

Ms. Stegall stated the project complies with many of the Village's long range plans and could have a positive impact on the economy of the Village by adding property to the tax rolls, generating TIF revenues and increasing the population downtown which could assist existing businesses. However, she noted the significance of the architecture. She showed renderings of other new developments in Hinsdale and Glenview to see what other Villages are doing. She stated that last fall, Chairman Lee Marks of the Historic Preservation Commission met with the petitioner to give input and recommendations in regard to the potential design of the building.

Ms. Stegall showed a proposed rendering of the building and suggested that for this project, the Commissioners should focus on overall building design and materials, the number and widths of the proposed façades, the setbacks/outdoor seating, building height, first floor treatments, gateway intersection to the Village, the proposed parking deck and the streetscape/promenade. She explained where the petitioner was in the process and stated the Commissioners' opinions would be helpful so the petitioner can begin to put together their formal application.

Bryan Farquhar, Real Estate Manager in The Opus Group's Chicago office, stated they are very excited about this project and are in the process of a potential agreement between the Village, St. Petronille's and The Opus Group that will benefit everyone. He stated they understand Glen Ellyn is a unique place, and they want to develop a solution that everyone will be happy with. He stated The Opus Group has done many projects in Chicagoland and recently worked on the Fresh Market on Roosevelt Road.

Chris Hurst, Lead Designer on the project with Opus Architecture and Engineering, stated they have been diligent in this process to get input from the Village and St. Petronille's so The Opus Group can create a place where residents can live and work. He stated there would be a new promenade to connect Main Street and Glenwood added on the north side of the building which would be 12 feet wide and narrow to 10 feet wide by Santa Fe. He stated the units need to be 25-foot wide modules, and they are proposing one building that is broken up into five different facades.

Mr. Hurst stated they took parts of current downtown architecture such as Tudor and Italianate to use in the proposed building as they want to maintain the commercial character of the downtown. He stated there would be a tower feature at the corner of Main Street and Hillside where the entry to the parking garage would be. He stated they will use spandrel glass along the front to hide the parking behind these building walls. He stated they used styling seen in some of the Tudor buildings downtown. He stated the west elevation would be an Arts and Crafts approach as seen on many of the homes on Main Street.

Mr. Hurst stated the proposed parking deck would be easy to park in and well lit and would bring 200 more parking spaces to the Village. He stated for the St. Petronille's parking deck, they would use the topography of the site to distribute vehicles around the garage and only one ramp would be required.

Chairman Burdett stated he thinks the petitioner is right on target with the mix of styles for the different facades; however, he stated they need to work on the detailing in the Tudor facades and use less stucco and more brick as well as use projecting bays. He stated he does not like the

proposed red metal roof. He stated Tudor buildings usually have steep roofs so they could possibly do the fifth-floor roof with dormers peeking out which would help to reduce the apparent height of the building. He stated he also would like to see a chimney element worked into the design. Commissioner Wussow stated it would be better if the two Tudor facades harmonized with each other, but were not carbon copies. Chairman Burdett asked for the petitioner to dress up the garage entrance in the Italianate section in some way to which Mr. Hurst stated they would do this in the stone detailing. Commissioner Wussow stated it would be good to see more architectural details throughout the entire design especially on the front of the building, including possibly window pediments and cornices.

Commissioner Albrecht stated it would be good to vary the heights of the roof line so the massing might appear less, and Commissioner Wussow agreed with this.

Commissioner Senak thanked the petitioner for the great effort that was put in to the plans and stated they are on the right track. He stated he is concerned about the lack of retail space from mid-block north to Hillside and suggested they should integrate retail space into the corner, possibly an anchor store. He stated it is more important to have retail street-level, even if it means they would lose some parking. He stated that back-painting the windows would give the front a vacant-store look. He stated they need to vary the widths of the different building facades. Trustee Burket asked if the lack of retail space on the corner is due to the topography to which Mr. Hurst stated it is.

Commissioner Wussow agreed that extra retail space should be added as the parking deck would make up for any parking spaces that are taken away. Mr. Farquhar stated they are trying to stay within a reasonable height for a building in the downtown area, and they do need to achieve a certain number of units to ensure the project is profitable. He stated this could be evaluated further.

Chairman Burdett stated this corner is the gateway to the downtown so outdoor seating at the corner would be good, possibly with clipped corners.

Commissioner Loftus asked about the awnings to which Mr. Hurst stated the awnings would be made of fabric and would fit the storefronts. Mr. Hurst stated they want to use the awning-character that is already happening in the downtown. Commissioner Loftus asked about the balconies to which Mr. Hurst stated they would be Juliet balconies that would only come out about two feet.

Commissioner Loftus stated the building looks very overwhelming on the length of the block and asked if the number of stories on each building could be varied. Commissioner Dieter agreed with this. Mr. Hurst stated they are trying to maintain the unit count, and they would not have enough rentable square footage if they had to lose some units. Commissioner Loftus stated no western sunlight will come through onto Main Street in the afternoon due to the height of this building.

