



in the process. He stated that on a survey, the Village's residents reinforced that the boathouse and park needed attention, and these were on the Master Plan as well.

Tony Holland, architect of FARR and Associates in Chicago, Illinois, stated that the Park District had asked them to take care of the boathouse and Lake Ellyn Park which are gems for the Park District. Mr. Holland showed an overview picture of the current boathouse location and surrounding areas and stated the weatherization of the building is extremely important. He stated the proposed renovations to the boathouse would restore it to its original style and update the interior facilities. He stated the current utility room on the west side of the building is proposed to be removed to expose the original façade including the original chimney, and the current attached dumpster enclosure would also be removed and relocated. He stated the exterior cladding and trim of the boathouse would be repaired and repainted to match the existing style. He stated the doors and windows would be replaced with more energy-efficient, yet historically-accurate replacements.

Mr. Holland stated that the existing deck railings are proposed to be replaced with a stainless cable railing system, with steel posts and a wooden hand rail. He stated a trellis is proposed west of the boathouse adjacent to the existing parking spaces, and this trellis would have photovoltaic panels on its canopy.

Mr. Jonathan Lawrence, landscape architect and project manager with the Conservation Design Forum in Elmhurst, Illinois, stated a flood wall encircling the boathouse is also proposed. He stated this wall will help to protect the boathouse from a flood event. He stated the wall would be of Lannon stone veneer, and there will be openings located in intervals along the wall that aluminum panels could be placed in to prevent flooding.

Mr. Holland stated a new trash enclosure is proposed west of the boathouse adjacent to the existing parking spaces. He stated the enclosure would have wood rails and vertical posts. He stated the enclosure would be within the existing parking lot. Mr. Lawrence stated this enclosure would take away a parking space, but this lost space would be made up on the south side. Commissioner Albrecht asked about landscaping around this enclosure to which Mr. Lawrence stated they are proposing lower shrubs in front and vine landscaping to grow on the sides. Mr. Lawrence stated they do not want to do more than that as the landscape should be as natural as possible due to the park.

Commissioner Loftus asked if the Park District would be seeking landmarking of the boathouse when the renovations are completed to which Mr. Holland stated this important piece was identified as a priority and was thought about often during the planning process.

Commissioner Albrecht asked about the schedule for the renovation to which Mr. Lawrence stated they would like to break ground in mid-September and then hopefully be done by June 2016 so this renovation would not adversely impact any Fourth of July activities.

Commissioner Wussow asked about the parking configuration. Mr. Lawrence explained the parking and stated there would be an A.D.A space as well. Commissioner Wussow expressed

concern about only one A.D.A. space and asked how many A.D.A. spaces are needed to which Ms. Stegall stated only one A.D.A. space is required for a parking lot of this small size.

Commissioner Loftus asked about the sample materials to which Mr. Lawrence stated the Lannon stone for the flood wall is a blend of five different types of stone and will match the existing chimney.

Commissioner Albrecht asked how much the boathouse is impacted by flood events. Mr. Lawrence stated the boathouse can be affected, and water can get very close to the building. Mr. Harris stated the Park District has used sand bags to barricade the water from getting to the boathouse. Commissioner Albrecht asked how effective the stone wall would be to which Mr. Lawrence stated it will not be 100% due to the panels in the openings, but the wall would be very effective at keeping the water at bay. Chairman Burdett asked where the panels would be kept to which Mr. Lawrence stated these panels would be kept in the trash enclosure. There was a discussion regarding flood events and how they affect the boathouse, the park and Duchon Field.

Commissioner Loftus asked how the proposed changes would possibly affect landmarking the boathouse. Mr. Holland stated the primary architect has been sensitive to this possibility and the proposed changes should not affect this. Mr. Holland stated the utility room was an addition and not original to the boathouse.

Commissioner Loftus asked about the weight capacity of the cable railings to which Mr. Lawrence stated they fully expect the cables will handle anyone climbing on them. Mr. Holland stated they are minimizing the space between the cables which helps with strengthening the cables.

Commissioner Dieter entered the meeting at 7:50 p.m.

There was a discussion about the proposed windows. Commissioner Albrecht stated it is important for the Commissioners to see what kind of windows are going to be used. Commissioner Wussow stated it is hard for the Commissioners to review a project when they do not fully know what components are being used.

Commissioner Albrecht asked if the trellis would be open to which Mr. Lawrence stated it would be open with nothing on it. Commissioner Loftus asked about abuse to the photo panels on the trellis to which Mr. Lawrence stated these panels would be about nine feet off the ground so the panels are made to withstand some hail damage. Commissioner Wussow asked what the photo panels would be used for to which Mr. Lawrence stated the panels would be connected back to the boathouse's electrical system.

Commissioner Loftus asked about the height of the proposed flood wall to which Mr. Lawrence stated the wall would be about 36 inches in height, and the cable railings would be about 42 inches in height.

Commissioner Loftus stated he thinks this is a good job of restoration and rehabilitation with modern touches. He stated he likes the proposed plan and agrees with moving the trash enclosure. He stated he likes the maintenance of the natural landscaping and not damaging the surrounding area with this renovation.

Commissioner Wussow stated this is a high-quality proposal, and it is a good combination of restoring the building to its historic nature as well as adding modern features which will improve the site. She stated she likes the addition of the flood wall and enclosed garden area. She stated she likes that the cable railings will increase the visibility of the boathouse from across Lake Ellyn.

Commissioner Burket stated he thinks this is an admirable approach and likes the new deck proposal.

Commissioner Albrecht stated this is a great proposal that lots of thought was put into it. She stated she likes the combination of historic and modern. She stated the flood wall is good, and she likes the cable railings. She stated she is still struggling with not seeing any examples for the windows.

Commissioner Dieter stated the Village appreciates the consistency within the historic content of the boathouse. He stated this is a great modernization without detracting from the historic content.

Chairman Burdett stated he is in favor of this proposal and likes the preservation and restoration of the character of the iconic building. He stated he likes the cable railings, the trellis and the flood wall. He stated he would prefer true-divided light windows with thermal panes.

Commissioner Wussow made a motion to recommend approval of the proposed plan for exterior appearance as presented with the condition that the cable railing system be reviewed upon permit application and again upon inspection for appropriate spacing. The motion was seconded by Commissioner Burket and carried unanimously by a vote of 6-0.

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

None

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

None

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

Ms. Stegall stated that the Village Board did approve the project at 369 Roosevelt Road with the signage approved a bit differently than what the Commissioners recommended. She stated the petitioner presented an updated sign package to the Village Board, and this sign package was approved. She stated there are two projects that will come before the ARC soon.

Commissioner Albrecht asked if the Village ever reviews things that were reviewed in the past as she is concerned about the amount of signs on the Oberweis building.

### **8. 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 8:39 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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