



interest to the front. Chairman Burdett asked about the revised landscape plan to which Mr. Lauriat responded there are revised species on the plan so the plants are not crowded. Commissioner Dohrer stated he thinks this is an attractive plan. He stated the canopy choice is much improved, and the landscaping plan is good. He asked if there would be adequate parking spaces to which Mr. Lauriat stated they will only lose 1 parking space to the landscape island. Magenium Solutions' Managing Director Colleen LaMantia stated most employees are not in the office much as the employees are at the client sites or working remotely so the parking will be fine. Commissioner Dohrer stated he likes the green wall.

Commissioner Dickie stated they have done an admirable job on this plan, and he likes the detailing. He stated the proposed canopies are handsome, and he likes the green wall. He stated the colors and materials are very appropriate.

Commissioner Senak stated the plan is wonderful and is consistent with the downtown's architecture. He stated the proposed canopies are more reflective of the downtown style. He stated this property will be one of the more beautiful buildings in that area.

Student Commissioner Howard stated she likes the plan, and this will be a nice addition to the community as the property now is unappealing.

Commissioner Albrecht stated the canopies are great, and she likes the details and color combinations. She stated the west wall with the green space is phenomenal, and she likes the urns used on the ground in the back.

Chairman Burdett stated this is a great design and thanked the petitioner for being responsive to the pre-application meeting comments. He stated he agrees with the staff recommendations of painting the window trim to match the canopies and painting the downspouts to match the building. He stated the landscaping plan works, and the canopy is wonderful.

Commissioner Senak made a motion to recommend approval of the proposed exterior appearance for 535 Pennsylvania Avenue with the conditions of painting the window trim to match the color of the canopies and exterior light fixtures and to paint the downspouts and utilitarian elements to match the building. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

### **3. Autumn Leaves, 190 Geneva Road – Exterior Appearance**

Village Planner Stegall presented information on a request from The LaSalle Group regarding exterior appearance approval of a proposed one-story approximately 30,000 square foot memory care facility proposed at 190 Geneva Road. She stated the property is located at the northwest corner of Geneva Road and Bloomingdale Road and is surrounded by R2 zoning and single-family homes. She stated in order to proceed with the project, the petitioner will need to receive approval of a Zoning Map Amendment, Special Use Permit and Exterior Appearance. She stated the Plan Commission is scheduled to review the proposed R3 rezoning and requested Special Use Permit at a public hearing on June 27, 2013.

Village Planner Stegall stated the building is designed to have a traditional residential style, and the floor plan is laid out with the different wings branching off of a central common area which helps break up the mass of the building. She stated the fluctuations in the roof line, building wall offsets and a variety of windows further help break up the bulk of the structure. She stated the landscape plan has been reviewed by the Village's landscape consultants, Planning Resource Associates, who is satisfied with the plan.

Matthew Krummick, Regional Director of Development for The LaSalle Group, 1900 E. Golf Road, Suite 1120, Schaumburg, Illinois, stated The LaSalle Group develops, builds and operates memory care residences throughout the country. He stated they currently have 5 residences operating in the Chicagoland area with 2 additional locations under construction. He stated the Autumn Leaves of Glen Ellyn would be their 1<sup>st</sup> residence in DuPage County.

Michael Arenson, Architect with SAS Architects & Planners, 630 Dundee Road, Northbrook, Illinois, stated they built a similar building in Vernon Hills to this proposed building. He stated the building exterior would be constructed with brick and would have a limestone base, asphalt shingles for the roof, vinyl shutters for the sides of the windows and a fountain in front of the building. He showed a picture of different views of the site and explained how the different gable sizes help to break up the roofs.

Nick Patera, Architect with Teska Associates, Inc., 627 Grove Street, Evanston, Illinois, stated the total site area is 3.82 acres, with 2.29 acres proposed to be green space. He described the levels of plantings and stated they picture how the outside looks from a resident's view inside. He stated there would be foundation plantings, deciduous, ornamental and evergreen trees, parkway plantings along Bloomingdale Road and wandering gardens on either side of the building among other things.

Chairman Burdett stated the neighborhood residents may be concerned with the screening to which Mr. Patera stated by the time you would get to the foundation of the building, you would go through 3 layers of plantings as well as the fence to provide reassurance. Commissioner Albrecht stated the landscape plan would be a stair-step progression.

Commissioner Senak asked about specifics in design for this type of housing to which Mr. Arenson stated they start by driving around a community to see the colors and materials used as well as the different types of buildings. Mr. Arenson stated they are using brick because Glen Ellyn is a community that uses a lot of brick. Mr. Krummick stated Glen Ellyn has a sense of character and texture and they would not want to abrasively try to build something which did fit with the surrounding community.

Commissioner Dohrer stated he was concerned initially, but complemented the architects on a well-integrated design. He stated the proposed materials are good, and the landscape plan was well-thought out.

Commissioner Dickie stated the scale is appropriate, the gables work well and the landscape plan is successful for existing and new plantings. He stated the layering effect in the landscaping is appreciated.

Commissioner Senak asked about the lighting in the rear parking area to which Mr. Arenson stated the lights will comply with the Village's ordinance and not shine on the surrounding neighbors. Mr. Arenson stated the lights will be on timers and can be shut off too if need be.

Student Commissioner Howard stated the building looks welcoming and blends in with the surrounding neighborhood.

Commissioner Albrecht stated the landscape plan is outstanding. She stated she likes the different heights and turnings of the building. She stated she would like to see a stronger color for the brick and hardy board to bring more contrast.

Chairman Burdett stated the residence will be an appropriate use for that corner and will have a home-like feel. He stated they used a good mix of textures in the building materials. He stated the landscape plan is crucial.

Commissioner Albrecht made a motion to recommend approval of the proposed exterior appearance for 190 Geneva Road The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 5-0.

#### **4. Public Comments**

Gary Mayo, 831 Glencoe Street, Glen Ellyn, Illinois, stated his home is adjacent to 190 Geneva Road. He stated he has seen the aerial pictures of the landscape plan but would like to see the plan from a street level. Village Planner Stegall stated she would give him a copy of the application packet. She stated the landscape screening would also be talked about at the Plan Commission meeting.

#### **5. Chairman's Report**

Chairman Burdett welcomed Commissioner Mark Senak and Student Commissioner Maddie Howard to the ARC and thanked former Commissioners Mulvihill and Wilson for their service as their terms ended.

#### **6. Trustee's Report**

None

#### **7. Staff Report**

Village Planner Stegall stated the Wayfinding Study is still online through June 28, 2013, and residents are encouraged to take the online survey for 3 potential design schemes. She stated there will be a meeting on July 10, 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 Dickie to adjourn the meeting at 8:43 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner