



Planner Stegall stated a number of related site improvements are planned including the construction of a new driving range, relocation of the existing putting greens, expansion of the front parking lot into the existing island green, construction of a new golf cart storage building and various other site improvements. She stated at the April 11, 2012 meeting, there was discussion about enhancing the entrance to the clubhouse, particularly the existing boulevard and east parking lot; however, these items are not on the plans and the planning staff has not pushed on these items due to budgetary constraints.

Commissioner Thompson asked if there are any guidelines around the removal and replacement of trees to which Planner Stegall stated there are not. Planner Stegall stated the landscape plan was reviewed by forestry consultant Dave Coulter and that any trees planned for removal would be replaced or relocated.

Chairman Burdett asked if the Recreation Department wants approval of the alternate plan too to which Planner Stegall stated they do.

Project Architect Craig Pryde of PPK Architects showed a picture of the majority of the project area and stated the clubhouse is located 3500 feet off Park Boulevard. He stated the project consists primarily of an expansion and enhancement of the existing clubhouse and dining/banquet areas and enhanced parking for banquets. He stated this project is a series of dominoes as one project will need to be done before the next project is begun. He stated his team worked with the Recreation staff and the Village Links staff as well as a focus group of Recreation staff, golf personnel and lay people from the community. He stated this focus group asked for an inviting and welcoming clubhouse entrance so the architects added a trellis to the front as well as a canopy. He stated there would be a new trash enclosure in the southwest corner of the parking lot as well as a new utilitarian golf cart storage building to the southwest of the clubhouse. He stated the golf storage building would have an extended roof structure over the eastern portion of the driving range to provide a covered driving area. He stated at present, the funding is not allowing them to build the cart storage building, but they did feel it was an important element of the overall Master Plan.

Mr. Pryde showed a picture of the Clubhouse Plan overview and stated there are three main elements to the addition: the dining area, the banquet area and restrooms by the entrance. He stated the dining area and banquet areas command the best views available of the golf course.

Mr. Pryde showed a picture of the proposed trash enclosure which will be located at the southwest corner of the existing parking lot. He stated there will be a masonry screen wall which will face the parking lot in order to screen the trash bins. He stated there will not be gates on the trash enclosure as carts will be in and out of this area constantly. He stated there will be a large amount of trees on the east and southeast side of the trash enclosure. He stated there will also be a 6-foot high cedar board and board fence around part of the enclosure.

Mr. Pryde stated the intents are to update and provide an entirely new looking structure to the clubhouse when it is complete. He pointed out the material board in the front row for the ARC to see. He stated the roof will be a standing seam metal roof in a slate blue color, which would be more expensive than an asphalt shingle roof (shown in the alternate plan), but is much more

durable and would have a longer life. He stated arched elements would be added to the entrance, the patio on the north side of the building and the banquet area on the west side of the building. He stated the building materials are primarily a rusticated stone base, a cast stone trim band that would separate the stone base from the top portion and a masonry veneer on the top portion. He stated the focus group did not want to use the same red brick that is on the existing building so the architects chose an earth-tone brick that has some texture. He stated the rest of the clubhouse would be stained to match the proposed brick so all the brick on the building would achieve the same color tone. He stated the windows would be a commercial frame with a solar-bronze color of insulated glass.

Mr. Pryde stated the patio on the north elevation would increase in area from 2000 square feet to 3000 square feet and would contain fire pit elements – one on the west side of the patio and one of the north side of the patio. He stated there will be a sheltered area on the patio which will be made of a translucent thin fiberglass panel, colored clear on one side and white on the other side, made by Kalwall. He stated a fabric awning would be too bulky and the fiberglass panel is not over-powering and does not draw attention to itself. He stated there will be a trellis that wraps the front of the building.

Mr. Pryde showed a picture of the alternate design and stated the only change on the alternate design is the roof material, and this roof would be re-shingled with asphalt shingles.

Mr. Pryde showed a picture of the proposed golf storage building which would be utilitarian and primarily a posted beam structure open on two sides. He stated you would be able to see into it from the driving range. He stated the south end of the building is where they would cantilever the roof out and cover the eastern portion of the driving range. He stated there would be landscaping around the building; however, the bays would remain open so you can see inside and provide a measure of safety.

