

MINUTES

BOARD / COMMISSION: Architectural Review DATE: September 28, 2016
MEETING: Regular CALLED TO ORDER: 7:00
QUORUM: Yes ADJOURNED: 8:22

MEMBER ATTENDANCE: PRESENT: Commissioners Dickie, Loftus,
Strutynsky, Thompson, Wussow and Chairman
Burket

ABSENT: Commissioners Albrecht, Klimala and
Pulver

ALSO PRESENT: Village Director of Planning and Development
Hulseberg and Village Planner John Sterrett

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 SEPTEMBER 28, 2016 MEETING MINUTES

Regarding the July 13, 2016 minutes, Chairman Burket requested Commissioners Albrecht and Thompson to be removed from the Present list and added to the Absent list and Commissioner Strutynsky to be removed from the Absent list and added to the Present list. Commissioner Wussow requested that “Memory Care” in the third paragraph of the V. Traveling Architecture and landscape Awards be changed to “Autumn Leaves.” Commissioner Wussow moved, seconded by Commissioner Dickie to approve the September 28, 2016 minutes. The motion was approved unanimously.

IV. 435 Duane Street, Out on a Whim

Village Planner John Sterrett stated this is a pre-application meeting for 435 Duane Street located on the south side of Duane Street between Melrose Avenue and Prospect Avenue in the C5B Central Business District, Central Service Subdistrict, for building additions and renovations including a first floor addition on the eastern portion of an existing building with a new one-car garage with an internal car lift to allow capacity for two cars, a new front porch and a new wheelchair ramp entrance on the south side of the building to the Out on a Whim pottery business. Mr. Sterrett added that the second floor will be renovated to convert the existing office use which is currently occupied by Spengler Design and Construction into a two-bedroom residence for the property owner. He added that the addition to the second floor will include an office space above the garage and a new second floor balcony facing north. He also stated that the third floor will include a renovation and addition to accommodate a loft-type atmosphere for a bedroom and a bathroom over the second floor addition. He also stated that a wheelchair ramp will be located to the south side of the building to provide access to Out on a Whim and new siding to match the existing siding and windows will be installed. Mr. Sterrett added that the building will retain the existing pottery business on the first floor. Mr. Sterrett stated that the Plan Commission was generally in favor of this project when discussed at a meeting last week.

Rich Barnes of Barnes Architects in Elmhurst displayed and described photographs and drawings of the subject building and added that parking is available in the rear of the property. Mr. Barnes stated that the building currently has a double 4-inch vinyl siding in a Heritage Cream color with white trim and a dark brown roof.

Mr. Barnes stated that the roof will be changed to black, the existing soffit, fascia and gutters will remain white, the siding will be horizontal Heritage Cream vinyl, the upper shakes will remain a cream color and vertical shakes above would be white. He added that the vertical wainscot (except for the existing west side), columns, railings and lower banding portions would be in a white versatex trim board non-maintenance material. He also stated that the windows would remain white trim in perhaps a sleeker design to be more contemporary. He also stated that a white overhead steel-insulated door may be added. He also stated that some of the upper gable areas will have vinyl shake.

Mr. Barnes responded to Commissioner Dickie that they plan to strip all color from the building before proceeding. Mr. Barnes responded to Commissioner Loftus that the hardy plank material shown on the plan will be changed to a vinyl shake product. Commissioner Loftus questioned whether vinyl can be used and it was noted that the entire building is currently vinyl. Mr. Barnes explained for Commissioner Wussow that the business on the first floor is accessible by both of the entrances in the front and rear and she responded that she would like to see a clearly defined main entrance on the first floor. Commissioner Loftus asked if there would be an area outdoors to deal with animals and Mr. Barnes responded that the petitioners would like a fenced-in area for their dog.

Commissioner Thompson asked that the petitioners provide a landscaping plan. Mr. Barnes responded that the extent of the landscaping is plantings that are on each side of and in front of the porch and added that there is not much space available for landscaping. Mr. Barnes responded to Commissioner Loftus that the petitioners will continue to use the existing dumpster on the site.

Commissioner Dickie felt that the proposed addition is very appropriate and keeps in style with the house. He felt that the entryways will be very clear. He also felt it would be helpful to have a site plan for landscaping purposes and to indicate trash cans, etc., on the property. Mr. Barnes responded that there is a site plan in the packet and added that the trash cans are located next door to the subject property.

Commissioner Thompson stated that the building is adorable and requested that the petitioner provide a landscape plan.

Commissioner Wussow appreciated the thorough pre-application rendering. She stated that the design is very appropriate and attractive and added that she appreciated that so many of the details for the addition look like the existing house.

Commissioner Strutynsky felt that the proposed addition was great and requested that the petitioner provide a landscape plan.

Commissioner Loftus stated that the addition is appropriate and that the petitioner is moving down the right path.

Chairman Burket agreed with the Commissioners' comments, adding that he felt the subject business is great.

V. 480 North Main Street, Randy Jostes, Oak and Steel

Village Planner John Sterrett stated the subject request is for an exterior appearance review for the remodel of 480 North Main Street property which is located on the west side of Main Street between Pennsylvania Avenue and Crescent Boulevard in the C5A Central Business District, Central Service Subdistrict. Mr. Sterrett stated that the project is proposed to accommodate the future tenant, Oak and Steel, a men's grooming and men's haircutting salon. He stated that in order to proceed with the project, the petitioner will need to receive approval of the exterior appearance of the project. Mr. Sterrett stated that the petitioner is proposing a 5.76 square foot wall sign that includes black lettering on an 11" x 26" steel panel with rivets and he added that the size of the sign complies with the sign code. Mr. Sterrett added that the petitioner is proposing changes to the front of the building facing Main Street to replace windows on the first and second store levels and straighten the currently angled street level façade by bumping out the front of the building to be parallel with the sidewalk. He added that wood looking texture tile will be used on the bottom half of the building and the proposed new storefront system is a metal/aluminum glass framing system with thermally broken frames and insulated glass units for all of the proposed exterior windows and doors. He added that the color will be a gun metal finish and a portion of the new storefront will include glass extending to the ground. Mr. Sterrett displayed some photos of a salon with a gunmetal look finish. He also stated that the brick is currently painted which the petitioner plans to sandblast and restore to the underlying red brick.

Randy Jostes, architect and builder, stated that he has done three projects in the downtown business district in Wheaton that all have buildings built in the 1920's. He added that he is very familiar with the needs of maintaining the historic features of a downtown.

Mr. Jostes stated that the subject building is very narrow at approximately 11 feet. He stated that they are trying to restore it back to its natural beauty as well as give it a masculine look and feel as the proposed use is as a men's grooming salon. He stated they would like to correct some of the building's deficiencies such as straightening the storefront to the street and maintaining every square foot they possibly can within this space. Mr. Jostes added that they intend to vent the interior and would also like to expose the brick walls and wood floors. He stated they would like the salon to have a Restoration Hardware look. He also stated that they would like to use a wood-looking textured tile product which will not take the effects of Mother Nature for the enclosure around the front door. He also stated that the brick will be like the old Chicago style brick which is red with colorations and that they plan to remove the white paint and restore it back to its original color. Mr. Jostes stated that the windows will be replaced with new storefront framing. He added that the oak and steel and the aluminum will have a gun metal type finish. He also stated that when they strip the paint off the brick, they may remove the paint off the upper coping and hope to find the original brick underneath which will be kept. He added that if there is no original brick, they will replace the existing fascia which will be painted a dark gun metal color.

Mr. Jostes responded to Commissioner Loftus that the original brick on the façade is Chicago common. Mr. Jostes responded to Commissioner Thompson that there is a bench shown in front of the subject building on the drawing, however, that bench would not necessarily be kept there. Director Hulseberg stated that the store would not be allowed to have furniture in front of the store. Mr. Jostes also stated that they would like to maximize the glass on the front of the store by having it reach the ground as the space is small. He stated they could also install spandrel panels if necessary to have the property be as open as possible as there are not many windows. Commissioner Wussow stated that she liked the consistency of the storefronts in the downtown area and preferred that the windows do not go all the way to the ground to be in keeping with the guidelines. She added that many businesses in the downtown area have planters in front so she hoped the petitioner would also have a planter in front of his store.

Mr. Jostes responded to Commissioner Wussow that the storefront is consistent with the same materials and colors. Mr. Jostes explained for Commissioner Wussow that the sign will be back-lit and the background sign color is metal. Mr. Jostes responded to Chairman Burket that there are 12 color variations in the tile and that the tile is made to be used indoors or outdoors.

Commissioner Wussow stated that the Village guidelines state that original masonry should not be cleaned and she asked Mr. Sterrett to explain what sandblasting is. Mr. Sterrett explained that sandblasting could destroy a surface material and added that other methods of cleaning are discouraged. Mr. Jostes felt that sandblasting is the only way to clean the brick and he responded to Commissioner Wussow that the sides of the building were never painted. He added that the only part of the building that was painted was the front. He added that the second floor brick only will be cleaned because the first floor brick will be clad in tile.

Commissioner Loftus stated that he likes the proposed plan as it brings out the historic features of the building and also modernizes it.

Commissioner Strutynsky stated that she likes the combined old and new features which she feels look sleek. She added that she feels this project will be a nice addition to the downtown.

Commissioner Wussow felt that the project was an attractive proposal with attractive, good quality materials. She added that she would not like the storefront materials to extend to the ground.

Commissioner Thompson felt that the project was gorgeous and very high end. She appreciated that the building was being straightened out and brought back to the street. She encouraged the petitioner to use planters or something similar in front of the store.

Commissioner Dickie felt this project is an incredible challenge as it is one of the skinniest buildings in the downtown. He added that he concurred with what the other Commissioners stated.

Chairman Burket stated he is always pleased when old buildings are given new life. He stated he definitely approved of this building.

Director Hulseberg responded to Trustee Ladesic that planters can be placed outside the subject facility. She added that Public Works can install benches outside buildings and A-frame signs are also allowed right up next to the building.

Commissioner Wussow moved, seconded by Commissioner Strutynsky, to accept the proposal as written with the following conditions: 1. The storefront glass will be modified so that it does not extend to the ground and there will be a metal or spandrel panel below the window that goes to the ground. 2. The petitioner will be allowed to use the original coping at the top of the building provided it can be restored; otherwise they will use a painted trim as shown on the proposal.

The motion carried with six (6) yes votes and zero (0) no votes as follows: Commissioners Wussow, Strutynsky, Dickie, Loftus, Thompson and Chairman Burket voted yes.

VI. TRUSTEE'S REPORT

Trustee Liaison briefly reviewed some items from the recent Village Board meeting. He also stated that Chairman Burket presented the architectural awards at that meeting.

VII. CHAIRMAN'S REPORT

None.

VIII. STAFF REPORT

Village Planner Sterrett stated that two projects will be heard at the ARC which include a physical therapy business at 460 Roosevelt Road and a brew pub at 486 Pennsylvania Avenue. Mr. Sterrett also responded to Chairman Burket that the quilt shop will be before the ARC in the near future. Director Hulseberg stated that John Sterrett and Kelly Purvis have been hired into the Planning and Development Department.

IX. OTHER BUSINESS

None.

X. ADJOURN

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

Submitted by Barbara Utterback, Acting Recording Secretary