

by the Zoning Code. He stated two primary brick types are located on the building, including yellow brick and common brick. He stated the petitioner plans to maintain these two brick types with any new brick used to fill-in openings either matching or being stained to match the surrounding brick. He stated that metal trim would be placed around the top of the north building addition, stretching around the west side of the original building and ending on the south side where the wood railing would terminate. He then stated that the air conditioning unit on the north side of the building would be removed and replaced with glass block to match the adjacent glass block surface. He then stated that the west wall would be reconstructed where the neighboring residential unit was removed. He ended by stating that new light fixtures would be placed above the main front entrance and above the two second-story rear entrances and that new downspouts and gutters would be placed on the west and south sides of the building.

Commissioner Burdett asked about the west elevation railing to which Planning Intern Dickerson stated the railing would be vertical. Commissioner Dickie asked who owns the building to which Planning Intern Dickerson stated the Village owns it and is leasing it to the Glen Ellyn Chamber of Commerce.

Commissioner Wussow asked about a window opening on the north elevation of the building to which Planning Intern Dickerson stated it would be a picture window. Commissioner Wussow asked if the Chamber will occupy the whole building to which Planning Intern Dickerson stated the Chamber will occupy the first floor and will lease the 2nd floor to office tenants.

Chairman Burdett asked if the 2nd story tenants would get to their spaces via the staircase on the west elevation to which Planning Intern Dickerson stated yes.

Commissioner Albrecht asked if the brick would be stained to give the brick a better feel to which Planning Intern Dickerson stated the south and west sides of the building are common brick as well as the top of the north side while the bottom of the north side and the front are yellow brick so they will in-fill to match what is currently on the building. He stated they may do some stain to best-match in small spots, not the whole building. Village Planner Stegall stated Bells and Whistles did some brick in-fill with stain, and it matches perfectly. Commissioner Albrecht stated staining the brick would go one step further and would enhance the brick more.

Commissioner Wilson asked what the philosophy of the building design was to which Glen Ellyn Chamber of Commerce Executive Director Mike Formento stated they want to clean-up the building and make the building serviceable.

Commissioner Albrecht asked about the pre-fabricated metal edge trim to which Planning Intern Dickerson stated this trim will be flush with the base of the building and will go around the building and end at the railing on the south elevation.

Glen Ellyn Chamber of Commerce Executive Director Mike Formento stated that their intention is to restore the building to its original construction and will take off the overhang and blend in the addition.

Chairman Burdett asked about the awning to which Mr. Formento stated it will be a single cloth awning in an Award Blue color and will go over the entrance to the building.

Commissioner Wussow asked if the windows and doors on the 1st floor will be replaced to which Mr. Formento stated they would not. Commissioner Wussow asked about the material and condition of the 1st floor windows to which Mr. Formento stated the three windows on the front of the building are an aluminum color and will remain as the windows are a part of the original structure.

Commissioner Albrecht asked about the color of the pre-fabricated metal to which Mr. Formento stated it would be a stone white color, and he passed around a color chip of this.

Commissioner Thompson asked about planters to which Mr. Formento stated the front brick planter will remain as is; however, Mr. Formento argued, additional planters cannot be added due to the space needed for emergency access at the other two entry doors. Mr. Formento stated they are hoping the Village might add freestanding planters on the parkway in the front of the building. Village Planner Stegall stated during the staff review, they had suggested additional built in planters by the other storefront windows to add some color and interest.

Mr. Formento stated the tree on the south side of the building belongs to the 800 property leased by the Historical Society, and that he believes this tree will be replaced and replanted with a colorful tree.

Commissioner Thompson stated she would like a different shrub than the proposed boxwoods to screen the mechanicals to which Mr. Formento stated they are open to suggestions on this. Mr. Formento stated they wanted the boxwoods as they would camouflage the recessed well, would be easily maintained and would retain their leaves through the winter.

Chairman Burdett asked about the discolored brick on the south elevation to which Mr. Formento stated they will pressure-clean the brick as well as add new tuck pointing to the brick which should eliminate this discoloration. Commissioner Albrecht asked about using an earth-tone for the trim instead of white to match the brick better to which Mr. Formento stated they could look at this.

Commissioner Dickie asked about pulling together the front addition and the two-story main building better by possibly adding awnings to the front of the main building or continuing the trim around to the south and east elevations to which Mr. Formento stated they did not consider an awning as they felt it would separate the building further. Chairman Burdett asked about unifying the two stories by putting awnings over the 2nd story windows facing east, and Commissioner Dickie agreed to this to which Mr. Formento stated they want to get back to the original look of the building.

Commissioner Albrecht stated the overhang gave the building animation and pulled the two parts of the building together, but it now would look like a flat building. Commissioner Wussow stated there are different possibilities for the building, but the Chamber's intent is to renovate the building to look like the original building did. Commissioner Wussow stated she likes the design

with no exterior trim or additional awnings, but she would still like to see the windows and doors replaced. Commissioner Wilson stated it is good to see the Chamber take something that is old and make a clean repair to it.

Commissioner Dickie asked about possible additional landscaping to the southern portion of the building to which Mr. Formento stated the staircase is their decorative approach, and there is not much room for additional landscaping due to the staircase return. Mr. Formento stated there are also a number of trees along the south wall; however, they will wait to see how it looks when everything is done and then possibly consider adding some landscaping.

Commissioner Thompson stated she thinks this is a nice renovation, and she would like to see a different shrub used than the boxwood. Commissioner Wilson stated the building will look as it did in the 1950's and would like to see some softening with landscaping on the sides if possible. Commissioner Draths stated she thinks the design is clean and neat and likes the vertical stairway.

Commissioner Wussow stated this is a well-done renovation, and she is opposed to any additional awnings or flashing. She stated she would like to see the street-side windows and doors on the 1st floor replaced. She does hope the Village puts freestanding planters on the parkway.

Student Commissioner Burket stated he thinks this is a great design. He stated he likes the single blue awning and thinks any other additional awnings would disguise the building. He stated he does not think the brick needs to be stained as long as the brick is cleaned. He does agree to planters in front.

Commissioner Albrecht stated this will be a huge step forward and a great renovation of the building. She encourages them to do a softer color for the repainting of the window trim. She stated she is fine with the trim going all the way around or not. She does like the punch of color with the single awning. She does want to see all the brick blend.

Commissioner Dickie stated this will be an improvement to the building. He stated he is in favor of tying the two portions of the building together via additional awnings or trim. He stated he would like to see additional landscape if possible.

Chairman Burdett stated he likes the design as it is clean and simple. He stated he would like to see 2nd story awnings or flashing unite the building. He stated he would like to see the white flashing toned down to an earth tone.

Commissioner Wussow made a motion to approve the proposed Exterior Appearance of 810 N. Main Street as presented. The motion was seconded by Commissioner Draths and carried unanimously by a vote of 7-0.

4. Public Comments

None

5. Chairman's Report

Chairman Burdett stated he presented the Traveling Trophy Design Award to Jill Foucre, owner of Marcel's, at an August Village Board Meeting

Chairman Burdett stated Commissioner Allen has resigned from the ARC as Mr. Allen recently moved to Hyde Park.

6. Trustee's Report

None

7. Staff Report

Village Planner Stegall stated Oberweis and Glen Ellyn Market are moving forward and may possibly come in front of the ARC in October. Commissioner Albrecht asked about Glen Ellyn Market to which Village Planner Stegall stated this is new to the ARC and will be located at 285 Roosevelt Road.

Village Planner Stegall stated a steering committee will now review the Streetscape/Parking Study project, and not the ARC. Chairman Burdett and Commissioner Thompson will be the ARC representatives on the steering committee.

Commissioner Wussow asked about the recently posted payment signs at Shell Oil and if this signage fit with the Glen Ellyn Sign Code. Village Planner Stegall stated the staff would look at this.

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wussow moved, seconded by Commissioner Dickie to adjourn the meeting at 8:38 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner