

# MINUTES

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BOARD / COMMISSION: Architectural Review      DATE: February 24, 2016  
MEETING: Regular      CALLED TO ORDER: 7:00 PM  
QUORUM: Yes      ADJOURNED: 10:11 PM

MEMBER ATTENDANCE:      PRESENT: Acting Chairperson Loftus,  
Commissioners Albrecht, Burket, Dickie, Dieter,  
Klimala, and Wussow

ABSENT: Commissioners Burdett, Thompson

ALSO PRESENT:      Trustee Ladesic, Village Planner Stegall, Temporary  
Recording Secretary Blake

AUDIENCE:      Lee Marks, Historic Preservation Commission  
member, Non others than for Petitioner

## I. CALL TO ORDER:

Acting Chairperson Loftus called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:00 PM in the Civic Center at 535 Duane Street; Glen Ellyn, Illinois. Roll call was taken, and a quorum was present.

## II. PUBLIC COMMENT (NON-AGENDA ITEMS)

NONE

## III. APPROVAL OF FEBRUARY 10, 2016 MEETING MINUTES

Commissioner Burket moved to approve the February 10, 2016 meeting minutes. The motion was seconded by Commissioner Klimala and carried unanimously by a vote of 7-0.

## IV. POLICE STATION – 65 S. PARK BOULEVARD

Planner Michele Stegall presented an overview of the police station project. The Village commissioned a space needs study and concluded that more space is needed for the Police Department. Several options were considered, including adding on to the Civic Center. The decision was made to construct a new police station on Village-owned property at Panfish Park. The intent is to break in ground spring of 2016.

Building design, materials, landscaping and lighting are all within the purview of this Commission. There was a recent community meeting on the project, and there will be a pre-application conference with the Plan Commission. The project budget is very tight. At this point, if something is added to the budget, something else may have to be eliminated. The Board of Trustees will ultimately determine the spending priorities and such decisions will be taken into account in the formal application.

Planner Stegall made note of several items in the staff report. There are three prominent sides to the building. Typically there is a focus on the front elevation seen by the public. This building will be visible to Park Boulevard traffic and the homeowners across the street. The rear faces Panfish Park and the entrance is on the south side elevation. There is a fence around the staff parking area. Samples of some of the exterior building materials being considered will be presented by the project architect.

Police Chief Norton said that work to address the problems with the current police facility have been ongoing since the early 2000's. The initial estimate of the size of an adequate facility was 44,000 sf. It is now planned for 29,000 sf. At this point, anything to be added to the planned facility needs to be matched with something that is taken away. He is very excited about the prospect of easing the current problems such as evidence storage and prisoner security, which will make the Department generally more efficient.

Jonathan Talman of Dewberry Architects presented aspects of the building and site. He noted that two-thirds of the site is in a flood plain, requiring that the building be two stories and set as close to Park Boulevard as possible. The south side of the building is the main entrance with 41 parking spaces for visitors to the building and also to the park. The detention area is on the north side of the building, and will include space for processing evidence. On the east side there will be 65 secure parking spaces for department personnel protected by a 6 foot dark wire mesh fence that fades into the background. The cost of the fence is mid-range, and will be a bid alternative. In the Architect's experience, these types of secure fences are generally included in plans for new police stations, and even if eliminated from the initial construction project, they are usually the first element built after the project is complete. The parking lots will be asphalt.

Several aspects of the plan were highlighted based on questions from Commissioners. Some of the park pathways will be redesigned given the amount of earthwork to be done. There is a freestanding 8-foot high free standing wall on the northwest side of the building designed to block the view into the sally port for privacy and security. Although there is some landscaping and a wall where those bonded out will leave the building, there is a point where they will be in clear view. A traffic study indicated that a signal on Park is not warranted. Having the entrance aligned with Wilson will help ease potential traffic issues.

Kevin Graham, landscape architect from Planning Resources said that tree surveys have been done and a tree preservation plan created. Several trees of low quality will be removed, including some ash trees. New trees will be installed in the parkway. There are four areas of focus for the landscape plan: best practices for stormwater management, proper screening of the site, protective views of the sally port and connection with the community. A rock bioswale will be created to capture water from the parking lot, directing the water to the pond. Larger ornamental and shade trees will screen the employee entrance. To create a buffer for the residents on the south, a low, undulating berm will be installed around mature trees layered with a mix of tree sizes and evergreens. Because improvements will be very close to the north property line, the Department is hoping to work with the adjoining property owner to provide an off-site buffer for the sallyport and bond-out areas. There will be extensive screening and ornamental landscaping around the building.

In response to questions, Mr. Graham said that the proposed plantings are close to, or exceed the recommended minimums. Permeable pavers were considered, but are too expensive. There is some piping required for water runoff in addition to the bioswale. The types of trees facing Park and around the entrance were clarified, noting the need for good visibility for cars coming out of the facility. A ground sign is not in the budget at this time. The design team said that the amount of parking is to adequately provide for events in the 40-seat community room, and enhance parking for the park.

Brian Meade of Dewberry Architects discussed the building and its interior. The site and the budget require it to be linear. The public portion on the south side is the tallest, with the north end being a single story. The building is nature-inspired with offset walls and entrances breaking up the linear nature. The exterior recommendations call for four kinds of materials: fiber cement with a wood-like look in various earth tone colors; masonry-type stone, the cost of which is very competitive with brick, or modular brick that blends into the base; metal panel in various colors to provide visual interest in various locations; and glass, some of which will have a pattern treatment for privacy, but none to be tinted. The interior will contain some ground-face concrete blocks, which may also be used on the exterior around the generator and trash enclosure. Several options were presented. When the formal application is made in May, the team will have a stronger sense of what product is the best. At this time, the thought is to show color blends, and it was noted that the fiber cement meets the nature theme and the current budget.

There was discussion led by Commissioner Wussow concerning the style of the building. Although defined as "Prairie Style" elements of it appear vertical. Additionally, the Village guidelines call for a stronger sense of roof. Fascia over a door does not define a roof line but is a slab of material. Mr. Meade said that the building is inspired by Prairie Style, but that police stations are first about function and safety. There are six foot windows on the second floor, and there are windows where possible on the first floor. The team is balancing safety, cost and aesthetics.

Commissioner Dieter observed that the building seems more industrial-modern than nature-themed. The team said that they met with the police department and other Village officials, and settled on a natural-traditional theme recognizing the proximity to Panfish Park, but also a modern-progressive look such as seen at nearby College of DuPage.

Commissioner Loftus asked if the sally port doors would be visible from the west. The port door is 12-14 feet high and there will be an 8-10 foot wall blocking most of the door. When the doors are closed, they are designed to blend into the side of the building.

Commissioner Dickie was pleased with the choice of materials in that they should soften the austere look of the current elevations. He encouraged the design team to further develop the details and definitions of horizontal lines in future elevations.

Commissioner Albrecht was also pleased with the contemporary look of the building and the natural materials that will soften it. Additionally, the landscaping that will help to soften the building was not shown on the elevations presented. Mr. Meade noted that the rendering was preliminary, and updated exhibits will show more defined horizontal lines and more landscaping.

Commissioner Burket said that he liked the building and the materials. However, he expressed concern about such a building in a residential area, next to homes built in the 1940s and 1950s, and agreed that it should be softened. He questioned how contemporary the building and materials will be viewed in 20 years. Mr. Meade said that masonry and wood and the color tones are timeless. One needs to look at what the area immediately south of Park Boulevard will look like in 20 years. Context is always changing. This building is of a better scale than elsewhere off Roosevelt. It would relate better to what is across Roosevelt if it were a single story, but the site constraints will not permit it.

#### PUBLIC COMMENTS

Ken Clauss of 350 Ridgeway asked about the cost per square foot of the building. The design team said the cost of the entire project is known, but not just the building at this point. Trustee Ladesic asked that the cost of the building itself be determined for future reference.

Cindy Christensen of 700 Marston thought there might be a better location for the project given that it seems to be forced into this site. Also, the taller portion would be better suited to the commercial side of the site. Mr. Meade said that the team considered flipping it, but since the public parking is shared with the park parking, the public access needs to be on the south side. The placement of handicapped parking locations has not been finalized. Signage will be on the building, but the team agreed that placement of directional signage will be important. She expressed concern about the amount of light that will affect nearby residents, particularly interior lights in the public area atrium, as the building will be open 24 hours, 7 days a week.

#### COMMISSIONERS' COMMENTS

Commissioner Klimala expressed concern that there will be sight line problems when traveling south from Roosevelt because of the medical building, and urged focus on ingress and egress. He generally liked the building style, and believes that is an overall good plan.

Commissioner Dickie said that the material samples filled in a lot of blanks. He encouraged the team to take note of comments on roof lines as they proceed with design development.

Commissioner Wussow liked the color palette, but is apprehensive about smooth panels. She appreciated that the windows will be set back and framed in a darker material. She reiterated her concern about the roof lines and the conflict between the horizontal and vertical building elements, and looks forward to renderings showing materials and landscaping.

Commissioner Dieter expressed concern that the design team is working with significant budgetary constraints and having to make too many compromises. This will be a building for 50 years and needs to be compatible with the Village and not have corners cut. The style is somewhat incompatible with this section of the Village, but it can be made into a beautiful structure. There is a responsibility to the police department to do the building right the first time and give them what they need.

