



Perry Janke, President of New Leaf Development, stated he presented two different schemes to the Plan Commission at the pre-application meeting, and the scheme he is presenting is the one the Plan Commission recommended. Mr. Janke showed a rendering of the proposed building as well as four different sample boards for the four different facades. He stated he is proposing to use siding, stone and masonry in two different colors which is in keeping with what is currently being used in the Village. He stated he is proposing using copper for the entrances and featured elements as the copper will turn darker brown over time. He stated there is a topography change from the north to the south end of the property. He stated each unit will be three bedrooms with two-car garages.

Commissioner Wussow stated the bay windows seem to be rectangular boxes protruding from the building without adding aesthetics. Mr. Janke stated each façade modulates in and out so the bay windows are there to add interest, variety and articulation to each façade. Commissioner Wussow stated some of the windows seem small to which Mr. Janke stated there are some narrow windows in the proposal as these windows are by interior staircases.

Commissioner Burket asked about the copper gable over the one façade to which Mr. Janke stated this gable will extend over the windows and help to keep water out.

Commissioner Albrecht stated she likes the brick on the chimneys. Commissioner Albrecht asked about the siding type to which Mr. Janke stated it will be a smooth siding, and he will definitely not use vinyl.

Chairman Burdett asked about the roof shingles to which Mr. Janke stated the shingles would be a dark-brown architectural-grade shingle for a mansard type of roof.

Commissioner Wussow asked if the siding color could be lightened up to which Mr. Janke stated he likes the color of the proposed siding, but would reconsider the color if needed.

Commissioner Dickie asked about the entrance doors to which Mr. Janke stated the doors will be painted fiberglass. Chairman Burdett stated the doors seem plain and would like to see the doors dressed up some. Mr. Janke stated there will be light fixtures over the doors, under the small roofs over the doors. Commissioner Burket asked if doors with a window would be a security risk to which Mr. Janke stated he has heard this feedback about front doors.

Chairman Burdett asked about sidelight windows by the front doors to which Mr. Janke stated he does not want to do this as he would need to extend the copper roofs above the doors then as well.

Commissioner Wussow asked if the rectangular box around the siding-façade upper windows could go all the way up to the roof to which Mr. Janke stated he could do this if needed.

Mr. Janke stated there will be a rain garden on the property to help with the water run-off.

Ms. Saliamonas stated she showed the rendering to several neighbors, and they found the exterior front elevation to be unattractive and dark. Ms. Saliamonas stated they are also concerned about the density of the building and the narrow windows.

Commissioner Burket stated he is fine with the building design and materials; however, he is concerned about the façade with the stone and suggested that there should be another window be added to the third floor. He stated he would like to see the doorway lightened up.

Commissioner Wussow stated she does like some things in the proposed plan such as the landscape plan, the masonry and stone and the copper usage. She stated the front doors would be improved with windows. She stated she dislikes the dark siding as it will stand out as too much of a contrast. She stated she dislikes that so many windows are so small and thinks this is detrimental to the look of the building. She stated she would like to see the entryways more prominent. She stated the rendering was very far off from the actual sample material colors.

Commissioner Dickie stated he would like to see windows in the front doors for safety and interior-lighting purposes. He stated he would like to see the scuppers revisited as they should be smaller. He stated the sample material board colors helped as the rendering's colors were not good.

Chairman Burdett stated the material boards were great, and he likes the stone chimneys. He stated the proposed building design is within the Appearance Guidelines. He stated he would like to see some elaboration on the doors. He stated he agrees that the façade with the stone should have a window added on the third floor.

Commissioner Wussow made a motion to recommend exterior appearance approval of the project as presented with the following modifications:

1. On the façade with the siding, that the rectangular bay-window unit extend all the way up to the roof above the bay window.
2. That windows be added to all four entry doors.
3. On the façade with the stone, that a third-floor window will be added.
4. That if the petitioner wishes to use another material than copper, that may be substituted provided that a sample of the new proposed material is reviewed and approved by the Architectural Review Commission.
- 5.

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

#### **4. Chairman's Report**

None

#### **5. Trustee's Report**

Trustee Kenwood stated that the Village Board did approve the Glenbard West High School addition and did approve all six variations for this addition.

## **6. Staff Report**

Ms. Stegall stated there will be a meeting on July 8 and that an assisted living facility at 2S678 Park Boulevard will be discussed. She stated there is also a retail building project on Roosevelt Road that should come before the Commissioners soon.

## **7. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Wussow to adjourn the meeting at 8:24 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner