

Village Planner Stegall stated School District 41 is seeking exterior appearance approval of a second addition proposed for Churchill Elementary School at 240 Geneva Road, located in the R2 Residential Zoning District. She stated the Commission approved the exterior appearance of the first addition in 2014, and the newly proposed addition would be adjacent to the first addition on the northwest side of the building in the back. She stated the new addition would have four classrooms and would be comprised of 6,342 square feet.

Bob Ciserella, School District 41 Assistant Superintendent of Finance, Facility and Operations, stated this proposed addition would eliminate the last set of portable classrooms at the Village's elementary schools. Mr. Ciserella showed site pictures and stated the proposed addition would have an almost identical design and building materials as the first addition.

Commissioner Wussow asked about stormwater retention to which Mr. Ciserella stated there is enough underground stormwater retention to encompass the new addition as well.

Chairman Burdett asked if the addition is visible from Geneva Road to which Mr. Ciserella stated you can only see the screens of the roof of the first addition, and that is only what you would be able to see on the second addition as well. Mr. Ciserella stated the additions are on a lower elevation than Geneva Road.

Commissioner Wussow asked about the windows being narrower to which Mr. Ron Richardson, partner with FGM Architects, stated the proposed windows are the same size as the windows in the first addition.

Commissioner Loftus asked about the brick being used to which Mr. Richardson stated the proposed brick will match the brick on the first addition and matches as closely as possible to the brick on the existing building.

Mr. Richardson stated the landscaping plan conforms to the Appearance Review Guidelines.

Commissioner Wussow stated the design is just as attractive as the first-addition proposal. Commissioner Dickie stated the design is handsome and is keeping in the spirit of what was proposed before. Commissioner Loftus stated this is a seamless addition as it is the same size and style as the first addition. Commissioner Dieter thanked the petitioner for presenting a very clear plan. Commissioner Albrecht thanked the petitioner for the materials and answers being planful and concise.

Commissioner Wussow moved to approve the proposed plan as presented. The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 6-0.

Commissioner Thompson entered the meeting after this vote.

7. Pre-Application Meeting, 487 Duane Street – Mixed Use Development

Village Planner Stegall stated the petitioner Matt Rooney of MJR Properties LLC is here for a pre-application meeting regarding the construction of a new 4-story mixed-use building at 487 Duane Street. She stated the property is located at the southeast corner of Duane Street and Glenwood Avenue in the C5B Central Business District, Central Service Sub-district. She stated the property is currently developed with an 1890's Victorian home being used as a multi-family dwelling. She stated in order to proceed with the project, the petitioner will need to receive approval of the proposed Exterior Appearance as well as approval of a Planned Unit Development Plan and Special Use Permit. She stated the petitioner appeared before the Plan Commission on April 9, 2015 to discuss these requests and received a generally favorable response to the project. She stated the petitioner is planning to demolish the existing house on the property and construct a new 4-story building with 800 square feet of retail on the first floor and a total of 8 upper floor apartments.

Commissioner Loftus asked if variations would be needed for this building to which Ms. Stegall stated only for a few parking spaces as the proposed building's height is in compliance with code. Commissioner Wussow asked if the setbacks are correct around the proposed building to which Ms. Stegall stated they are.

Matt Rooney, of MJR Properties LLC, showed a picture of another building that is similar to what they are proposing and stated he showed this picture so the Commissioners could get a feel for the style and brick of the proposed building.

Commissioner Wussow stated the double set of windows on the first level makes the building appear to have more floors. Mr. Rooney stated all windows on the façade are 8-inch recessed windows to which Commissioner Wussow stated this will give the building nice shadow lines. Jim True, architect with True Poduska Design, Inc. in Chicago, Illinois, stated the first set of windows on the first level are human scale with the second set of windows acting as transoms. Mr. True stated they will keep the array of windows consistent across the building's facades.

Mr. True stated they are proposing to use simple materials to make a building of simple proportions that will look like a brick warehouse. He stated the center entry of the building will be recessed six feet so the whole center façade of the building will be recessed as well. He stated this will be like a depressed vestibule which will also be covered. He stated there will be a limestone base course due to the pitch in the sidewalk.

Chairman Burdett asked how the building would fit and blend into the neighborhood as it is close to traditional residences, and the design seems a bit abrupt. Mr. True stated Glenwood Avenue is a demarcation street between residential and commercial, and the building will have a more contemporary feel. Mr. True stated they could do something more articulated with the proposed and perforated with the courtyard fence, and the tree on the first-floor level will help to soften the building.

Commissioner Dieter stated a street does not demarcate one zone versus another, and the Commissioners' mission is to promote architectural compatibility. He stated if the building is a "brick warehouse," it would be incompatible with the downtown.

Commissioner Albrecht stated this will look like a big-block uninteresting building, and this property is a key ingredient to the block. She stated the existing home is a transitional Victorian house that helps soften into residential so the proposed building needs to help with this transition. She stated the proposed building's massing is way too strong.

Commissioner Loftus stated some ornamentation in the cornice would help the stark façade. Chairman Burdett stated the cornice would be consistent with the Appearance Review Guidelines as well.

Commissioner Dickie stated the building needs details and suggested soldier-course banding or a change in brick color to liven the façade.

Lee Marks, Chairman of the Historic Preservation Commission, stated the property is one block from the Downtown National Historic District. Mr. Marks stated the proposed building seems to have no connection to the Village and needs some architectural details such as an Italianate cornice.

Commissioner Wussow stated the Appearance Review guidelines state, "New construction must strive to reflect the best of the essential character of the overall downtown." She stated the character of the downtown must carry around the corner, and the building seems too big for this property. She stated landscaping needs to be added.

Commissioner Thompson stated the survey needs to be updated with the existing landscaping and suggested the drive aisle be narrowed so more landscaping could be added at the rear of the site. She stated architectural planters would be good and would like to see all elevations of the building in the formal application as well as the garbage enclosure. She stated it would be nice to have an open-seating area in the courtyard as well.

Architect Ken Kloss, of 350 Ridgewood Avenue in Glen Ellyn, stated the design looks like it was computer-generated as the proportions are not good. He stated the proposed building is not suitable for the Village.

Mr. Marks stated he is concerned about losing another Victorian residence in the Village, and the Village should protect historical architecture, especially close to the Downtown National Historic District. He stated the petitioner needs to take steps to ensure the building fits in with the downtown.

An audience member stated the proposed building looks dark, and something needs to break-up the floors. He stated the color needs to be lightened up so the building does not look like a brick box. He stated it would be good to do something different with the windows above the center entrance.

Commissioner Wussow stated that if the penthouse on the top of the building were removed, the building would have nice symmetry and design features. She stated if the penthouse stays, it needs to match the rest of the building.

Commissioner Loftus asked about rooftop units to which Mr. Rooney stated each unit will have self-contained furnaces with only 10 condensers on the top of the building which will not be seen.

Commissioner Dickie stated the building has great potential, but it will come down to the details. Commissioner Loftus stated the building has potential to be something interesting and suggested possible height variations. Commissioner Albrecht stated the petitioner has a huge opportunity with this building and hopes they listen to the constructive criticism. Chairman Burdett stated he is concerned with the building fitting in with the downtown, and the building is missing details and a transitional-feel.

8. Chairman's Report

Chairman Burdett stated the Commission has a new Trustee Liaison – Trustee John Kenwood. Chairman Burdett stated he was unable to make tonight's meeting, but will attend soon. Chairman Burdett stated Mark Senak is now a Village Trustee and is no longer an ARC Commissioner.

9. Trustee's Report

None

10. Staff Report

Ms. Stegall stated the OPUS project is going to a Village Board Workshop on May 18, 2015 at 7:00 p.m. She stated the packet will be online tomorrow, and the Commissioners will get an email link to this packet.

Commissioner Thompson asked about the former Dominick's location to which Ms. Stegall stated the Village is talking to interested parties still, but there is nothing to release yet.

Commissioner Dieter mentioned the Village Attorney's memorandum in the Commissioners' packets, and there was a discussion regarding the Commissioners' scope for the proposed building at 487 Duane Street. Commissioner Dieter asked for more information surrounding this memorandum.

11. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Thompson moved, seconded by Commissioner Dickie to adjourn the meeting at 8:21 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary