

The Petitioner appeared before this Commission for a pre-application meeting on February 24, 2016. The detail of the renderings presented at that meeting was at the pre-application stage. A number of the Commission's comments and recommendations regarding the roofline and exterior materials have been taken into account. The building materials that have been selected which has softened the appearance. The exterior materials conform with Village guidelines in that they are high quality and durable. The design was chosen to complement the park setting.

Deputy Police Chief Acton presented on behalf of the Petitioner. The plans presented are based on design need and budgetary concerns. The process has been design, modify, refine and remove. The Petitioner has made every effort to meet Commissioners' expectations within budget and with a challenging site. Approval is now sought for the exterior appearance of the new police station.

Jonathan Tallman of Dewberry presented the site development plans. He noted that the site is made up of about a dozen lots and several rights-of-way. With a zoning map variance and a minor subdivision, the site will end up as one lot for the police station and one lot for a fire station. One more house will be demolished in June. The police station building has been located close to Park Blvd. and requires a setback variance because of floodplain issues. Only one small corner of the parking lot will be within a floodplain. There will be 37 parking spaces for police station visitors and Panfish Park. A security fence around the staff parking is first on the wait list, and will be an alternative bid item. The north entrance is aligned with Pershing as much as possible, and the south entrance will be aligned with Wilson Avenue. There will be additional plantings on the north to screen arrestees from public view. There will be views from the community room out onto the park.

Brian Meade of Dewberry reviewed the landscape plan. All of the landscape details meet Village requirements. More evergreens and other plantings have been added to the south border since the pre-approval meeting. The view from the community room toward the pond will now have more ornamental grasses than lawn. The entry will have two different masonry products with grasses, instead of lawn. The bay on the west side will be reinforced as an architectural element by a landscape bed. The designers are working with staff on a low Village monument sign along Park.

Previous comments from Commissioners' to emphasize the roofline and horizontal lines of the building were taken to heart. The drainage and downspouts from the roof will be screened from the public, and the rooftop mechanicals will be screened with horizontal ribbed material.

The trash enclosure is currently planned to be 80% concrete block, color blended with the building. The door will be steel frame with a vertical cedar wood slat. However, the Petitioners will welcome comments on this plan.

A fence enclosing the staff parking is on the top of the list to bring back to the project if funding allows. It would be a 6 foot welded wire fence, and would visually disappear.

Mr. Meade reviewed the changes in the exterior elevations. The southwest corner now has more of the masonry material. The entire base will be a blend of 4 x 4 x 24 inch horizontal panels. The fascia has been changed to accentuate horizontal lines by extending the metal coping to 8 inches and all metal fascia is now dark bronze. Window moldings will be the same dark bronze, and additional windows have been added to the west side above locker height for privacy. The north end is now a blend of rough and smooth block and subtle different hues. The sally port is a blend of the block colors, and a similar color will be used for the garage doors, as opposed to the usual white.

Commissioners examined a sample of the glazed glass, which for all intents and purposes will look clear. Mr. Meade clarified that the mechanical screen would not be taller than the second floor. The metal panels will have a factory-applied coating rather than applied in the field, and is very durable. Petitioners said that the product has been used on several municipal projects.

COMMISSIONERS' QUESTIONS

Commissioner Burket praised the Petitioners for the changes made to the original exterior. However, he expressed concern about the sally port being visible from the park. Mr. Meade said that several options were explored, but with the amount of pavement in front of it, there is no real opportunity to soften it with landscaping. This area has the least amount of visibility compared to the other views of the building.

Commissioner Wussow asked whether the metal siding will have to be painted over time, particularly the ends. Mr. Meade said that the end caps will have the same factory-applied finish as the rest. Commissioner Wussow also asked for detail on the metal coping. Mr. Meade said that the color has been changed to a dark bronze. The canopy over the south entrance will now have the dark bronze ceiling giving the impression of wood, and will become a key feature of the project. The Commissioners discussed the sample color of the ceiling, which was lighter than desired, and concern was expressed that it could get washed out at night. Mr. Meade said that the interior is still being designed, and the color will be discussed with the manufacturer.

In response to questions, Mr. Meade said that the final light interior vestibule fixtures have not been chosen, and there will probably be a combination of down lights and up lights to make the ceiling glow. The goal is to achieve a functional amount of light without it leaking from the second floor. A rendering was shown of what the facility could look like in 10 years with mature landscaping with the community room in use, and sight lines from the park all the way to Park Boulevard. The community room will be 1,200 sf and accommodate approximately 40-42 persons.

Commissioner Wussow asked about the patterned glass. Mr. Meade said that six windows, the locker room and fitness room, will be textured glass, with a sense of color of green grass or blue

sky rather than plain frosted glass. The glazing on the lobby glass will be electrically charged so it will darken when the sun is on it. In the evening, and for those using the facility in the evening, there will be functional light down low, and uplights on the ceiling, which does not leak out. The lower ten feet will be shielded from the neighbors by the community room. The nearest home is approximately 120 feet away, and will be shielded by a five foot berm with landscaping on top. Deputy Police Chief Holmer has met with the residents to the south to review the plans. Efforts are being made to assure that vehicle headlights do not shine into homes or otherwise affect residents, particularly as the facility will be in use 24 hours a day.

Commissioners asked for detail on how the wall on the north end is to be constructed. Mr. Tallman said that it is designed the same way as foundation walls with a full depth foundation and structural rebar throughout the wall to keep it straight.

AUDIENCE QUESTIONS AND COMMENTS

Tara Cronin of 111 S. Ellyn asked about the ground conditions and the existence of peat. The Petitioner's representatives said that the building is being placed in the best location on the site. There are some site issues, but below the \$1 million rumored level. There is rubble from demolished buildings that will be removed and replaced with suitable materials. Some clay will be brought into some areas of the site to keep it above flood plain. Regarding stormwater, the Village stormwater engineer is closely involved in the project. The pond at Panfish Park is more than adequate to handle the additional runoff from the completed project. The grounds staff at the Village Links maintains the area, and will be assisting with landscaping and the installation of the bioswale. The walking paths behind the building will be rebuilt after construction.

Mark Wilson of 636 Harding asked for additional details on the landscaping and lighting plans for the guest parking. Planner Stegall noted that the height of the parking lot light poles have been lowered, and all the exterior lighting complies with the Village Code, in regard to height, spacing and shielding.

COMMISSIONERS' COMMENTS

Commissioner Albrecht expressed appreciation for the detail of the presentation. She likes the way the exterior materials accentuate the horizontal lines of the building, the additional windows and careful color consideration, particularly the bronze color. She likes the warm wood look of the canopy ceiling, but would prefer it to be a darker color. She also likes that landscape grasses are replacing some of the originally planned lawn.

Commissioner Burket likes the changes from the previous meeting. With the changes, the building will continue to be a contemporary building in 20 years. He also is concerned with the

color of the canopy ceiling. His biggest concern is the sally port, and hopes that with time, landscaping will block it more. However, he is happy with the project.

Commissioner Strutynsky likes the look of the building and the feel that it is natural and part of the park. She also hopes that the color of the canopy ceiling is ultimately closer to the rendering and not the sample.

Commissioner Thompson feels that the landscape plan is exceptional, and likes the no mow grasses. She likes the architecture of the south elevation. She also likes the color of the sample for the canopy ceiling.

Commissioner Wussow also feels that the sample color for the canopy ceiling is fine. Regarding the garage doors, she feels there will be enough architectural interest on the east side to bring the attention away from the doors to other parts of the building. She appreciates the change in the roofline appearance made in response to comments at the earlier meeting. She feels that the color palette is wonderful and it is a fine looking building.

Commissioner Albrecht expressed hope that the security fence will ultimately be part of the project now, although she understands the budget situation. Deputy Acton said that the design team recognizes the fence's value and as costs become better known, it is hoped funds become available for it.

Commissioner Thompson made a motion to recommend to the Village Board approval of the exterior appearance as presented at this May 11, 2016 meeting for a new 29,426 square foot, two-story Police Station on property to be known as 65 S. Park Boulevard.

Commissioner Albrecht seconded the motion. The motion was approved 5 to 0 by roll call vote.

V. TRUSTEE'S REPORT

None

VI. CHAIRMAN'S REPORT

None

VII. STAFF REPORT

Village Planner noted that a new Chair for this Commission has yet to be selected.

The Commission will be meeting in two weeks (May 25, 2016) for a pre-application meeting for 799 Roosevelt Road.

VIII. ADJOURN

There being no other business, Commissioner Burket moved, and Commissioner Strutynsky seconded, to adjourn the meeting at 8:43 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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