

MINUTES

BOARD/COMMISSION: Architectural Review

DATE: May 25, 2016

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 8:25 p.m.

MEMBER ATTENDANCE:

PRESENT: Acting Chairperson Wussow and Commissioners Albrecht, Dickie, Dieter, Loftus, Strutynsky and Thompson

ABSENT: Commissioners Burket and Klimala

ALSO PRESENT:

Village Planner Stegall, Acting Recording Secretary Utterback

I. CALL TO ORDER

Acting Chairperson Wussow called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:00 p.m. 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 APRIL 6, 2016 MINUTES

There was no discussion and no revisions to the April 6, 2016 minutes. Commissioner Albrecht moved, seconded by Commissioner Loftus, to approve the April 6, 2016 minutes. The minutes were approved 7-0.

IV. PANERA, 799 ROOSEVELT ROAD, ROOSEVELT GLEN – PREAPPLICATION

Village Planner Stegall stated that Clark Street Development and Panera Bread were present for a pre-application meeting with regard to the Roosevelt Glen office complex property. She displayed the properties on the overhead and stated that Clark Street Development purchased all of the properties with the exception of two lots on Roosevelt Road. She added that the entire site is bounded by Roosevelt Road to the north, Nicoll Way to the west, Pershing Avenue to the south and Route 53 to the east. Ms. Stegall stated that over the past two years, the petitioner has been moving tenants out of the two front buildings into office buildings at the

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rear of the site and the two buildings at the southeast corner of Nicoll and Roosevelt are now vacant. She stated that the petitioner is requesting the demolition of those two buildings and the relocation of Panera Bread into the new site in that area that would be developed for them. She added that one or two new tenants will also be located in Lot 1. Ms. Stegall stated that the new building will be approximately 4,300 square feet with a drive-thru and the use of EIFS on two of the facades. She added that a number of sign variations are also anticipated for this site.

Chuck Gilmore of Clark Street Real Estate was present along with Brian Bernard and Dan Cook of Panera and Julie Wehmeyer, architect with GreenbergFarrow. Mr. Gilmore stated that they found the subject site in 2012-2013 when it was under foreclosure with a low occupancy rate. He added that the buildings and parking lot were in poor condition and they felt the site could be a possibility for a retail development. Mr. Gilmore stated that they relocated some tenants to other buildings and plan to create new outlots on the site.

Mr. Gilmore stated they have secured a lease with Panera and also have secured a Planned Unit Development last year that included resubdivision of the subject property, a special use for a drive-thru for Panera and a plat of subdivision. He stated that they are appearing at this meeting to address architectural comments that were made after their previous submission.

Project Manager Brian Bernard displayed and described photos of other buildings they have built recently. Mr. Cook stated that natural brick will be used and sunlight will be maximized at the north side of the building with the storefront to the ground in the dining areas. He stated they intend to accentuate the bakery area with natural light as one enters the building and added that the store is a bakery first and sandwich/soup/salad store second. He added that they would like this store to be unique and different from the existing location.

Mr. Bernard stated that in addressing previous comments received, they will address signage, traffic on the site, trash enclosures and rooftop equipment issues. Mr. Gilmore added that they plan to meet the requirements of the Roosevelt Road streetscape as well as the Nicoll and Pershing requirements.

COMMISSIONERS' QUESTIONS

Mr. Cook responded to Commissioner Wussow that the parapet undulates around the building and the equipment will be screened as one approaches the building. Mr. Cook responded to Commissioner Wussow that the EIFS is down to the pedestrian level on the back two sides of the building and added that no sidewalks are at that location. Commissioner Wussow responded that EIFS is a discouraged material in the Glen Ellyn architectural guidelines and that the ARC consistently votes against EIFS within the reach of pedestrians or vehicles. Mr. Cook responded they would be willing to raise the brick and have it wrap all the way around.

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Commissioner Wussow added the ARC is greatly in favor of natural materials such as stone and brick. Mr. Cook responded to Commissioner Albrecht that they will run the brick wainscot approximately 10 feet around the entire building and will probably reduce the amount of brick on the two elevations. Mr. Cook also responded to Commissioner Albrecht that the amount of brick wainscot would be reduced in front. Commissioner Albrecht asked if there was an alternative to using EIFS. Mr. Cook responded that the EIFS they use is a higher grade that does not look like a pebble finish and instead looks almost like a limestone. Mr. Cook responded to Commissioner Wussow that the EIFS would be a light earth tone color. Mr. Cook also responded to Commissioner Loftus that the replacement above the storefront would be two-tone and added that tri-tone muted green awnings could be added for interest. Mr. Cook responded to Commissioner Loftus that the bottom of the awning would be between 7 and 8 feet and he displayed a photo to illustrate that look. Mr. Cook responded to Commissioner Albrecht that they have used the niche panels, however, they were not successful. He added that they could look at using a real stucco. Mr. Cook responded to Commissioner Wussow that a solid neutral tone awning could be considered to match other awnings on Roosevelt Road. Ms. Stegall responded to Commissioner Thompson that the ARC will review the exterior building, landscaping, lighting and sign variations and the Plan Commission will review the site plan. Ms. Stegall also responded to Commissioner Thompson that the Plan Commission reviewed the project previously and their review was favorable. She also stated that there have been discussions with the petitioner on the site plan with the location of the two access drives where there have been some adjustments.

Mr. Gilmore responded to Commissioner Thompson that the counts have been done for the traffic and the site plan was originally sent to IDOT before this access was included. He then explained how traffic enters the site to service Panera and stated that traffic will directly exit onto Roosevelt Road. He indicated two areas of full access on the site and stated he was supportive that the number of maneuvers will be reduced at this location. He added that their traffic consultant believes this is the best option for the truck exit. Mr. Gilmore stated that the traffic study will be complete by the end of the month and will then be sent to IDOT.

Commissioner Thompson felt that the site should be well landscaped with planters to enhance the subject area and she also encouraged outdoor seating. She added that Dunkin Donuts would be a comparable site due to the changes that have been made at that location. Mr. Gilmore responded that they are currently working with staff to improve the sidewalks around the entire development. Ms. Stegall added that the crosswalk at Pershing and Route 53 will also be improved. Mr. Gilmore stated that their next PUD submittal will include a master plan and traffic study for the entire plan. Mr. Gilmore responded to Commissioner Loftus that the initial landscape submittal is for Panera and additional work will be done on the site as tenants are secured.

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Regarding signage, Ms. Stegall responded to Commissioner Loftus that the overall sign variations may depend upon the tenants at the site. Commissioner Wussow asked if a free-standing sign could be used for multiple tenants instead of just for Panera as Ms. Stegall stated. Mr. Gilmore stated that the sign issue is currently being worked on. Commissioner Wussow suggested avoiding clutter regarding signage.

Commissioner Strutynsky asked how tall the fencing and the trees are on the east side of the building and Mr. Gilmore responded he did not know but that the Village has asked that they remove the fencing.

Commissioner Strutynsky asked if the color on the back of the monument sign would match the EIFS material, and Mr. Cook responded it is a metal sign box and would be of a similar style to the building. Mr. Cook responded to Commissioner Dickie that there will be sconces located in both directions. Mr. Cook added that they prefer to have light on the building for visibility at night.

Mr. Cook responded to Commissioner Wussow that the trash enclosure will be made of plastic wood. Ms. Stegall added that plastic wood enclosures are allowed because they are durable.

AUDIENCE QUESTIONS AND COMMENTS

No questions or comments were received from the audience.

COMMISSIONERS' COMMENTS

Commissioner Albrecht stated she agreed with some of the signage comments on the north and the south elevations. She stated she loves the cleanness of the proposed building and the typeface. She also stated she liked the dimension of the awning and added she would appreciate any samples that could be provided to the ARC. She also stated that a landscape plan and master plan would be appreciated. She also stated she loves the north and west elevations as presented. She also stated that she would like to see EIFS replaced with stucco or some other type of fiberboard.

Commissioner Dieter agreed with Commissioner Albrecht's comments and added that a unique property could be designed on the subject property. He stated he would like to see the signs minimized and the EIFS eliminated.

Commissioner Loftus stated he was in favor of the brick façade. He stated he is not a fan of the full length glass storefront. He stated that he liked the design of the awning as the wall is basically blank. He also stated that the signage is fine although he has questions regarding signage variations for Panera versus signage variations for the entire development as far as setting precedent regarding what will be done for one as opposed for the others. He felt that

signage on the west side is not needed. He stated he is interested in seeing the landscape plan for this site.

Commissioner Thompson stated she agreed with most of what has been said by the Commissioners and added that this was a good first try. She stated that EIFS is against their guidelines and added that a landscape plan is needed.

Commissioner Strutynsky stated that she likes the brick and would like to see the EIFS eliminated. She added that she likes the signage on the front and back, the awning and the fabric. She appreciated that the drive-thru goes all the way around the building so one does not need to back up onto Roosevelt Road at times. She also stated she was interested in seeing the landscape plans.

Commissioner Dickie stated he agreed with most of what has been said but requested that the petitioner look at their exterior lighting as he prefers dark skies.

Acting Chairperson Wussow encouraged the petitioner to make this the best store possible and to use the best materials possible. She added that amenities such as materials, landscape and outdoor would work in their favor. She also stated that she would like to see the petitioner surpass the landscape requirements.

V. TRUSTEE REPORT

No Trustee Report was given.

VI. CHAIRPERSON REPORT

No Chairperson Report was given.

VII. STAFF REPORT

Ms. Stegall stated she was not certain whether there would be a meeting in two weeks.

VIII. ADJOURN

Commissioner Strutynsky moved, seconded by Commissioner Loftus, to close the public hearing. The motion carried unanimously by voice vote.

Submitted by:

Barbara Utterback
Acting Recording Secretary