

Chairman Burdett asked if this building is included in the historic downtown district nomination to which Village Planner Stegall stated she was not sure on this, but would get that information.

Christopher Lauriat, Senior Architect with Church Building Architects, 1825 College Avenue, Wheaton, Illinois, presented an overview of the project and stated the proposed awning is not settled yet as well as signage since they do not know who the retail tenants will be yet. Thomas LaMantia, of Magenium Solutions, 240 E. Willow Avenue, Suite 103, Wheaton, Illinois, stated they are open to suggestions on different items.

Chairman Burdett asked about the “urns” currently located on the top of the building to which Mr. LaMantia stated he plans to remove these as he is worried about liability with the potential of the urns falling off the roof. Chairman Burdett suggested that the petitioner find a way to secure the urns and possibly move them to the center.

Commissioner Wussow asked if the exterior brick is the same to which Mr. Lauriat stated it will be the same brick as it is in decent condition. Mr. LaMantia stated the front fascia may need to be tuck-pointed but the side exterior brick is good. Mr. Lauriat stated the limestone frame around the front windows will remain; however, the base of the limestone will need to be replaced as it is weather-worn.

Commissioner Wussow asked about the proposed new windows and doors to which Mr. LaMantia stated the current windows on the front are a safety hazard so they do need to be replaced. Mr. Lauriat stated they propose to introduce a horizontal mullion which might be in a medium-grey or another color.

Commissioner Wussow asked about the proposed metal awning due to the building being near the proposed historic district to which Mr. Lauriat stated they will look for pictures of historic metal awnings. Mr. LaMantia stated he wants a metal awning instead of a fabric awning as a metal awning has lower maintenance. Commissioner Albrecht stated she likes the clean contemporary look, but since the building is in the downtown which has a historic character she believed the awnings should be softened to better fit with the surrounding architecture. Mr. LaMantia asked for some aesthetic guidance as to what the ARC would like to see for this awning.

Trustee Ladesic stated the building is not in the historic downtown district nomination and is considered a non-contributing building to this historic district. Village Planner Stegall stated the Village’s design guidelines for the downtown promote historic character and the use of traditional building materials and designs and in the C5A zoning district follow the Department of Interior Standards for the Rehabilitation of Historic Structures which are the same standards that would be applied in a historic district if one is adopted.

Commissioner Wussow stated she understands about the liability issue with the urns as the urns do add character but at what cost. Mr. Lauriat stated they were thinking about taking the urns down and using them as a landscape feature.

Mr. LaMantia stated they would like to install a sidewalk along the west elevation if there is enough space. Mr. Lauriat stated the building is 55 feet wide so there may not be enough space for this sidewalk. Chairman Burdett asked if the guardrail would be taken down if a sidewalk is

not put in to which Mr. Lauriat stated they would take down the guardrail and add wheel stops. Chairman Burdett asked if the green walls could be kept also without a sidewalk added to which Mr. Lauriat stated the green walls would be installed and would be stainless steel trellises with clematis.

Commissioner Thompson asked if the HVAC unit in the rear of the building would stay on the ground to which Mr. Lauriat stated they plan to move it to the roof and add screening if needed so the unit cannot be seen.

Commissioner Draths asked if there were plans to improve the parking lot to which Mr. LaMantia stated they do plan to pave and restripe the lot. Mr. Lauriat stated the grade of the lot is above the slab of the building so they will be cautious with this parking lot.

Planner Stegall noted that she had reviewed the downtown plan as requested which identifies the building as having “notable” historic significance.

Commissioner Wilson stated he is impressed as it is a great project and encouraged the petitioner to look into the historic piece.

Commissioner Albrecht stated she thinks the project has a clean and traditional look and likes the additional windows and landscape. She encouraged the petitioner to return with a more historic-looking awning at the time of formal review.

Commissioner Mulvihill stated this will be a significant investment, and the historic building should be preserved. She suggested that minimal changes should be made to the building so it is in keeping with the original design. She stated that she was happy to see that they are planning to restore the limestone.

Commissioner Draths stated that she believes the project will improve the building and likes the green walls. She stated she would like to see the urns reused in the landscaping and likes the idea of a historic awning.

Commissioner Wussow stated she would like to see the awnings fit in better with the historic nature of the downtown area and that she is also happy that they plan to restore the limestone.

Commissioner Dohrer stated he agrees with the other commissioners as he likes the project and likes the look of the proposed awnings, but understands the historic needs of the area.

Commissioner Thompson stated she likes the green walls and would like to see the urns reused in a creative capacity. She stated she would like to see the awnings be a little less modern.

Chairman Burdett stated he likes the urns and would like to see them reused in the landscaping. He stated he likes the windows and the green walls and would like to see detail on the alcove design of the front entrance at the time of formal review.

Mr. LaMantia stated they need to move quickly on this, and Village Planner Stegall talked through the next steps in the process.

Recording Secretary Solomon stated she found a copy of the April 22, 2013 Village Board Meeting Workshop Agenda packet on-line that contains the Granacki nomination for the historic downtown district, and this building is just outside of the downtown district nomination.

4. Public Comments

None

5. Chairman's Report

Chairman Burdett stated Madeline Howard is the new student commissioner and should be at the next meeting.

6. Trustee's Report

Trustee Ladesic stated the new roof is going on at the Village Links Clubhouse.

7. Staff Report

Village Planner Stegall stated there are many items coming to the ARC in the next few months. She stated the sign variation for the DuPage Medical Group was approved by the Village Board. She stated the Village Board also approved the exterior appearance changes for Made in Italy Trattoria and did change the condition for the awning to be a single awning over the entrance. She stated the Cadence Health and Keller-Williams sign changes that were brought up at the March 27, 2013 meeting are in compliance with code. She stated the Wayfinding Study project will still come to the ARC after a public survey is conducted. She stated the Streetscape and Parking Study came before the Village Board on May 20, 2013.

8. Other Business?

None

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Draths to adjourn the meeting at 8:50 p.m. The motion carried unanimously by a vote of 8-0.

Submitted by: Debbie Solomon, Recording Secretary

Review by: Michele Stegall, Village Planner