Mr. Pryde introduced Steve Hallberg, landscape architect from Planning Resources, who walked through the overall landscape plan. He stated they added focus and focal points to the front entrance and patio. He stated the landscaping is done in groupings and provides screening for the fencing and levels of protection around the golf course. He stated the patio area would be a focal entrance with seasonal color and leaf texture by the patio area to maintain interest and excitement through all four seasons. He stated the trash enclosure would be screened by evergreens on the west, south and east side of it. He showed a list of the landscaping which includes a variety of trees and evergreens.

Mr. Pryde stated all lighting would be LED lighting due to be sustainability, longevity and power usage. He stated the building does not have a lot of exterior lighting currently and will add lighting to enhance the visibility and appearance of the building through exterior lighting as the building will be used more in the evening and through all seasons. He stated there would be a variety of lighting fixtures, including an architectural fixture for the parking lot lighting, linear strip lighting around some of the windows, down-lights inside the trellis, a ground-mounted landscape light and in-grade lighting at base of the pier supports for the trellis as well as the main entrance canopy.

Mr. Pryde stated there will be several trellis elements on the building's exterior that will continue the entrance theme around the building. He stated there will be a low patio screen wall, built from paper-block material with a stone cap on the top. He stated there will be full stone columns at the bag drop; however, there will be a lower brick pier with wood trellis support outside the bag drop. He stated there will be a 6-foot rooftop well to provide screening for the rooftop equipment.

Chairman Burdett asked if all the mechanicals that need to be screened would fit in the rooftop well to which Mr. Pryde stated all the new mechanicals would fit. Chairman Burdett asked if the rooftop mechanicals on the existing portion of the building would remain unscreened to which Mr. Pryde stated they would. Planner Stegall asked if it would look better to screen or to paint to which Mr. Pryde stated it depends on the size and is usually less obtrusive if you paint to match the roof.

Chairman Burdett asked about the metal roof color to which Mr. Pryde stated they had proposed all along a roof in the slate-blue range. Mr. Pryde stated the metal roof is a painted material and is available in any color you choose. He stated they decided not to make the roof green or a vibrant color as the roof is a dominant element for this building. Chairman Burdett asked about a grey color in the same tone to which Mr. Pryde stated a grey outside can go to silver quickly. Chairman Burdett stated it looks like a stark contrast. Commissioner Draths asked if the material looks greyer outside to which Mr. Pryde stated it does. Mr. Pryde stated this color is used on the arched metal roof portion in the alternate plan also.

Commissioner Thompson asked about the stained brick to which Mr. Pryde stated it stains into the material so it would not be a coating but go into the brick. Mr. Pryde stated this is labor-intensive but used often. Planner Stegall stated there are three projects in the Village where this stain process has been used: Bells & Whistle, Potbelly Sandwich Works and Market Plaza.

Commissioner Albrecht asked if the putting green to the west, the driving range and 1<sup>st</sup> tee were redesigned in the recent redesign of the golf course to which Mr. Pryde stated nothing from the previous renovation project that is being touched or altered in this project.

Commissioner Draths asked about the different lighting and where they would be used to which Mr. Pryde showed pictures of where the vertical lighting fixtures would go, where the trellis lighting would go and where the wall-mounted fixtures would go. Mr. Pryde stated the tower light fixture will be used in the parking lot all the way down Winchell Way and will find a similar fixture in style and light pattern that is less expensive than the picture shown. He stated the fixtures will be 18 feet by the clubhouse and 16 feet further away from the clubhouse. Planner Stegall stated the Plan Commission will also look at the proposed lighting plan due to variation requests for light-pole spacing and other variations.

Commissioner Thompson stated they will be removing over 100 trees, but the plan only shows putting 60 trees back to which Mr. Hallberg stated they would be adding more trees along the golf course. Chris Pekarek, Village Links Golf Course Superintendent, stated in the last 30 years, the Village has planted over 4000 trees and is very pro-trees and pro-shrubs and will have a net increase of trees for the project. Mr. Pekarek stated they do not use a formula for trees but the

Village Links has more trees per square foot than any large property in the Village. Mr. Pryde stated several areas cannot have shade trees, like the putting greens, so they are putting them in other locations on the course.

Commissioner Wilson asked if they could do anything else that would be pro-energy, such as parking spaces for high-efficiency cars as the Arboretum just did. He stated a building is usually more valuable these days if it has an energy component that surpasses the regular component.

Chairman Burdett asked about the fence material to which Mr. Hallberg stated it would probably be cedar. Mr. Pryde stated there are two different kinds of fences: a solid 6-foot cedar fence for screening and protection around the driving range and an ornamental cedar fence by the front of the Village Links in between the masonry piers. Chairman Burdett asked about the trash enclosure to which Mr. Pryde stated the fence in the back will be cedar and the front screen wall will be brick to match the building.

Commissioner Albrecht stated the cart storage building is very utilitarian with a weak roof and wanted to understand how the screening worked with it to which Mr. Pryde stated it is a long narrow building that is a big garage. Mr. Pryde stated they kept the profile low so you can almost look over it. Mr. Pryde stated as the landscaping matures, you will be able to see through the landscaping to acknowledge there are carts on the inside so it will be a landscape view. Mr. Pryde stated they did not need a large roof element except to extend over the driving range so a hip roof would have been taller. Chairman Burdett asked if they planned to add doors to the cart building to which Mr. Pryde stated they did not. Commissioner Draths asked about the cart building roof to which Mr. Pryde stated it would be a standing seam metal roof so it would be the same roof as the clubhouse. Commissioner Albrecht asked if the cart building roof would change if they used the alternate design to which Mr. Pryde stated this roof will only be the metal roof as there is no alternate for this roof.

Commissioner Dickie asked about the trellis material to which Mr. Pryde stated it would be cedar. Commissioner Dickie asked about the cupola lighting to which Mr. Pryde stated the cupola will be lit from the inside underneath so it would have a glow at night.

Commissioner Wilson asked if the increased lighting would bother any of the surrounding neighborhoods to which Mr. Pryde stated they have not heard any comments from residents but are trying to keep the light sources low.

Commissioner Mulvihill asked about the lights on the side of the building to which Mr. Pryde stated they would be the Millennium free-scale lights shown in the packet. Commissioner Mulvihill asked if there would be vines in the trellis to which Mr. Pryde stated there would not as the surface below will be hardscape.

Chairman Burdett asked about the finish on the trellis to which Mr. Pryde stated they will stain it in a natural semi-transparent cedar stain to retain and protect the quality of the wood.

Commissioner Draths asked if the kitchen will be enlarged to which Mr. Pryde stated the kitchen is changing in service-type with a change in equipment. Recreation Director Matt Pekarek stated the kitchen space will increase significantly to about double in size and will be more practical.

Chairman Burdett asked how the Commissioners felt about the metal roof color to which Commissioner Albrecht agreed she thinks the color is too blue. Commissioner Albrecht stated as the proposed building is in a prairie style, the roof should be in earth tones or natural tones. Commissioner Albrecht stated it is such a big statement building so the roof line should blend. Commissioner Thompson stated she likes the blue color as it is not monotonous and would provide a good vista on the course.

Commissioner Thompson stated she thinks the design is great and likes the proposed slate blue roof color. She stated she likes the trellis, the cart storage building, the translucent cover on the patio and the fire pit elements. She stated she was concerned with the removal of so many trees, is happy with the landscape plan to add trees back.

Commissioner Mulvihill stated the roof is dominant and is concerned about the blue color. She stated she does not like the alternate plan roof. She stated even though it is a complicated plan, but the plan looks very good.

Commissioner Draths stated she is happy with the lighting changes, the expanded kitchen area, the trash enclosure, the cart storage building and the roof well. She stated she likes the project and the materials chosen. She stated the blue roof color is growing on her.

Commissioner Wilson stated the design looks good. He stated he thinks the painted metal roof looks cool. He stated the building is pushing toward the prairie style. He again encouraged the team to push to be energy-wise on the building as much as possible.

Commissioner Dickie stated he is very excited about this project as it will be an asset to the Village. He stated he thinks the materials are appropriate, but it is hard to judge what the roof will look like with a small sample on a board. He stated he has reservations about the alternate design as it seems massive and heavy, but he does understand budgetary concerns. He stated the landscape was well thought out, and the cart storage building is fine. He stated he likes the LED fixtures and agrees with the use of energy-wise alternatives.

Commissioner Albrecht stated they put a lot of work into the design, and the details are great. She stated she likes the lighting plan, the cart storage building, the kitchen plan and the landscape plan. She stated she does not like the blue metal roof. She stated she favors the alternate elevation with the big-statement building with a traditional roof.

Student Commissioner Burket stated they put a lot of thought into this design. He stated he likes the materials used, the blue metal roof as it stands out, the LED lighting fixtures, the rooftop well and the landscape plan.

Commissioner Wilson asked if there would be water recovery on the roof to which Mr. Pryde stated there is no space to store water. Mr. Pryde stated they will collect the gutters underground

and pipe the water to the storm sewers which then will run to the pond. Commissioner Wilson asked what the life expectancy of the roofs would be to which Mr. Pryde stated a metal roof can last 60 to 70 years while a shingled roof can last about years.

Chairman Burdett stated the design is excellent. He stated he likes the trellis, the lighting plan and design, the landscaping and the rooftop well. He stated he would like the mechanicals painted to match the roof. He stated he would like to see a more muted, grayish color for the metal roof.

Commissioner Dickie made a motion to recommended approval of the exterior appearance with the following conditions:

- a. The rooftop mechanicals should be painted to match the color and finish of the selected roof.
- b. The Architectural Review Commission would like to review and approve the final color selection for the roof color based on the bids received for the metal roof.

The motion was seconded by Commissioner Wilson and carried unanimously by a vote of 7-0.

#### **4. Traveling Architecture and Landscape Awards**

Village Planner Stegall gave some background on this topic and stated the ARC can present the "Traveling Trophy Design Award" and Vivian Ball Landscape Award each year as well as Honorable Mentions in these categories. She showed the award trophy and the award plaque to the ARC and said 6 projects are eligible this year.

Commissioner Thompson stated she did not think any of the 6 projects were deserving of the Landscape Award, but she did point out the planters with edibles in them in front of Marcel's.

Commissioner Mulvihill stated Giordano's has done a lot of beautiful landscaping, and Village Planner Stegall stated Giordano's compromised with the ARC to add awnings and arbor vitae. Commissioner Mulvihill stated Giordano's has plants and flowers on both sides and around the trash bins.

Commissioner Draths stated she did not see any landscape excellence; however, Marcel's was creative with the planters so maybe they could get an Honorable Mention.

Commissioner Wilson stated Marcel's should get both awards as the design was great, and the planters are additional touches that help to invite you in.

Commissioner Dickie stated there were no stand outs for landscaping, but he does like the edible planters in front of Marcel's. He stated Marcel's should get the Traveling Trophy. He stated Grace Lutheran was also good for design.

Commissioner Albrecht stated Marcel's should get the Traveling Trophy as it is the essence of the downtown area and the restoration of an old building. She stated none of the landscaping overwhelmed her, but maybe Honorable Mentions for Marcel's and Giordano's. She wondered about Treasure House for an Honorable Mention.

Student Commissioner Burket stated Marcel's should get the Traveling Trophy. He stated they should not give Marcel's the Landscape Award as it would just be for a planter.

Chairman Burdett stated that he believes Marcel's should get the Traveling Trophy.

Commissioner Wilson made a motion to award the Traveling Trophy Design Award to Marcel's and to not award the Vivian Ball Landscape Award this year. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 7-0.

#### **5. Public Comments**

None

#### **6. Chairman's Report**

Chairman Burdett recommended that the ARC should drive by all the new projects that have been done in the Village as many empty buildings now have tenants.

#### **7. Trustee's Report**

Trustee Liaison Ladesic stated at Monday's Village meeting, there was a storm recovery update from the July 1, 2012 storm. He stated the Village's departments and ComEd did admirable jobs. He stated the Village has increased the residents' garbage fees; however, the good news is the Village does recycle a lot, and there is a new recycling rebate program so the more garbage is recycled, the more rebates come back.

#### **8. Staff Report**

Village Planner Stegall stated the Village Board approved the revised exterior appearance requests for Haggerty Chevrolet and Jewel Osco. She stated Jewel Osco has prepared a revised landscape plan as suggested by the Commission and is considering a possible material change for the painted walkways. She referred to the MDRN 2012 Summer Workshop flyer in the ARC's packet. She stated this year's Mobile Workshop will be a walking tour of downtown Naperville on Thursday, July 19, 2012 from 9am-1pm and encouraged the Commissioner to attend if possible.

#### **9. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wilson moved, seconded by Commissioner Albrecht to adjourn the meeting at 9:50 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

X:\Plandev\PLANNING\ARC\MINUTES\2012\071112.docx