

Ms. Stegall stated the proposed building will be done with masonry construction with two different colors of brick. She stated the one suggestion staff had concerned the landscape setback for the parking lot.

Chairman Burdett asked if there is a sidewalk on Duane Street in front of this property to which Ms. Stegall stated there is currently a sidewalk that will remain.

Jeremy Wetmore, Partner with WP Properties, LLC, located in Chicago, Illinois, stated WP Properties owns and operates many stand-alone buildings in and around Chicago. He stated they also have a real-estate business as well. He stated they would own and operate this apartment building. He stated they want to ensure this proposed apartment building will fit the needs of the community with easy access to the train and shopping. He stated the building will have unique character and be architecturally beautiful.

Chairman Burdett asked if the rendering or the elevation pictures were more accurate as he prefers the rendering. Mr. Wetmore stated they had done some updating, and the rendering is the end goal for the building.

Ron Creswell, with Ronald Creswell Architecture in Wheaton, Illinois, stated the building will be all brick with a dark-grey masonry banding separating the two colors of brick.

Commissioner Wussow asked if the indoor parking would be one-way. Mr. Creswell stated there would be two-way traffic for the indoor and outdoor parking. Commissioner Loftus asked if there would be enough parking spots per code to which Mr. Wetmore stated they are short six parking spaces with this current design.

Chairman Burdett stated they do need to keep the sidewalks. Mr. Wetmore stated they will keep the sidewalks; however, the sidewalks were accidentally not put on the rendering.

Commissioner Wussow asked how much one-bedroom apartments are in demand. Mr. Wetmore stated they have done extensive research on this, and one-bedroom apartments are more sought after at the moment.

Chairman Burdett asked if the balconies were just ornamental and not meant for use. Mr. Wetmore stated they will be ornamental only as the balconies are not deep enough. Mr. Creswell stated these will be French balconies.

Chairman Burdett asked if there will be attic space as there are dormers shown on the rendering to which Mr. Creswell stated the dormers are just added as decoration. Mr. Creswell stated they will use Hardie board on the sides of the dormers and the top of the ridge line.

Commissioner Loftus asked about HVAC units to which Mr. Wetmore stated the building will not have a flat roof so the heating and air conditioning will be in a single module on the side of the building. Mr. Wetmore stated there would be no mechanicals on the roof. Ms. Stegall stated they have spoken about possible solar panels on the roof.

Mr. Creswell stated they will treat the Duane Street elevation and the Prairie Path/railroad track elevations differently as they feel the Prairie Path side is more the front of the building.

Chairman Burdett asked about light fixtures to which Mr. Creswell stated the fixtures will be on the final renderings.

Commissioner Loftus asked about the windows to which Mr. Wetmore stated they will use vinyl-clad Andersen windows. Commissioner Loftus asked about the height of the building. Mr. Creswell stated their only concern may be around the two towers on each end of the building. Ms. Stegall stated the building is estimated at 51 ½ feet, and zoning allows up to 65 feet in height due to bonuses.

Commissioner Wussow asked about the landscaping to which Mr. Creswell stated they will have a full landscaping plan with the formal application.

Commissioner Thompson stated this design is a great start, and she likes the emphasis on quality. She stated she would like to see more landscaping in the front. She stated they may need to think about storage areas too. She stated for the site plan context, it would be good to see the sidewalks, Prairie Path as well as other features.

Commissioner Dickie stated he thinks this is a handsome building, and it will be a good addition to the Village. He stated he would want to see more detail and a landscape plan in the final application.

Commissioner Wussow stated she thinks this plan is an excellent start and likes the use of quality materials. She stated she wants to ensure that the building looks attractive for the residents who live across the street on Duane.

Commissioner Loftus stated the design is nice. He stated they are proposing a monochromatic color scheme, but it seems to work. He stated he would want the building to stay at a lower height.