Commissioner Dieter stated this corner is the gateway to the downtown, and this plan does not reflect Glen Ellyn. He stated the building is enormous and is inconsistent with the appearance of Glen Ellyn. He stated the petitioner should propose what is best for Glen Ellyn.

Commissioner Albrecht stated the plan is a great first step and likes the different styles. She stated more work needs to be done to the plan so the building mirrors other architecture in the downtown. She stated that since the building is large, they need to make the building look like single unique pieces.

Commissioner Senak stated a five-story building in the downtown will be concerning to people and wondered if some units could be moved to Hillside. Mr. Farquhar stated they have looked into the height issue and unit count continuously.

Commissioner Senak asked if the promenade could be brought into play more by using kiosk or smaller retail space along the promenade. Mr. Hurst stated they could try to add more width to the promenade, but they already had to limit the length of the promenade due to the added parking. Commissioner Wussow stated a ten-foot wide promenade between a five-story building and a two-story building would look like a tiny slot and suggested that the promenade be wider than ten feet. Chairman Burdett stated that the promenade connecting Main Street and Glenwood is a great feature of this plan.

Commissioner Thompson asked if a landscape architect had been hired yet for the project to which Mr. Hurst stated they had not done this yet. Commissioner Thompson stated they should look at the art at the train station and the library. She stated an aerial overlay rendering with the formal application would be helpful so the Commissioners could see the landscaping, etc. Mr. Hurst stated they like the idea of artists activating the space in the promenade. Commissioner Wussow asked if painting on the building walls was allowed in the code to which Ms. Stegall stated painted art and murals are allowed, but not painted signs.

Chairman Burdett stated the petitioner should avoid the half-timber look with stucco on the west elevation. Commissioner Wussow stated there should be quality materials used on the west elevation too as this elevation still reflects Main Street.

Commissioner Wussow asked if retail space could straddle the 1st and 2nd floors as the residential entrance does. Commissioner Senak agreed with this. Commissioner Wussow stated the Commissioners' main preference is for more retail space.

Audience Comments

Lee Marks, chairman of the Historic Preservation Commission (HPC), stated the HPC had a special meeting on February 10th to discuss the development. He thanked the petitioner for looking at the current architecture in the downtown. He stated the Tudor architecture and detailing should be redone, and HPC does not like the Italian Renaissance facades. He stated the tower feature should be reworked as it looks more Art Moderne and does not fit in the downtown. He stated with the downtown on the National Historic Register, the Village is expected to keep the downtown nice, and the mass of this building would be a dramatic change

from what is currently in the downtown. He stated varying the heights on the building would help with the massing.

An audience member asked if the petitioner could move the back of the building further west to gain more space to which Mr. Farquhar stated this could create ownership issues.

An audience member stated putting spandrel glass on Main Street would be a big eye-sore and a disservice to the residents as this glass would not fit the character of the downtown.

An audience member asked if the building would be LEED certified to which Mr. Farquhar stated they are not to that point in the process yet. Mr. Farquhar stated they will use sustainable processes with the building, but he is unsure at this point if it will be LEED certified.

Chris Wilson, a Commissioner on the Historic Preservation Commission, stated the building does not fit with the historic character of the Village, and she cannot get past the size of it. She stated they need to bring more integrity to the building as it now looks like a big square box. She stated it would be good to see a 3-dimensional model of the building to see how it will fit in with the rest of the downtown.

Commissioners' Comments

Commissioner Dickie stated there needs to be more architectural detail in the plan and the mass of the building needs to be reduced. He stated he would like to see an increase in the retail space.

Commissioner Senak stated he is optimistic that this plan is a good foundation to build upon. He stated he would like to see more retail rather than more parking.

Commissioner Wussow stated she is encouraged by this plan as it is an ingenious design. She stated she is fine with five facades; however, these facades need more architectural detail. She stated the Italianate architecture fits better with what architecture is already around town and possibly should be used on the gateway corner. She stated she wants to see the width of the promenade increased and would like to see what would be best for Glen Ellyn.

Commissioner Thompson stated the petitioner is going a good job and asked for more green space in the plan.

Commissioner Loftus stated architectural details and the materials used could sell the building more, and he would like to see more detailed plans with the formal application.

Commissioner Dieter stated he agreed with the other Commissioners and stated he would like the petitioner to propose what is best for Glen Ellyn. He stated if the petitioner proposes what is consistent with the integrity and architecture in the Village currently, he thinks this will be a great product. He stated the petitioner needs to think of the Village first in this plan.

Commissioner Albrecht stated this plan is a great first step, and the Commissioners care how this building will look.

Chairman Burdett stated he thinks the petitioner is on track with the mix of styles, and he would like to see a reduction in apparent height. He stated there needs to be much more detailing on the Tudor facades, and the gateway corner to the downtown is very important.

5. Chairman's Report

None

6. Trustee's Report

Trustee Burket stated he was very impressed with how the meeting went tonight and thought the Commissioners did a great job expressing their thoughts and comments.

7. Staff Report

None

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Dickie to adjourn the meeting at 9:37 p.m. The motion carried unanimously by a vote of 8-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner