the feedback from tenants on this renovation to which Mr. Eilers stated some tenants may need to relocate or relocate temporarily and then move back. Village Planner Stegall stated the first design the Village Staff saw was a new building, but they

realized this building is on a floodplain and reconstruction would require significant grading to raise the floor two feet above the level of the flood plain and require compensatory storage. She stated that per FEMA requirements, with the proposed renovation, the petitioner cannot invest more than 50 percent of the building's value back into the building.

Commissioner Wilson stated he would like to see more trees in the parking lot to which Architect Kennedy stated they may add lower plantings in front of the south wall. Commissioner Albrecht stated the walkway and planter do add interest.

Commissioner Wussow asked about the lighting scheme to which Architect Kennedy stated there is no formal lighting scheme, but they are aiming for a subtle lighting scheme. He stated there will be recessed under-canopy lights and ground-mounted up lights for the façade and the nice thing about a glass building is the amount of light coming from the storefronts. He stated there may be a few small wall sconces and recessed down lights.

Commissioner Wussow asked about the 2nd-floor deck to which Architect Kennedy stated this deck is not walkable and will be closed off to the public, but there will need to be access for maintenance purposes. Chairman Burdett asked about a possible sidewalk on Roosevelt Road to which Mr. Eilers stated he does not know why a sidewalk was not added in 2000. Architect Kennedy stated this might be a carriage walk. Chairman Burdett asked for this carriage walk to be as deep as it can for safety reasons.

Commissioner Draths asked if this building requires a certain amount of parking spaces to which Village Planner Stegall stated it does require a certain amount of parking spaces. Village Planner Stegall stated each building has its own lot and the owner would like to keep it subdivided so each parking lot would need to stand on its own for parking purposes. Village Planner Stegall stated there is a provision in the zoning code that allows some shared parking with adjacent property owners. Commissioner Draths asked if some of the parking spaces will need to be moved if the sidewalk is added to which Village Planner Stegall stated the sidewalk would go in the Roosevelt Road right-of-way which would not affect the parking. Mr. Eilers stated they will create an easement and will keep the parking lots subdivided for financing purposes.

Commissioner Wussow asked if the only sign variation is for the southern-most tenant to which Village Planner Stegall stated this was the only sign variation identified with the preliminary plans. Commissioner Wussow asked if all the signs have the illuminated individual letters to which Architect Kennedy stated the background will be white so it appears like a box sign.

Chairman Burdett asked if the parking lot could be a couple feet smaller so they could have a bigger carriage walk to which Architect Kennedy stated they would come up with a plan that shows a carriage walk.

Chairman Burdett stated it would be good if they put color samples and stone samples in the formal application to which Architect Kennedy said they would.

Commissioner Draths asked if the glass would all look the same during the day to which Architect Kennedy stated that it would look the same. Commissioner Wussow asked about the window frames to which Architect Kennedy stated it would be wood or aluminum depending on

the place on the building. Architect Kennedy stated they are keeping the wood frames on the 2nd floor of the building because they do not need to be taken out and the other frames will be painted aluminum.

Commissioner Albrecht asked about the screening on the roof for the mechanicals to which Architect Kennedy stated the rooftop units will change to four or five, depending on the number of tenants. Architect Kennedy stated the mechanicals do need to be screened by ordinance. Chairman Burdett asked about the pavers to which Architect Kennedy stated they would be permeable pavers but a little smoother to avoid safety issues.

Commissioner Mulvihill stated she likes the design and the reusing of the existing building. She stated she does not agree with number 9 in the Memorandum from Pete Pointer about a change in the mullion pattern as she likes it the way it is. She asked about the moving of non-conforming flood lights to which Architect Kennedy stated they would move these. Commissioner Albrecht stated it is a great makeover of what is already there and likes the use of the fieldstone and glass additions as they gave the building nice, clean lines. She stated she likes the proposed landscaping, walkway and awnings. Commissioner Wussow stated it is an excellent design of redoing an old building which makes the building less confusing. She stated it is an attractive design that will be pleasing to tenants. Commissioner Dickie stated it is a great location that would be nice for a restaurant. He stated the removal of the balcony would unclutter the location and tie together the rest of the center. Student Commissioner Burket stated he liked the design as it is modern and contemporary and will attract more tenants with the raising of the ceilings. Commissioner Draths stated she agreed with the other commissioners about the materials, the stone and the glass. She stated she likes the open light idea and the design is minimal, but will have a huge impact and be more viable for tenants. Commissioner Thompson stated she likes that it blends with the rest of the shopping center. She stated she likes the landscaping idea of expanding the planter and the pavers will add aesthetic value. Commissioner Wilson stated he likes the less landfill and the petitioner reusing the existing building. He stated he would like to see one or two more trees added if there is space.

Chairman Burdett stated he agrees with the other commissioners about renovating the existing building as he likes the international style. He likes the interior change from two stories to one story. He stated the commissioners have asked for a sidewalk to connect along Roosevelt Road, the stone materials should match, removal of non-conforming floodlights, a screen for mechanicals, permeable pavers that are walker-friendly and the possible addition of trees. He asked for samples to be submitted with the application and brought to the next ARC meeting.

Village Planner Stegall asked if any of the commissioners had any concerns with the anticipated sign variation request to which Commissioner Wussow stated the sign variation is called for in this case as anybody approaching from the west would need to see the sign for the tenant on the end, and Chairman Burdett agreed.

Architect Kennedy stated they would finalize plans.

4. Public Comments

There were no Public Comments.

5. Chairman's Report

Chairman Burdett introduced new ARC Commissioners Andrea Draths and Jennifer Thompson as well as Student Commissioner Rollin Burket. Chairman Burdett stated in August, he awarded the Traveling Trophy Design Award to the CDH Medical Building and an Honorable Mention for Landscaping to the Glen Ellyn Crossing Shopping Center. He stated he met new Village Manager Franz as the Village Manager is trying to get to know all the Village's Commissioners.

6. Trustee's Report

Trustee Ladesic stated they hired a new Finance Director and are about to hire a new Public Works director. He stated the Glen Ellyn Police Department should be contacted about the possible Pickwick Shopping Center sidewalk as there could be safety issues with where the sidewalk terminates to the entrance. He stated there was an invitation in the packet for the Municipal Design Review Network on November 3, 2011.

7. Staff Report

Village Planner Stegall stated the Village Board did approve an amendment to the original approval for Giordano's. She stated awnings should be going back up on the building and taller shrubs will be planted on the sides to break-up the walls. Commissioner Wussow asked about the signs to which Village Planner Stegall stated the signs are staying.

Village Planner Stegall stated in May, the Interim Village Manager gave permission to Advance Auto to install some window signage in excess of what was allowed by the condition in the ordinance that granted the sign variations. She stated staff is expecting Advance Auto to come back to the Village Board for a proposed amendment. She stated staff sent a letter in August as a reminder to submit the application, or the Village would move forward with enforcement action. Commissioner Albrecht stated the west and east-facing walls of full signs are down. Village Planner Stegall stated Advance Auto was given approval for a banner on the east side of the window, but not signs on the two sides of the building.

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wussow moved, seconded by Commissioner Wilson, to adjourn the meeting at 8:27 p.m. The motion carried unanimously by a vote of 8-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

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