

# MINUTES

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BOARD / COMMISSION: Architectural Review

DATE: July 13, 2016

MEETING: Regular  
PM

CALLED TO ORDER: 7:00

QUORUM: Yes  
PM

ADJOURNED: 8:07

MEMBER ATTENDANCE:

PRESENT: Commissioners Dickie, Loftus,  
Strutynsky, Wussow and Chairman Burket

ABSENT: Commissioners Albrecht, Klimala,  
Pulver and Thompson

ALSO PRESENT:

Village Planner Stegall, Village Planning Intern  
Kolschowsky, Temporary Recording Secretary  
Malone

AUDIENCE:

None other than regarding Petition

## **I. CALL TO ORDER:**

Chairman Burket 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 MAY 11, 2016 MEETING MINUTES**

There was no discussion and no revision to the May 11, 2016 minutes. Commissioner Wussow moved to approve the May 11, 2016 minutes. The motion was seconded and approved unanimously.

## **IV. 462 Prospect Avenue, Glen Ellyn Dentistry**

Village Planning Intern Kolschowsky stated that this meeting was to discuss, consider and recommend a request for exterior appearance approval to accommodate the relocation of Glen Ellyn Dentistry from 577 Pennsylvania Avenue to the vacant commercial building at 462

Prospect Avenue. In addition to the exterior appearance, a special use permit is being requested for an indoor parking garage and zoning variances are being requested for landscape islands and driveway width. The special use permit and zoning variances will be reviewed by the Plan Commission. The subject property is located on the west side of Prospect Avenue between Pennsylvania Avenue and Duane Street in the C5B Central Business District, Central Service Sub-district.

Village Planning Intern Kolschowsky explained that the site is in poor condition and that there is paint peeling on the building. Renovations are planned for the exterior and interior. The proposed exterior improvements include a new rooftop unit and a new trash enclosure to match the color of the building. The petition also includes window replacement and new landscaping. The exterior would be comprised of chiseled limestone that would be stained blue near the roofline. The petitioner is proposing to have the existing fence remain. Outdoor light fixtures were also shown and are compliant with Village regulations.

The building is shaped as a rectangle with limited parking. The Zoning Code requires 10 parking spaces for the building and a landscaped island at the end of each row of parking. The required spaces can only be achieved with the one space proposed in the indoor parking garage. Renderings were shown by Village Planning Intern Kolschowsky.

Chairman Burket asked if a special use permit is required to have a private garage in a C5B zoning district. Village Planning Intern Kolschowsky replied that a special use is required.

Dr. Cherise Petrelli, DDS and her spouse, Ben Petrovic were present and introduced in the audience along with the planning team of Attorney Bradley Staubis, Architect Betsy Gensburg, AIA, and Broker Steve Cardell. Dr. Petrelli has owned Glen Ellyn Dentistry since 2006.

Attorney Bradley Staubis explained that the property at 462 Prospect Avenue is currently under contract subject to approval of the project by Glen Ellyn and other contingencies. The new building would include seven treatment rooms. This is an increase of rooms for the dental practice. The majority of Glen Ellyn Dentistry's patients reside in Glen Ellyn.

Attorney Staubis stated that 462 Prospect Avenue is currently in a state of disrepair. He displayed the current view of the north side of the building. The proposed renovation moves the entranceway to the north side of the building. He emphasized that the challenge is the rectangular shape of the building. This shape affects the parking layout, and results in a reduction in landscaped islands in the parking lot. The plans include repainting most of the exterior of the building in a harvard gray color.

Attorney Staubis referenced Exhibit 3 to discuss a parapet that would hide the rooftop unit. This unit would be screened on three sides. He explained that sound would not travel to any of the neighboring buildings. The existing chain-link fence on the property would be repaired or replaced.

Commissioner Wussow asked if the chain-link fence was within code. Village Planner Stegall stated that the design guidelines discourage the use of chain-link fences, but that it is not prohibited by code.

Chairman Burket asked if the owners were allowed a sign on the south side of the building. Village Planning Intern Kolschowsky stated that corner properties are allowed two signs. Commissioner Loftus expressed concern that new patients may not know where to enter the business and that the lack of signage could cause traffic issues. Commissioner Wussow expressed a need to have signage on the street facing side of the property.

Chairman Burket asked if address numbers are exempt from the Sign Code. Village Planning Intern Kolschowsky stated that address numbers are not an issue. Commissioner Wussow inquired if a monument sign had been considered. Village Planning Intern Kolschowsky responded that a five foot setback would be required for a monument sign. He also stated that a variance for signage had not been requested by the petitioner.

Commissioner Wussow asked about the lantern and the outdoor fixtures, noting that the fixtures appeared more residential and that the glass could be susceptible to breaking. She encouraged the petitioner to purchase additional glass shades in the event one broke so that any replacement shades would match. Village Planning Intern Kolschowsky stated that the fixtures comply with shielding requirements.

Commissioner Wussow asked if the asphalt paving in the parking lot was being replaced. Petitioner Dr. Petrelli, DDS confirmed that the asphalt paving would be replaced. Commissioner Wussow asked if the sidewalk would be replaced with pavers. Petitioner Petrelli, DDS stated that the concrete would be torn out and replaced with pavers.

Commissioner Wussow asked if the canopy would extend over the area of traffic. Architect Gensburg, responded stating that it would not. Attorney Staubis stated that the canopy would cover the patient loading zone.

Architect Gensburg explained that she could relocate the proposed wall sign. Commissioner Loftus asked what could be done to the signage to ensure that the petitioner won't have to come back. Village Planner Stegall stated that the petitioner did not apply for any sign variances. Therefore, any changes to the proposed signage would need to comply with Code. She noted that a second sign could be placed on the wall facing the railroad tracks and/or the proposed north elevation sign could be relocated without the petitioner needing to return to the Commission. Commissioner Loftus stressed that signage helps with safety and noted that he appreciated that the petitioner was taking an existing property and renovating it.

Commissioner Dickie stated that the renovation is welcome.

Commissioner (Thomas or Albrecht) concurred stating that she likes the teal and other building colors.

Commissioner Wussow stated that the type of business is well suited for the property.

Commissioner Loftus echoed this.

Chairman Burket stated he would like to see signage on the east side of the building. He stated that the project was very forward thinking.

Commissioner Wussow moved to recommend approval of the proposed exterior appearance as presented. Commissioner Dickie seconded the motion and it passed by a unanimous vote of 5-0.

**V. Traveling Architecture and Landscape Awards**

Chairperson Burket discussed the nominated projects for the Glen Ellyn Traveling Trophy Design Award and the Vivian Ball Landscape Award for projects completed since July of 2015.

Commissioner Loftus stated that the landscaping at Dunkin Donuts was an improvement over the prior condition and that he preferred the exterior of Marche. Village Planner Stegall noted that Dunkin Donuts was currently only eligible for the Traveling Trophy Design Award as the landscaping was not yet complete.

Chairman Burket preferred Autumn Leaves for landscaping.

Commissioner Wussow refrained from commenting on Marche, since she is employed there. She was greatly impressed by the landscaping at Autumn Leaves.

Commissioner Dickie stated that he likes what they did at Autumn Leaves. He is disappointed with Forest Glen and thought the Park District did an excellent job with the boathouse. He voted for Marche for architecture, noting that Marche transformed the corner.

Commissioner (Thomas or Albrecht) loved the landscaping at Autumn Leaves with indigenous plants and loved Marche for architecture. She stated that Marche is what Glen Ellyn needs.

Chairman Burket voted for Marche for architecture with an Honorable Mention for Dunkin Donuts.

Commissioner Loftus moved to award the Glen Ellyn Traveling Trophy Design Award to Marche and the Vivian Ball Landscape Award to Autumn Leaves with an Honorable Mention to Dunkin Donuts for architecture.

Chairman Burket seconded the motion. The motion carried unanimously with a vote of 5-0.

**VI. TRUSTEE'S REPORT**

None

**VII. CHAIRMAN'S REPORT**

None

**VIII. STAFF REPORT**

Village Planner Stegall said this will be her last meeting. Stegall thanked the Commissioners for their diligence and commitment on the Architectural Review Commission. All the Commissioners and staff thanked her for her service to the Village.

**VII. OTHER BUSINESS**

Commissioner Loftus asked about any upcoming proposals. Village Planner Stegall mentioned a pending quilt store proposal for 439 Pennsylvania Avenue.

Commissioner Wussow mentioned an extraneous sign by the YMCA that has not been removed.

Commissioner Loftus discussed work at Made in Italy. He inquired if the restaurant had approached the Commission for renovation. Village Planner Stegall stated that Made in Italy had not been in front of the Commission or the Village Board recently for any approvals.

Commissioner Loftus asked if Hardees's was proceeding. Village Planner Stegall noted that Hardees's indicated they were moving forward for about 1.5 years but will not be proceeding. She is not aware of any new development proposal for the site.

**VIII. ADJOURN**

There being no other business, Commissioner Wussow moved seconded by Commissioner (Thomas or Albrecht), to adjourn the meeting at 8:22 PM. The motion carried unanimously by a vote of 5-0.

Submitted by Malone, Acting Recording Secretary