Commissioner Albrecht said it is a strong building, and that the floor plan looks functional with public spaces incorporated into it. However, there is a real opportunity to take natural elements and put them back into the exterior. The metal and stone components are in the right direction and some of the textures provide additional opportunities.

Commissioner Burket expressed concern that some important things have been cut from the project because of the budget. A security fence should not be an afterthought. He loved the building and materials but felt that perhaps additional funding needs to be found for the project.

Acting Chairman Loftus said although this building would not fit in downtown, the location allows for flexibility on style. The east and north elevations showing vertical lines running to the top of the roof need to be broken up. He likes the idea, noting it is more modern than what is generally seen by the Commission. He will reserve judgment until the final materials are chosen. He expressed concern about light bleeding off the property into the nearby residential areas. He felt that, overall, the project is headed in the right direction.

**V. 825 N. MAIN STREET**

Planner Michele Stegall presented the background of the project, now in pre-application stage. The Village Board approved a contract for the sale of the property earlier in the week. The plan is to redevelop the former Marathon station site with a new 4,200 square foot convenience store and gas station with 6 pumps. There will be a 39 foot buffer between the easterly residences. The building currently is typical commercial with a residential-style asphalt roof. It is likely the petitioner will ask for sign variations to erect four signs rather than the permitted

three signs. The proposal for the canopy over the pumps may include an illuminated red band, which is not permitted by code. There may also be a need for variations for window signage.

Architect Frank Ross spoke on behalf of the owners and the design team. Their plans are currently very preliminary as the property has just been acquired. He drew differences between this plan and a recently completed gas station project in West Chicago. The exterior is designed to be 12" x 8" standard brick, with a trim band at the top. The windows will be glass and aluminum. All materials are impact resistant.

Commissioner Burket noted that this location is the entrance to the Village. He is not against having a gas station on the site, but the plans need to be compatible with the area. The rendering presented does not show an elevation appropriate for that location.

Acting Chair Loftus asked about positioning the pumps behind the building, thus celebrating the building and not the pumps. Ronald Ambrose of the design team said that access and circulation of traffic are the key elements of the site's design, including accessibility by tanker trucks. Planner Stegall mentioned that the development must be mindful of the residents to the south.

Commissioner Wussow said the building should fit the historical nature of the area, and urged the design team to do something with the canopy and signage. Mr. Ambrose discussed the difficulty of modifying the signage and canopy within the strict rules of Shell. Trustee Ladesic asked staff to share with the design team the wayfinding signage as an example for the monument sign design.

Commissioner Klimala urged the design team to look at the design of the Shell station at York and Ogden in Hinsdale, a similar type of corner and entry site. The building seems to disappear from street view.

Commissioner Dickie urged the design team to look at Stacy's Tavern for examples of brick color and style context. He was sympathetic about the canopy and noted that it is not horrible.

Commissioner Dieter said that this is a unique opportunity to enhance the entrance to Glen Ellyn.

#### PUBLIC COMMENTS

Lee Marks from the Glen Ellyn Historic Preservation Commission stated that he is very concerned about the site being the entrance to the Village and next to Stacy's Tavern, the most important historic site in the Village. He mentioned the Walgreen's building doing a reasonable job of picking up on the elements of the Tavern building. He presented examples of other gas stations in the Midwest and expressed hope that the design team will work with them on architectural design.

Ken Clauss of 350 Ridgeway expressed hope that if the new owners truly appreciate the community, they will get in tune with the area. The area does not need a convenience store lacking personality.

#### COMMISSIONER COMMENTS

Acting Chairman Loftus said he is looking forward to working with the petitioners. He and his colleagues want to make the design fit into the Village while maintaining corporate identity. Everyone at the Village wants it to be successful.

#### **VI. CHAIRMAN'S REPORT**

None

#### **VII. TRUSTEE'S REPORT**

Trustee Ladesic said that several developments are coming on board in the Village. It appears that the McChesney site redevelopment will start before the Opus development. All are looking forward to having more residents in the downtown area. There are also several redevelopment opportunities along Roosevelt Road.

#### **VIII. STAFF REPORT**

Village Planner Stegall said that the Commission will review the proposed new gas station at Roosevelt Road and Briar next to the new Dunkin Donuts at its next meeting.

#### **IX. ADJOURN**

There being no other business, Commissioner Burket moved, seconded by Commissioner Dieter, to adjourn the meeting at 10:11 PM. The motion carried unanimously by a vote of 7-0.

Submitted by Karen Blake, Acting Recording Secretary  
Reviewed by Michele Stegall, Village Planner