

MINUTES

BOARD/COMMISSION:	Architectural Review	DATE:	11/10/15
MEETING:	Special	CALLED TO ORDER:	7:05 p.m.
QUORUM:	Yes	ADJOURNED:	9:10 p.m.
MEMBER ATTENDANCE:	PRESENT: Chairman Burdett, Commissioners Albrecht, Burket, Klimala, Loftus, Thompson, Wussow		

ABSENT: Commissioners Dickie, Dieter

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Kenwood, Economic Development Coordinator Meredith Hannah, Recording Secretary Solomon

1. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) special meeting to order at 7:05 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Public Comment (non-agenda items)

None

3. Approval of October 28, 2015 Minutes

Commissioner Thompson moved to approve the October 28, 2015 minutes. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 7-0.

4. Crescent Boulevard/Springbank Redevelopment – Pre-application Meeting

Village Planner Stegall presented background on this project and stated that the petitioner, Springbank Real Estate Group, is here for a pre-application meeting regarding the potential redevelopment of the former McChesney and Miller property at 460 Crescent Boulevard, the Lord's Auto Clinic property at 453 Pennsylvania Avenue and the Village's Crescent/Glenwood parking lot with a new transit-oriented mixed-use residential and commercial development.

Ms. Stegall stated that the size and scope of this project are very different than the normal project that would come before the Commissioners as this could be a signature project for the downtown and Springbank. She stated this project would extend the downtown west to Prospect Avenue. She stated the staff feels the rhythm and proportion of this proposed project feel very right and authentic, and the architecture, landscape and streetscape come together in a holistic way to create a unique experience. Ms. Stegall explained the process for this project as tonight will be the first of three concept meetings, and the petitioner will meet with the Plan Commission on

November 12, 2015 for a pre-application meeting as well. She stated there will be plenty of opportunities for the residents to comment at upcoming public meetings as well.

David Trandel, President of Springbank Real Estate Group located in Chicago, Illinois, stated they are excited about this project and want to create a lifestyle and sense of place and gathering. He stated his team focuses on transit-oriented developments and are currently working on a project in Arlington Heights and will start construction on a project in downtown Winnetka in April 2016.

Jeffrey Funke, Chief Design Officer of Springbank Real Estate Group, showed renderings of other Springbank projects that are underway or coming soon and stated their goal is to create a place to enjoy with great architecture and communal spaces, but also a place for pedestrians to connect as well. He showed images of dynamics they would want to create with this project and stated the architecture should create moments in time. He stated this project would create a great vista down Crescent Boulevard and a space that is definitely a part of the downtown.

Mr. Funke stated the proposed project would be a mixed-use transit oriented development with around 76,000 square feet of retail space as well as 245-upper floor apartments and a two-level below-grade parking garage. He stated larger tenants would be in to the north with the smaller tenants to the south with a type of arcade between the two. He showed renderings for the design concepts for the site and stated they would use an English Gothic architecture. He stated there would be a long façade on Crescent with higher buildings on the corners that would then taper down in the middle. Mr. Funke then further discussed the plans for this project and the use of the “Golden Rule.”

Ryan Kettelkamp, Lead Designer and Landscape Architect with Kettelkamp & Kettelkamp in Evanston, Illinois, stated they looked at historic patterns and precedents to see what could possibly work for this space. He stated there will be a green space for the residents behind the building, and they are flexible with the landscaping. He stated they are proposing a round-about to create a destination with multiple types of paving and use of the Village’s Streetscape Plan.

Chairman Burdett stated this looks like an exciting plan, but is not sure that English Gothic is a precedent architecture in the Village as of now. Mr. Funke stated they would play on the materials and use the idea of the arcade with stone and stucco. Mr. Funke stated they would use a style that currently emulates other architecture already used in the Village.

Commissioner Wussow asked where the loggias would be located to which Mr. Funke showed these areas on the site plan and stated the loggias would be at Prospect and Crescent, at the plaza and on the east end of the development. Commissioner Wussow asked about the height of the arches to which Mr. Funke stated the arches would be about 12 to 14 feet in height. Commissioner Wussow stated they need to ensure the pedestrians and loggias are to scale in future drawings.

Commissioner Wussow stated the Golden Rule makes sense in this project as it helps the rhythm and mathematical flow.

Commissioner Thompson stated she likes the landscape plan, and the plan is contingent on the petitioner using high-quality materials. She stated she likes the thought of the moveable trees and the bollards. She stated there are amenities such as charging stations in the current Crescent/Glenwood parking lot that should be used in this development as well. She stated she likes the idea of English Gothic and whatever is used as the focal point in the round-about needs to be special.

Commissioner Albrecht commended the petitioner on a fantastic presentation that contained a lot of creativity. She stated she likes the focus on the scope of this project as it is a little different, but includes pieces already used in the Village. She stated she likes the classical architecture style and would like to see the use of good materials and landscaping. She stated she likes that the large space will have parking as well.