Chairman Burdett stated the design is attractive, and he likes the use of masonry. He stated the Duane Street side will be important. He stated he would like to see more green space in the front as well as a slate-like roof. He stated he does want to see a landscape plan with plants from the Village's recommended list. He stated the petitioner should have sample materials at the next meeting.

5. 530 Pennsylvania Avenue, Stam's Chocolaterie – Exterior Appearance

Ms. Stegall presented background on the project and stated petitioner Elizabeth Mager, owner of the commercial property located on 530 Pennsylvania Avenue, is seeking exterior appearance approval associated with proposed modifications to the exterior of the existing building to bring Chocolaterie Stam to the Village. She stated the subject property is located on the north side of Pennsylvania Avenue, between Main Street and Forest Avenue, in the C5B Central Business District – Central Service Sub-district. She stated the building is not included in the North

Historic District; however, it is across the street from the North Historic District. She stated Ms. Mager has been looking for a suitable site in the Village for about two years.

Ms. Stegall stated the vacant portion of the building will be divided between Chocolaterie Stam, (which is referred to as Tenant A in the plans) and another potential tenant (Tenant B in the plans). She stated the current tenants on the east side of the building will remain tenants, and their portion of the building will not be altered at this time. She stated there is a tree element proposed for the front elevation which is defined as a sign in the Sign Code so the Commissioners will have a pre-application discussion regarding the sign; however, the sign will be talked about at an official public hearing in January.

Chris Lauriat, Director of Architecture with Intersect Studio in Wheaton, Illinois, stated they are trying to preserve the terra cotta glazed masonry on the façade and red granite at the base of the building. He stated they are proposing to pull the storefront back about five feet in order to add café-style outdoor seating. He stated the tree element will be made of copper, and the canopy will be metal and glass.

Commissioner Wussow asked if the branches of the tree would be touching the terra cotta. Mr. Lauriat stated the branches would be attached to the terra cotta intermittently. Commissioner Loftus asked if they would need to repair the terra cotta as the current awning is removed. Mr. Lauriat stated they would patch and repair the terra cotta as needed.

Chairman Burdett asked if the other Stam locations have tree elements to which Ms. Mager stated the other stores have awnings. Mr. Lauriat stated the tree was his design and part of the Art-Nouveau feel that they wanted for the building. Commissioner Wussow asked if there was Art Nouveau used anywhere else in the Village to which Mr. Lauriat stated he could not think of any. There was a discussion regarding the tree element and the use of Art-Nouveau architecture on this building.

Ms. Stegall stated the staff was curious about the design element of the tree and canopy as they seem very unique and fun. She stated the staff feels the tree element can be used as the store is not on Main Street.

Commissioner Wussow stated an element such as the tree design usually serves a single purpose. She stated she does not see the tree saying Stam's, but as a natural element instead. She stated the tree does not look like a sign or branding, but an architectural element so the tree should not be objectionable. She stated the glass canopy she is a bit unsure of due to the style of the canopy.

Commissioner Loftus stated he likes the style of the glass canopy; however, he is concerned about possible maintenance issues such as oxidation. He stated the canopy would then not look as attractive as it was originally and is concerned about the long-term perspective of how this canopy would look.

Commissioner Thompson stated she likes the tree and canopy.

Commissioner Dickie stated the canopy is terrific; however, he feels he does not see the logo in the tree element.

Commissioner Wussow stated she thinks the design is great.

Commissioner Loftus stated he like the outdoor seating. He stated he is still concerned about the canopy, but is willing to take a chance on the design.

Chairman Burdett stated he is in favor of approving this. He stated he thinks the tree works on this building.

Commissioner Wussow made a motion to recommend approval of the proposed plan for exterior appearance as presented. The motion was seconded by Commissioner Loftus and carried unanimously by a vote of 5-0.

6. Chairman's Report

Chairman Burdett thanked Recording Secretary Debbie Solomon for her service to the Commission. He stated she has resigned, and this is her last meeting.

7. Trustee's Report

None

8. Staff Report

Ms. Stegall stated the new Police Department building will come before the Commissioners soon.

9. 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 8:44 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner