MINUTES

BOARD/COMMISSION: Architectural Review DATE: 5/27/15

MEETING: Regular CALLED TO ORDER: 7:02 p.m.

QUORUM: Yes ADJOURNED: 10:02 p.m.

MEMBER ATTENDANCE: PRESENT: Chairman Burdett, Commissioners Albrecht,

Dickie, Loftus, Thompson, Wussow

ABSENT: Commissioner Dieter

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Kenwood,

Recording Secretary Solomon

1. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:02 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Public Comment (non-agenda items)

None

3. Approval of May 13, 2015 Architectural Review Commission Minutes

Commissioner Wussow moved to approve the May 13, 2015 minutes. The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 6-0.

4. Glenbard West High School, 670 Crescent Boulevard – Exterior Appearance

Village Planner Stegall stated School District 87 is seeking exterior appearance approval of a 28,000, 3-story addition proposed on the east side of the Glenbard West High School building located at 670 Crescent Boulevard. She stated the property is located on the north side of Crescent Boulevard between Ellyn Avenue and Lake Road in the R2 Residential zoning district.

Patrick Brosnan, Principal at Legat Architects in Oak Brook, Illinois, stated this project is the result of a Master Facilities Plan completed by the District in 2011, and the addition would house a new science wing and allow the District to reconfigure the undersized classrooms in the existing building. He stated as they looked at the site, grade levels of the ground and the existing buildings were reviewed in order to figure out the best place to put the planned addition, and the east side of the site allows for the best connection to the building as well as the change in grade and ADA accessibility are positives for this addition. He stated they worked with the science staff from the high school to create science labs that are connected to the exterior of a building.

Rob Wroble, Project Manager with Legat Architects, showed pictures of the proposed site plans and level plans and stated this addition will have a minimal impact to the existing buildings, and the addition is a bit skewed on the site to allow an open space between the buildings, creating an outdoor learning space. He stated that since the existing building sections were built at different times, each building has its own architectural character which is similar but different than the other buildings, and this would happen with the addition as well.

Steve Blye, Designer with Legat Architects, stated they were very excited to work on this project as the school has a history and heritage in the Village. He stated they would ensure the science addition would enhance the existing buildings. He stated if you approach from any street surrounding the high school, you will be able to see that the proposed addition fits in with the existing buildings as they will use similar brick and stone that are used on the existing buildings. He stated the addition will not copy any building style exactly, but will fit in with the other buildings and have a modern feel.

Chairman Burdett asked if the dock doors on the north elevation would be visible from Lake Ellyn to which Mr. Wroble stated the doors will be visible, but will be a darker color so they do not stick out.

Commissioner Wussow asked about the proposed brick to which Mr. Blye stated it is hand-laid brick.

Commissioner Albrecht asked if the north elevation would not be the main receiving area to which Mr. Wroble stated they are moving the deliveries and trash collection to this new receiving area and will use this as a back-of-the-house facility.

Commissioner Loftus asked about the generator and cooling tower on the northwest side of the building to which Mr. Wroble stated these will be screened by the retaining wall. Commissioner Loftus asked about the sound from the generator to which Mr. Wroble stated the residents should not hear the generator much due to the retaining wall, and they will work on a time for the generator that is less obtrusive for the residents.

Commissioner Loftus asked about the crenellations at the roof line and asked if all sections would have this as one of the elevation pictures shows a section without this. Mr. Blye stated this was just an oversight on the rendering as each section of the roof would have a crenellation. Commissioner Loftus asked about architectural changes on the roof at the crenellations to which Mr. Wroble stated there will be some kind of rail behind each crenellation to ensure safety for the staff and students. Commissioner Loftus asked about the height of the glass tower to which Mr. Blye stated the addition is naturally tall due to ADA compliance. Mr. Blye stated the building and parapet wall would screen much of the glass tower due to the grade of the hill.

Commissioner Loftus asked how many trees would be removed for this project to which Mr. Brosnan stated 213 trees will be removed, and they will then enhance the landscaping near the building. Mr. Brosnan stated they did catalog all the trees on the hill that were at least one and half inches in diameter, and the total came to 415 trees. Mr. Brosnan stated there are many

memorial trees, and they are working to figure out how to continue memorialization by doing benches or a memorial garden perhaps.

Commissioner Thompson asked if there was a plan for the green roof yet to which Mr. Wroble stated plans are in progress, and they are looking at a system called "Live Roof." Mr. Wroble stated the final design of the green roof will depend on the budget allowed.

Commissioner Dickie asked about trucks at the dock and how much time the trucks would be at the dock to which Mr. Wroble stated the trucks could be panel trucks or 40-foot trucks, and most deliveries would be occur before or after school. Linda Oberg, Assistant Principal for Operations at Glenbard West High School, stated the trucks are not usually there for more than 15 minutes, and this dock will allow deliveries in-between bus traffic during school days.

Commissioner Albrecht stated she likes the proposed material colors as well as the geometry of the walkway and slight turning of the building, but she wondered if the building is a bit plain. Mr. Blye stated this may be due to the rendering, and they will ensure there will be a profile to the limestone.

Commissioner Wussow asked about putting limestone trims around the dock doors. Mr. Blye stated this could be a good idea, and they may explore this. Mr. Wroble stated they are trying to get the dock doors to blend in. Commissioner Wussow suggested they should make the north elevation look a bit more attractive with some architectural details.

Commissioner Loftus stated they need to work on screening the dock doors more.

Audience Comments

Resident Tom Battagio stated this school is a significant piece of architecture in the Village. He stated he thinks the placement of the generator will be a visual and sound improvement over what is currently there. He stated he has strong reservations about the reflective glass on the walkway and suggested masonry instead.

Resident Rob Renfro stated he thinks the glass walkway will stick out and not fit in with the building.

Resident Mike Wilson stated he has heard concerned comments from residents over the amount of trees being removed and that they need to find some way to avoid such a big percentage of trees being removed. He stated he is very concerned about so many trees being removed and sometimes the impact of what we do is not realized right away.

Resident Jill Paulus stated she is concerned about the number of trees being removed. Mr. Brosnan referred to the tree survey in the Commissioners' packets and listed what kind of trees and how many trees of each type would be removed. Mr. Brosnan stated they did work with the district to minimize removal of the trees, and some of these trees such as the ash trees are in dead or near-dead condition and need to be removed. Ms. Oberg stated they are trying to keep the remainder of the hill in its natural state.

Commissioner Wussow stated if the trees are not removed then she is unsure where they would put the addition. She stated the children's educational needs are important too.

Resident Kathy Cornell stated that in the construction process, every possible effort must be made to conserve any trees possible. She stated she likes that they are honoring the other buildings, but the proposed addition seems a bit plain and needs more architectural detailing. She stated that it is ironic that they are removing so many trees to make a sustainable building.

Resident Chris Wilson stated there are several very old oak trees that should be saved. She asked about the height of the retaining wall and the height of the highest drop-off from the wall to ensure this wall would be safe with children around. Mr. Brosnan stated that per code, if a wall exceeds 30 inches, there has to be a hand rail or guard rail. Mr. Brosnan stated there will be landscaping to buffer this retaining wall as well.

Commissioners' Comments

Commissioner Dickie stated this will be a handsome addition that seems to work generally well with the existing building. He stated he feels conflicted about the glass walkway as he is unsure what you would see of it from street level, and the petitioner may need to revisit this walkway. He stated he does walk past the school often, and there are some scrub trees that could be removed; however, he wondered if there was an opportunity to change the removal of so many trees earlier in the planning process.

Commissioner Thompson stated this is a good design, but the petitioner should defer to the residents' comments and do to their due diligence on this project. She stated they should do more to expand the idea of how the removed trees will be reused. She stated the landscape plans need more enhancement with more trees added back. She stated the green roof is a must.

Commissioner Wussow stated this will be a good addition for the community. She stated it might be good for the walkway to be built in masonry and have crenellations so it will blend with the existing buildings. She stated the north elevation by the garage doors needs some architectural detailing so the façade will be more attractive. She stated the renderings do not show the detail of the stone framing around the windows, and she wants to ensure this framing is included as the building needs depth and detail in its architectural accents. She stated the outdoor courtyard fits with the style of the buildings. She stated they do need to do something more permanent with some of the trees that will be removed.

Commissioner Loftus stated he has concerns about too much glass being seen on the north-side views and thinks the walkway needs brick. He stated he is concerned about the possible noise from the generator affecting the residents. He stated he has safety concerns with the retaining wall and wants to ensure children would be safe. He stated he thinks the petitioner is close to correct with the design, but there needs to be fine-tuning on the details.

Commissioner Albrecht stated she thought it was an excellent presentation and thinks the relationship between the old and the new were thoughtfully done. She stated the angle of the

building is good with the site and grading. She stated she does not object to the glass walkway, but brick would be fine too.

Chairman Burdett stated he likes the green features of the proposed addition. He stated he is not happy about so many trees being removed, but he does understand that it is a unique site. He stated he likes the glass walkway as it gives the addition a modern feel. He stated they need to minimize the view and appearance of the dock doors.

Chairman Burdett stated the Commissioners' would like to see updates on the glass walkway, the north elevation façade and the detailing around the windows. He stated it would also be good to see a rendering of what the view of the addition would be from the ground.

Commissioner Wussow moved to table this issue until the June 10, 2015 meeting. The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 6-0.

5. <u>Buttermilk and Honey, 10 N. Park Boulevard – Exterior Appearance and Sign Variation</u>

Commissioner Loftus made a motion to open the public hearing on 10 N. Park Boulevard at 9:20 p.m. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 6-0.

Village Planner Stegall was sworn in and stated petitioner Marla Boender, owner of the property located at 10 N. Park Boulevard, is requesting approval of exterior appearance and sign variations to accommodate the proposed demolition of the existing building on the property and the construction of a new breakfast and lunch restaurant. Ms. Stegall stated the property is zoned C3 Service Commercial and is located on the northwest corner of the Roosevelt Road and Park Boulevard intersection and includes four parcels bisected by a public alley. She stated the petitioner is requesting two sign variations which are only for style and location as the signs are within code size-wise. She stated the petitioner has worked diligently with the staff to get these plans ready. Ms. Stegall stated the petitioner went before the Plan Commission last week and received a recommendation for approval on this project.

Debbie Singer, who works for Fuchs & Rosellli, Ltd located at 440 W. Randolph in Chicago, Illinois, is the petitioner's attorney and was sworn in. Marla Boender, of 5 County Oaks Drive in Barrington Hills, Illinois, and Zisong Feng, architect with Z Feng Architect & Company located at 651 W. Washington Boulevard in Chicago, Illinois, were sworn in as well.

Ms. Singer stated that Ms. Boender is proposing a breakfast and lunch restaurant which will be a farm to table restaurant. Ms. Singer stated they will also work with local farmers for their food as well as have their own garden on the property. Ms. Singer stated they will demolish the existing building and construct a 5,000 square foot building in its place.

Commissioner Wussow stated she likes the proposed signs but feels they may be a bit small. Ms. Singer stated they were trying to limit the areas where they would need variances as much as

possible so they made the signs smaller. Ms. Stegall stated the signs are not at the maximum square footage so the square footage could be increased as long as the sign area stay within code. There was a discussion as to why the sign variations are needed due to where the building would be located on the site.

Commissioner Thompson asked about outdoor seating to which Ms. Boender stated there will be an outdoor courtyard between the two buildings, and there should be about 40 to 50 seats available.

Commissioner Loftus stated he does not think they need the sign on the south building elevation as the trees by Fannie May will block this sign. Ms. Boender stated she owns the property where the trees are and can either trim the trees back or remove the trees completely.

Commissioner Loftus stated he sees seven units on the roof and asked about screening. Mr. Feng stated the five-foot screen should be tall enough to cover these.

Chairman Burdett asked about the alley way to which Mr. Feng stated they intend to use planters by the alley way. Chairman Burdett suggested pavers could be used as well. Commissioner Wussow stated the planters would be good to soften the alley way.

Commissioner Thompson asked if the bike rack could be moved to which Ms. Singer stated it has to be on Park Boulevard as it is the only place it will work.

Commissioner Wussow moved to close the public hearing at 9:49 p.m. The motion was seconded by Commissioner Thompson and carried unanimously by a vote of 6-0.

Commission Deliberation

Commissioner Dickie stated this is a handsome design, and the building will be a good beacon on the corner. He stated he is not concerned about the sign variations.

Commissioner Thompson stated the design is great and likes the proposed permeable pavers and the garden.

Commissioner Wussow stated she likes the proposal and wants the petitioner to think about the signs a bit more.

Commissioner Loftus stated this building could even fit into the downtown with the brick and great architectural features. He stated he would prefer not to see a sign on the south elevation, but he likes the pole sign.

Commissioner Albrecht stated the design is great and would like the petitioner to take advantage of more square feet in the signage.

Chairman Burdett stated the design is interesting, and the building will draw people to it. He stated he likes the courtyard and wants to see permeable pavers or plants in the alley way. He stated he feels the petitioner has met the hardship for the sign variations.

Commissioner Loftus made the following motion:

Having considered the application of Buttermilk and Honey, LLC for approval of variations from the Glen Ellyn Sign Code, the Architectural Review Commission hereby adopts the findings of fact in the petitioner's application packet and included in the testimony presented at the May 27th Architectural Review Commission public hearing as well as in the deliberations of the Architectural Review Commission and hereby recommends approval of the following:

- a. A variation from Section 4-5-10(A) to allow a wall sign on the south building elevation where one would not otherwise be permitted.
- b. A variation from Section 4-5-5(J) to allow a pole sign to be located on the property where a pole sign would otherwise be permitted.

The recommendation was made subject to the following condition that the signs shall be installed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Architectural Review Commission.

The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

Commissioner Wussow made a motion to recommend approval of the proposed plan for exterior appearance as presented. The motion was seconded by Commissioner Thompson and carried unanimously by a vote of 6-0.

6. Chairman's Report

Chairman Burdett welcomed Trustee John Kenwood who is the new Trustee Liaison to the Commission.

7. Trustee's Report

Trustee Kenwood stated the Board approved the trial of acoustic guitars being played on the patio of Reserve 22.

Chairman Wussow asked about the Reserve 22 sign at Lambert and Taft. Ms. Stegall stated municipal signs are exempt. Ms. Stegall stated she would look into this.

8. Staff Report

Ms. Stegall stated there will be a meeting on June 10 as the Glenbard West Project was continued to this meeting. She stated there are three projects that should come before the

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Commissioners soon: 344 Pennsylvania Avenue; 369 Roosevelt Road; and 2S678 Park Boulevard.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Thompson to adjourn the meeting at 10:02 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

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