Commissioner Burket stated he likes the thought of leaving the street open. He asked what would be contained in the tower element to which Mr. Funke stated this would be a part of the below apartment. Mr. Funke stated the tower will be an architectural motif to draw people to the development. Chairman Burdett asked if there was any other structure in the Village that is as tall as the proposed tower to which Ms. Stegall stated she was not aware of one. Mr. Funke stated the height of the tower is due to the proportions of the other buildings in the development.

Commissioner Wussow asked about water retention as the site is in a low point in the Village. Mr. Funke stated they will use permeable pavers and other materials, but they are also working with the Village's Public Works and Civil Engineer on this. Mr. Funke stated they are working on quantifying the water retention issue now. Ms. Stegall stated they will be meeting with the Village's stormwater engineer as well.

Commissioner Loftus asked about the pedestrian path space. Mr. Funke stated the path is about 22 feet wide where there would be outdoor tables, and the buildings are setback in other areas as well so there is plenty of space for pedestrians to get through.

Commissioner Loftus stated he does not like seeing five stories on the north side of the project and wondered if the five stories could be on the railroad-track side to provide some isolation and protection. Mr. Funke stated this could be considered. Commissioner Wussow agreed and stated the taller buildings should not be at Pennsylvania and Prospect, but by the railroad tracks.

Commissioner Loftus stated the long façade on Crescent seems very repetitive and asked if they could do different widths on the buildings instead. Commissioner Wussow stated she likes the variety in the architectural details of the buildings on the Crescent side.

Commissioner Albrecht stated she thinks the streetscape will be helpful and likes the ends of the buildings clipped.

Commissioner Wussow stated she liked the petitioner's variety of apartment sizes.

Lee Marks, Chairman of the Historic Preservation Commission (HPC) who resides at 475 Hawthorne Boulevard, stated he is encouraged by some of the things he saw in the presentation.

He stated the HPC would like to see copies of the plans so they can review and comment on the proposed plans.

Laura Young-Samuels, business owner of 500 Crescent Boulevard and 501 and 503 Pennsylvania Avenue, stated the petitioner needs to use quality materials for this project and asked what material will be used of the roofs. Mr. Funke stated they have not selected this actual material yet, but the idea is to have the roofs look like beautiful dormers. Mr. Funke stated the roof-top mechanicals will be screened.

Ms. Young-Samuels stated she did not think the clock tower fits with the Village's personality. She asked who would be responsible for the lights and planters that are proposed for the buildings as this is an issue for the current business owners now, and maintenance is a major nuisance.

Dara Grennan, who resides at 318 Marion Avenue, stated the clock tower seems bizarre in this development as a clock tower is usually reserved for a government building or such. She stated the elevation of the proposed clock tower is too much.

Chairman Burdett asked about the possible retail mix. Kevin Boyd, Retail Expert with SRS Real Estate Partners in Chicago, Illinois, stated they have looked around the Village to see what kinds of retailers are already here. He stated they do have interest already from some restaurants and retailers as there has been a pent-up demand for retailers around Chicagoland. He stated once they get a couple of key retailers for the development, many more will want to join as well.

Commissioner Wussow stated it would be good to see drawings to scale in order to compare the height of the tower to other buildings in the Village. Commissioner Loftus stated there is a reference to the heights being recalculated in the Staff Report and wanted to ensure there would be concrete plans. Ms. Stegall stated the height measurements are taken from ground level, and the code allows 60 feet in height from the average grade. She stated since the development is off Main Street and at a low point in the downtown, it may be appropriate for the building heights to be higher.

Chairman Burdett gave the following suggestions and summary from the Commissioners' thoughts:

1. The building design with the tower is good;
2. Like the use of attic story to reduce the height of the buildings;
3. Signs for the retailers should hang over the sidewalks, and the signs need to be appropriate to the development;
4. Use quality materials and show samples of the materials being used. Refer to the Appearance Review Guidelines for approved materials;
5. Like use of English Gothic architecture, bollards, moveable trees and uniformity throughout development;
6. Streetscape ideas are good;
7. Like that Crescent Boulevard will still be open;
8. Maintain existing amenities from the current Crescent/Glenwood parking lot;

9. Realistic renderings drawn to scale and scale drawings of tower compared to other buildings in the Village;
10. More details around the lighting and landscaping;
11. May want to seek feedback and suggestions from HPC Chairman Lee Marks.

5. Chairman's Report

None

6. Trustee's Report

None

7. Staff Report

Ms. Stegall wished the Commissioners a Happy Thanksgiving. She stated there would be a meeting on December 9th regarding a pre-application meeting for the 350 Duane Street redevelopment.

Commissioner Thompson asked about the Streetscape Plan for 2017 and stated she wants to see quality materials used for this. Ms. Stegall stated they have had discussions on what pieces of the Streetscape Plan could possibly be done in 2017 as Public Works did a proposal on what streets need to be redone around the Village.

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Albrecht to adjourn the meeting at 9:10 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner