

MINUTES

BOARD / COMMISSION: Architectural Review DATE: April 13, 2016

MEETING: Regular CALLED TO ORDER: 7:00 PM

QUORUM: Yes ADJOURNED: 8:07 PM

MEMBER ATTENDANCE: PRESENT: Chairperson Burdett, Commissioners
Burket, Dickie, Loftus, and Wussow

ABSENT: Commissioner Albrecht, Dieter, Klimala
and Thompson,

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

AUDIENCE: None other than petitioner

I. CALL TO ORDER:

Chairperson Burdett 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. PRE-APPLICATION MEETING – TRUE NORTH, 825 N. MAIN STREET

Chairperson Burdett stated that this is the second pre-application conference for the Petitioners, True North, for a convenience store and gas station at the southeast corner of Main Street and St. Charles Road. Planner Stegall said that True North took into account the feedback received at the first pre-application conference on February 24, 2016 and will be making a presentation at this meeting. True North representatives have also met with Historic Preservation Chairman Marks. The site plan has not changed at this point; however, the building has changed.

Ryan Howard presented on behalf of True North. He said that True North chose Glen Ellyn, and this site specifically, for the project as it fits True North, which is a 4 generation family owned business.

The site plan has not changed, but the building design has changed. Specifically, the pillars at the front entrance are now limestone as opposed to an EIFS coating. The limestone can reach all the way to the ground, or have brick at the bottom. The fascia has been changed to a cement board similar to that on the Walgreen's building at the same intersection. He noted that Mr. Marks of the Historic Preservation Commission had mentioned the Walgreen's building as an example. A gable has been placed over the door, and two have been added on one side. A cupola has been added as it fits in with the community. Because of the gable on the front, the signage on the front of the building front has been changed. Brick and natural materials will be used throughout, including a brick screen for the dumpster.

Commissioner Burket noted that the rendering shows the building in isolation from the canopy over the gas pumps. The canopy will dominate the site despite the nice building. He asked if it would be possible to replace or wrap the steel pillars supporting the canopy with brick or limestone. Mr. Howard said it could be considered. Mr. Howard also pointed out that they will be using concrete, which is more expensive but more durable, on the entire site.

Commissioner Wussow asked if the white on the canopy can be changed to match the beige or off-white on the building. Mr. Howard stated that the station will be a Shell gas station, and the look of the canopy is a Shell requirement.

Commissioner Loftus asked about the west side of the building that is entirely brick, and there was discussion concerning the orientation of the building to Main Street and St. Charles Road. Any windows on that side would have to be imitation and the west side will be blocked from view by the dry cleaner building.

Commissioner Wussow complimented the Petitioners for eliminating the EIFS on the building. Mr. Howard said they went with cement board as it has some texture. Commissioner Loftus said that he liked the look of cement board and it would break up the flat surface visually.

Commissioner Wussow expressed appreciation for the undersized company sign on the building. Mr. Howard said it will not be internally lit, but there will be LED down lighting on it from the side, and there will be some depth to the sign.

Commissioners Loftus and Burket both expressed concern about the canopy, which will be the prominent structure with the building hidden from Main Street. At a minimum, the pillars should be sheathed in brick and/or limestone matching that on the building. Mr. Howard said that they have been able to do that at other locations. Mr. Marks, Chairman of the Historic Preservation Commission said that the discussion is on the right track and appreciated the discussion

concerning the brick or limestone canopy pillars. He suggested a bit of a roof added to the canopy. Commissioner Burket noted that the canopy is proprietary to Shell and understands the difficulty in attempting to change it. Mr. Howard said that Shell will not allow any changes to the canopy, but that they can work with the pillars.

A question was asked from the audience concerning the site plan. Mr. Howard said that, because the dry cleaner was unwilling to sell their building, the convenience store would actually be behind it. Commissioner Wussow added that the site does not lend itself to any other arrangement of pumps and building. It is important to have entrances on both Main Street and St. Charles Road. Mr. Howard noted that there are challenging grade changes on the site as well. If the pumps were placed behind the building, the residents would be adversely affected. The back of the building facing them will be more pleasing than gas pumps. Efforts will be made to save as many trees as possible to create an additional barrier on the residents' sides.

Mr. Ron Ambrose spoke on behalf of True North regarding their signage plans. The monument sign will have a brick base and brick columns matching the building. It will show the Shell and True North logos and the current gasoline prices. It will be a total of 6 feet tall, with the sign itself 4 feet tall. There will be landscaping of low shrubs and/or flowers around the sign, but will not block the sign itself.

Mr. Ambrose said that the red band around the canopy will be LED-illuminated facing all sides except toward the store. There will be advertisements changed out at the pumps with the Shell logo on top of the pumps. This is all required by Shell. The site must be "canopy perfect" for Shell.

Mr. Marks commented that his concern is with the canopy and he would like to see something done with it. It is a sensitive, historic site, and that others on that corner have made changes to their standard edifices for that reason.

Mr. Howard said they will have a discussion with Shell about the canopy. There is some latitude with the canopy columns, but they would not be hopeful about anything else.

COMMISSIONERS' COMMENTS

Commissioner Dickie was pleased with how the building is evolving, and he liked the convenience story entry. He is partial to the limestone with the brick on the columns. He would like to see a rendering showing both the canopy and the building at their next meeting. He likes the cupola, and observed that landscaping will be important along with detail around the canopy supports. It will also be important to tie it all to the building.

Commissioner Wussow said that she is in favor of the cupola, in addition to her other comments.

Commissioner Loftus appreciated the Petitioners' willingness to work with the Commission. He echoed the positive comments on the cupola, but had no preference for all stone or brick and limestone on the building columns. He would like to see something other than a white steel pole supporting the canopy, particularly as the canopy will be the dominant view from both Main Street and St. Charles Road. He felt they are on the right path to come up with more attractive solutions.

Commissioner Burket said that the petitioners have come up with a nice compromise and softened up the building. It would be much better to not have to use a true white on the top of the canopy, and rather to match it to the building's cement board. He thanked them for showing interest in building in Glen Ellyn.

Chairperson Burdett said that he liked the overall design, and liked the combination of brick and limestone on the front columns. For the canopy supports, he favors a combination of brick and limestone. It will be important to see a full landscape plan as it is in both a historic area and residential community. He liked the monument sign.

Mr. Howard said that the team will work with the additional comments, and thanked the Commissioners for their time.

IV. TRUSTEE'S REPORT

Trustee Kenwood was asked about the Hill Avenue bridge crossing the DuPage River as it looks like there is some work being done. The plan is to rebuild it, probably starting in May after school is out. There was discussion about the types of sidewalk surfaces that can be used to aid visually impaired pedestrians at street corners. Regarding new street lights in the central business district, there has been discussion concerning dark sky compliant lights versus lighting upward so that tree canopies and building fronts can be lit.

The two downtown redevelopment projects are still in the planning stages. The old McChesney site is moving forward; however, the Opus project is being redesigned because of having to find an alternative parking solution.

VI. CHAIRMAN'S REPORT

None

VII. STAFF REPORT

Village Planner Stegall said that it is not clear whether or not the Commission will meet again in April to consider the pre-application of a new Panera at Roosevelt Glen. If not, this will be Chairperson Burdett's last meeting. All the Commissioners and staff thanked him for his service to the Village.

VIII. ADJOURN

There being no other business, Commissioner Loftus moved, and Commissioner Wussow seconded, to adjourn the meeting at 8:07 PM. The motion carried unanimously by a vote of 5-0.

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

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