

# MINUTES

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BOARD / COMMISSION: Architectural Review

DATE: October 12, 2016

MEETING: Regular

CALLED TO ORDER: 7:00 PM

QUORUM: Yes

ADJOURNED: 7:42 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Burket, Commissioners Albrecht, Dickie, Klimala, Loftus, Strutynsky, and Pulver

ABSENT: Commissioners Wussow and Thompson

ALSO PRESENT:

Village Planner Sterrett, Director of Planning and Development Hulseberg, Recording Secretary Johnson

AUDIENCE:

Jeremy Wilmot, DxU Architects

## **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 MEETING MINUTES**

There were no minutes to approve.

## **IV. 460 Roosevelt Road – ATI Physical Therapy**

Planner Sterrett stated that the Petitioner is seeking approval of an exterior façade remodel of an existing building at 460 Roosevelt Road. It is the former site of Glen Ellyn Cycling and Fitness. The Petitioner, JRG Glen Ellyn LLC, is planning to relocate ATI Physical Therapy who is relocating from the Baker Hill Center at 926 East Roosevelt Road.

The building is a 3,800 square foot single-story concrete masonry unit building. The existing masonry walls will be repaired and stained with a solid earth tone. The south elevation along Roosevelt Road has an existing glass storefront that is proposed to remain. An existing mansard

roof located on the south and east facades will be removed. The Petitioner is proposing to replace it with James Hardie siding. The existing pole sign will be removed and replaced with a monument sign, which meets all the setbacks for a freestanding sign.

The Petitioner, Jeremy Wilmot of DxU Architects, was present. He presented a material sample board. The new James Hardie siding is lightweight and easily replaced. It will be a nice facelift to the building. They have applied for a permit and been approved for interior remodeling. They are seeking approval for the exterior so that all work may be done at the same time.

Commissioner Loftus asked about CMU; the Petitioners are proposing to stain it with the same color. Tuck pointing will be done as necessary. The round windows on the west elevation will be removed and replaced with concrete block.

Commissioner Strutynski asked about the windows on the front of the building; they will not be changed.

Chairman Burket asked if the Petitioner knows what lies beneath the mansard roof. They are not sure, but expect to find steel studs and cement board. Hardie board siding will be used on top of that.

Strutynski asked about a landscape plan. The only landscaping proposed is a 75 square foot area around the base of the monument sign. This would include taller shrubs behind the sign, and perennials around the rest of the sign.

The existing southern entrance will remain, but the main entrance door will be on the east side. The parking is on the east side of the building.

Commissioner Pulver asked if the front entrance will be used; no, it will remain locked.

Chairman Burket asked about sidewalks, they will remain as is. Commissioner Loftus asked about exterior lighting. Two wall packs are proposed for the east side of the building facing the parking lot, with one wall pack on the rear of the building. The Petitioner shared a photometric plan with the commission. All proposed lighting levels are in compliance with code.

Commissioner Strutynski asked if the glass in the front window will remain transparent; yes.

Commissioner Albrecht asked about parking lot repair; Petitioner is proposing to put down new asphalt, new striping and add a handicapped parking space. The lot has 13 spaces available.

Commissioner Albrecht asked about including additional landscaping since the building is set back further from Roosevelt. She suggested some low, contemporary looking plants.

Commissioner Klimala asked about lighting levels at the residential property line. The Petitioner stated that most light will shine down on the parking lot, not onto the residential. The "fall off" will be sharp since the light is pointed downward. Trustee Ladesic asked about getting warmer

lights instead of the bluish LED lights. Commissioner Klimala suggested two smaller lights instead of one big light.

The business would close around 7 or 7:30pm. The exterior lights are turned off when the office is closed; they will be set to a timer.

Commissioner Klimala commented that everything looks great and the only possible issue was the exterior lighting. Care should be taken to make sure the residential neighbors don't have a problem with the color or brightness of the lights.

Commissioner Strutynski stated that the proposed renovations are a nice modern look for the building.

Commissioner Loftus was glad to see the reuse of a building.

Commissioner Dickie stated that the proposal is a very simple, subdued upgrade that will improve the area. This is a much needed improvement.

Commissioner Albrecht also liked that they are reusing an existing building. The readability of the new sign is good, as is the addition of an awning. She also stated that she would like to see some low landscaping in front of the windows.

Commissioner Pulver and Chairman Burket echoed previous sentiments about the project being a good reuse of an existing building.

Commissioner Klimala moved to recommend approval of the proposed exterior appearance as presented. Commissioner Dickie seconded the motion and it passed by a unanimous vote of 7-0.

Staff stated that this request will be heard at the November 14<sup>th</sup> Village board meeting.

## **VI. TRUSTEE'S REPORT**

Trustee Ladesic stated that the Village Board is working on the annual budget. The Village has issued an RFP for a pedestrian bridge over the train tracks.

## **VII. CHAIRMAN'S REPORT**

None

## **VIII. STAFF REPORT**

Planner Sterrett stated that at the next meeting the commission will be considering a sign variance for Designstorm, 530 Pennsylvania Ave.

## **VII. OTHER BUSINESS**

None.

**VIII. ADJOURN**

There being no other business, Commissioner Loftus moved, seconded by Commissioner Strutynski, to adjourn the meeting at 7:42 PM. The motion carried unanimously by a vote of 7-0.

Submitted by C. Johnson, Recording Secretary