

MINUTES

BOARD / COMMISSION: Architectural Review

DATE: December 14, 2016

MEETING: Regular

CALLED TO ORDER: 7:03 PM

QUORUM: Yes

ADJOURNED: 10:00 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Burket, Commissioners Dickie, Klimala, Loftus, Strutynsky (arrived 7:27pm), Pulver, Thompson, and Wussow

ABSENT: Commissioner Albrecht

ALSO PRESENT:

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

I. CALL TO ORDER:

Chairman Burket called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:03 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 OCTOBER 26, 2016 MEETING MINUTES

Commissioner Pulver made a motion, seconded by Commissioner Wussow, to approve the October 26, 2016 minutes of the Glen Ellyn Architectural Review Commission. The motion was approved unanimously.

IV. 486 Pennsylvania Avenue – TWO HOUND RED BREWPUB

Commissioner Loftus made a motion to open the public hearing, seconded by Commissioner Wussow, to open the public hearing. The motion was approved unanimously.

Planner Sterrett was sworn in.

Planner Sterrett stated that the property is located on the north side of Pennsylvania Avenue, west of Main Street and east of Glenwood Avenue, in the C5B Central Service Sub-district. The Petitioner, Jon With, purchaser of the property and one of the owners of Two Hound Red

Brewpub, is requesting exterior appearance approval to accommodate the exterior renovation to the existing building at 486 Pennsylvania Avenue. The Petitioner is proposing an interior remodel, resurfacing and restriping the parking area, and renovating the existing façade. Staff has encouraged the use of a material other than charred wood siding, as wood siding is discouraged by the exterior review guidelines. The new sign proposed is 23 square feet, within the size limitations set by Code. Planner Sterrett provided a charred wood siding material sample to the committee.

Commissioner Loftus asked about the proposed outdoor seating. He asked if additional landscaping was required. Planner Sterrett said no, landscaping is not required.

Commissioner Thompson asked what property is directly north of the subject property. Planner Sterrett stated they are residential lots, but the back half of the lots is zoned commercial. However, they are not being used as commercial.

Commissioner Loftus asked about the use of folding glass walls; are there any restrictions when it comes to live entertainment and use of those windows. Planner Sterrett stated there are some building code requirements for windows without screens. The Village offers live entertainment permits, they no longer need a special use.

Jon P. With, petitioner, owner of Two Hound Red Brewpub, 486 Pennsylvania Avenue, was sworn in. He spoke to the durability of the charred wood exterior siding. The wood is charred, sanded and treated and has a life time of 80-90 years. Their plan is to change the entrance and windows, cover the existing stucco with same material in a different color. Charred wood siding would be installed on top of stucco with an air gap. He stated this technique of siding is used in Toronto. He hopes to reenergize this section of Pennsylvania Avenue. He first saw this building 4 years ago and watched it sit for a period of time before making an offer. He stated he would not use a material on his building that would not be durable. He believes the renovated parking lot and building will be a benefit to the city. The charred wood samples provided are two different textures, one charred more, one charred less. He stated that this charred wood cannot be penetrated by termites.

Bruce Kessler, cabinet maker, 582 Maves Drive, was sworn in. He stated that the wood samples provided are Ash wood, and they intend to use cedar wood.

Commissioner Wussow stated that the committee needs to see the exact material they intend to use in order to make a determination for the exterior appearance review.

Commissioner Pulver asked the about the size of the boards. Mr. With was not sure. Commissioner Wussow stated that the paperwork says the boards are 2 foot by 8 foot.

Mr. With stated that due to scheduling conflicts, his architect was not able to attend tonight.

Mr. Kessler introduced new material sample boards that are made of cedar. The cedar samples are more distressed than they plan to use. They plan to use 7/8" boards.

Commissioner Klimala stated he prefers the look of the cedar samples provided.

Mr. Kessler stated the boards will be adhered to an aluminum frame.

Chairman Burket asked about the size of the air gap. Mr. Kessler said approximately one foot.

Commissioner Klimala stated that the charred wood boards are strictly decorative. Mr. Kessler agreed.

Commissioner Loftus asked about the treatment of the wood. Mr. Kessler stated it will be charred with a clear sealer on top.

Commissioner Strutynsky asked about the size of the overhang on the top of the building. Mr. Kessler stated over 18 inches.

Commissioner Wussow stated there is a good chance the charred wood material is acceptable, as the architectural review process encourages the use of durable materials. The Petitioner has stated that it is durable. She doesn't feel she can make a decision without seeing the actual material they are going to use. She believes the request should be tabled.

The Petitioner asked if they propose to use the Ash wood instead of cedar, would the committee be able to proceed with a recommendation tonight.

Chairman Burket stated yes. He asked if they would like to use the Ash wood. Mr. Kessler said yes, Ash is a more durable wood.

Mr. With stated that the charred wood will be decorative. Mr. Kessler stated that the wood would be re-sealed every 8-10 years.

Chairman Burket stated that he prefers the look of the Ash wood.

Mr. With stated they will use the more heavily charred look, with an opaque look instead of a wood-grain look.

Commissioner Wussow asked about the front windows. They will be 22 inches off the ground, with window boxes in front.

Commissioner Thompson asked about the size of the window boxes. Mr. Kessler stated the boxes will be 12 inches deep. Underneath the boxes will be the exposed cut stone (existing). There will be arborvitae in the window boxes. Commissioner Thompson stated she would like to see the planter boxes clad all the way to grade, instead of showing the cut stone.

The Petitioner presented a paint color palette to the commission.

Commissioner Wussow asked about the parking lot. Mr. With stated that they will add a new retaining wall to match the height of the existing retaining wall that is on the eastern neighbor's

property. Mr. With stated he plans to speak to the neighbor about the retaining wall. It has been hit by cars, wheel stops are needed to prevent that. Entire parking lot will be repaved, with new concrete curbs, landscape islands, etc.

Commissioner Loftus asked about landscaping on the roof for the outdoor seating. Mr. With said that limbs may be trimmed but no trees will be cut down. The trees provide screening, shade and ambiance. Even though the trees are not on his property, he will help maintain them.

Commissioner Thompson asked about the exterior railing and stairs. Mr. With stated that it will be treated wood.

Commissioner Thompson asked if they had considered adding any architectural features to the east wall. Mr. With said he had considered inquiring with COD about a mural.

Commissioner Wussow asked about the plans for the fence on the property. It is currently chain link, Mr. With stated it will be a charred wood fence to match the building's exterior.

There was no public comment.

Commissioner Wussow made a motion to close the public hearing, seconded by Commissioner Loftus. All ayes.

Commissioner Klimala stated that he likes the darker charred wood look.

Commissioner Strutynsky stated that she likes the clear modern look of the façade. She would like the letters on the sign to be white to be more easily seen.

Commissioner Dickie stated he likes the idea of using the reclaimed Ash. He would like them to keep in mind that rooftop equipment needs to be screened for nearby neighbors.

Commissioner Wussow stated that the appearance is very attractive. The charred ash boards are very nice. She believes the durability of the charred wood meets the intent of the Village's guidelines.

Commissioner Loftus stated he appreciates the reuse of the building. The proposal is a good modernization of an old building.

Commissioner Pulver stated the existing building is an eyesore, is glad it is being reused and remodeled.

Commissioner Thompson stated she appreciates the use of a unique product on the exterior.

Chairman Burket stated that the Petitioner's plans should be changed to include Ash wood instead of cedar.

Commissioner Wussow made a motion to approve the exterior appearance review with the following modifications:

1. The charred wood siding shall be Ash instead of Cedar.
2. The fence around the rear patio shall be made of charred wood within the guidelines of the Fire and Safety Codes.
3. The stair rails on the east side of the building will be made of charred wood within the guidelines of the Fire and Safety Codes.

Commissioner Pulver seconded the motion. The motion was approved 8-0.

V. 739-799 Roosevelt Road – PANERA BREAD

Commissioner Loftus made a motion to open the public hearing, seconded by Commissioner Wussow. All ayes.

Village Planner John Sterrett was sworn in.

The Petitioner, Clark Street Real Estate Development, is requesting approval of a variation to allow four establishment signs in lieu of the maximum permitted one sign, a variation to allow the total wall signage to have a surface area of 115.75 square feet in lieu of the maximum 100 square feet permitted, a variation to allow a freestanding sign where one would not otherwise be permitted, and exterior appearance approval for a new restaurant. Two existing office buildings will be demolished, with 2 new commercial sites subdivided. Panera Bread is proposed for Lot 2. The Panera building will be constructed with thin brick veneer on all sides, with EIFS material on the upper 8 feet. Three wall signs proposed and one freestanding sign. A freestanding sign is not permitted since the lot is part of a larger development. The design has been modified from the original request, as not to use EIFS on the entire building as originally proposed.

The Petitioners were sworn in: Jim Kurtzweil, Principal, and Charles Gilmore, Development Project Manager, at Clark Street Real Estate, 980 N. Michigan Avenue, Chicago, and Julie Wehmeyer, architect. This is the most up to date design they have for Panera. EIFS is used as a background for signage. This is a higher quality finish to look like limestone and is less susceptible to damage. The EIFS design is 10 feet off the ground. The parapet should provide most of the screening, with additional screens used as appropriate. Panera is open to a 12 inch knee wall around the window storefront.

Commissioner Wussow stated that she strongly opposes store windows that extend all the way to the ground. She thanked the Petitioner for being open to the 12 inch panel around the windows.

Commissioner Wussow asked about lighting of the awnings. The architect showed the design of the light fixtures. It does not appear to be a goose neck fixture. It is a LED light.

Commissioner Loftus asked about the wall sconce lighting. The architect stated they will provide what is required by Code. Planner Sterrett stated either LED or incandescent is allowed provided it is shielded.

Commissioner Loftus asked about the structure and color of the awnings. It will be a black steel tube frame with open end caps. The awnings have a muted pattern that is a new design for Panera.

Commissioner Wussow asked if there will be a fence at the property line that would potentially obscure the proposed freestanding sign. Director Hulseberg stated they have a street scape design for Roosevelt Road that includes wrought iron fence. Mr. Gilmore stated that their plans have been reviewed by Public Works who did not mention adding a fence and requested they lower the height of their ground sign. Director Hulseberg stated that the Village will not install a fence that conflicts with their sign. All new fence installations are done by developers.

Commissioner Loftus asked about the monument sign variation. The sign size is not objectionable by Code, but the monument sign is not permitted by Code.

The architect stated that they intend to have the parapet wall screen all rooftop equipment.

Commissioner Strutynsky asked about the monument sign and a potential multi-tenant sign. Mr. Gilmore stated that only Panera's monument sign is proposed. No multi-tenant sign is proposed. The future single tenant of Lot 1 may wish to have their own sign.

Commissioner Strutynsky asked what material would be used as a panel around the windows. The architect said a knee wall would be most appropriate to compliment the rest of the building.

Commissioner Wussow stated that signs are reasonable. Chairman Burket stated that is essentially a 3 sided building. Commissioner Wussow appreciated that the design was changed based on their recommendations.

Planner Sterrett stated that each individual sign meets code for size, but combined a variation is required to exceed 100 square feet. The total signage requested is 115 sf. The height of the monument sign meets Code. The base is 3 feet, sign is 6 feet tall, for a total of 9 feet.

Chairman Burket asked for any public comments.

Paul McCulloch, 726 Kingsbrook Glen, was sworn in. He asked if there was signage proposed for the entrance on Nicoll Way. No, the monument sign will be located on Roosevelt. He asked about the enclosure of rooftop mechanicals. He stated that since they live in a 2 story structure, would they have a say in rooftop screening?

Planner Sterrett stated that the Code requires all sides of mechanical equipment that is visible from a public right-of-way shall be obscured by a variety of plant material or a screen wall. Per Code they're not required to screen from 2nd story neighbors.

Commissioner Wussow asked if they can screen noise coming from rooftop mechanicals so that it does not reach nearby residents. Mr. Gilmore stated that this is a brand new building with high efficiency units, will be quieter than existing mechanicals on existing buildings. Existing buildings are vacant so there has been no noise.

Mr. McCulloch said he was more concerned with sight of mechanicals and not sound. The building is far enough away that they would not hear mechanicals. He asked about work that has presently been taking place at the property.

Mr. Gilmore stated that work being done at the property is disconnecting the utilities. They have a demolition permit.

Commissioner Pulver, seconded by Commissioner Dickie, moved to close the public hearing. All ayes.

Commissioner Klimala stated that he is in favor of the proposal.

Commissioner Strutynsky stated that she likes the look of the building and wants the 12" knee wall around the windows. She is OK with signage as requested but would like a condition that prevents Panera from appearing on a multi-tenant sign.

Commissioner Dickie stated that the plans look great. He appreciates the brick façade.

Commissioner Wussow stated she appreciates the changes that have been made. The sign variation request is within reason.

Commissioner Loftus said he is not enthused by additional signage, but with a unique location where the road wraps around the building makes sense to have additional signage.

Commissioner Pulver was in agreement with the others. He hopes the drive through noise will not be bothersome to neighbors

Commissioner Thompson agreed with previous comments.

Chairman Burket agreed with previous comments.

Discussion followed about signage in PUDs.

Commissioner Loftus, seconded by Commissioner Strutynsky, made a motion to close the public hearing. The motion was approved unanimously.

Discussion followed about screening.

Commissioner made a motion to recommend approval of the sign variations and exterior appearance review with the following conditions:

1. Signs shall be constructed in accordance with plans submitted and testimony given at the ARC.
2. All rooftop equipment shall be adequately screened according to Code. The parapet shall be raised if it does not adequately screen.
3. A 12” brick knee wall shall be constructed around the glass storefront.

Motion failed for lack of second.

Commissioner Loftus made a new motion to recommend approval of the sign variations and exterior appearance review with the following conditions:

1. Signs shall be constructed in accordance with plans submitted and testimony given at the ARC.
2. Documentation shall be provided at the time of building permit application with regards to rooftop screening.
4. A 12” brick knee wall shall be constructed around the glass storefront.

Commissioner Pulver seconded the motion. The motion was approved 8-0.

VI. TRUSTEE’S REPORT

Trustee Kenwood stated that they finished the budget and levy. A subcommittee is being formed for the pedestrian bridge at the train station.

VII. CHAIRMAN’S REPORT

No report.

VIII. STAFF REPORT

Planner Sterrett stated in January they will hear two pre-applications, one for Aldi’s and one for new townhomes at 490 Newton Avenue.

VII. OTHER BUSINESS

None.

VIII. ADJOURN

There being no other business, Commissioner Loftus moved, seconded by Commissioner Wussow, to adjourn the meeting at 10:00 PM. The motion carried unanimously by a vote of 8-0.

Submitted by C. Johnson, Recording Secretary