

STAFF REPORT

TO: Glen Ellyn Architectural Review Commission
FROM: Michele Stegall, Village Planner *MJS*
DATE: February 19, 2016
FOR: February 24, 2016 Architectural Review Commission Meeting
SUBJECT: Police Station
65 S. Park Boulevard

PETITIONER: The petitioner is the Village of Glen Ellyn Police Department represented by Leopardo Companies and Dewberry Architects.

REQUEST: Pre-application meeting regarding the proposed construction of a new approximately 29,000 square foot, 2-story Police Station on property to be known as 65 S. Park Boulevard.

**LOCATION/
ZONING:**

The property includes the western portion of Panfish Park as well as 5 Village owned R2 lots located along Park Boulevard. The site also includes the southern un-vacated half of the unimproved Pershing Avenue right-of-way located on the northern edge of the property and the Wilson Avenue right-of-way on the southern end of the site. The western and southern portions of the site are zoned R2 Residential district and the eastern portion of the site is zoned CR Conservation Recreation district (see attached map). As part of the project that portion of the property zoned CR would be rezoned to the R2 district. The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial	C4
South: Single-Family	R2
East: Single-Family	R2
West: Panfish Park	CR

**REVIEW
PROCESS:**

In order to proceed with the project, the Police Department will need to receive approval of the following:

1. A Zoning Map Amendment;
2. A Special Use Permit;
3. Zoning Variations;
4. A Minor Subdivision;
5. A Subdivision Variation;
6. The Exterior Appearance; and
7. Right-of-Way Vacations.

The Exterior Appearance would be reviewed by the Architectural Review Commission and the Zoning Map Amendment, Special Use Permit, Zoning Variations, Subdivision Variation and Minor Subdivision would be reviewed by the Plan Commission. Both Commissions would make recommendations to the Village Board on the requests. The right-of-way vacations would be considered by the Village Board only.

The Police Department is scheduled to appear before the Plan Commission for a pre-application meeting on Thursday, February 25, 2016. A community meeting is also scheduled for 9:00 am, Saturday, February 20, 2016 at Glen Crest Middle School. The Village Board is then scheduled to discuss the project at a workshop meeting on Monday, February 29, 2016.

HISTORY:

Dewberry Architects completed a space needs analysis for the Village in 2012 which identified deficiencies in many areas, including the Police Department and that provided on-site and off-site alternatives for improvements. In 2013, the Village again contracted with Dewberry to evaluate various options for the construction of a new off-site Police Department. The current project is an outcome of this study. The Village Board has issued bonds for the project and the Police Department hopes to file a formal application this spring with construction commencing in early summer.

**PROJECT
SUMMARY:**

The project includes the construction of a new approximately 29,000 square-foot, 2-story Police Station with a total of 110 parking spaces, 41 of which would be shared public spaces serving the Police Station and Panfish Park. Among other things, the project would provide for a more secure sally port, additional evidence storage space and a roughly 50-seat community room. An added benefit of the project would be the creation of improved access and visibility to Panfish Park. More information about the project is below.

1. Building Design and Materials. The design of the building has been inspired by a nature theme intended to compliment the adjacent park setting. Vertical fiber cement siding is planned for the second floor with a yet to be determined masonry-like cladding planned for the first floor west elevation facing Park Boulevard and the south building elevation near the main building entrance. A contrasting color of fiber cement siding is planned for the first floor facing Panfish Park and the north side building elevation. An earth-tone color scheme is currently contemplated as encouraged by the Appearance Review Guidelines with bronze colored trim accents being discussed in some select locations. The building would have a clearly differentiated roof scaled to the building as encouraged by Section 1.5 of the Appearance Review Guidelines. A solid wall is proposed to project out from the northeast corner of the building to provide screening in the bond-out area.

The final appearance of the building will largely depend on the selected materials. The project architect will bring samples of some of the building

materials currently being considered to the meeting. The final material selection will ultimately be made by the Village Board with the project budget likely contributing to the decision. Section 1.2 of the Appearance Review Guidelines states that *“Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: rustic-finished wood; aluminum siding, trim or panel systems; exposed aggregate concrete wall panels; EIFS, Dryvit; glass storefront wall systems which extend the ground; plastic trim elements and mirrored or reflective glass. Ease of maintenance should also be considered.”*

A large 2-story glass curtain wall is proposed on the south elevation leading into the public lobby and providing a readily identifiable entrance as encouraged by Section 1.6 of the Appearance Review Guidelines. Pattern glazed window systems would be used on the east and west elevations in the areas of the fitness room and rear staff entrance. A community room located on the south end of the building has been designed with the idea of capturing views to the Park. A glazed window system is called out in this area. Samples of the envisioned glazed and patterned glass systems will be presented at the meeting.

With elevations facing Park Boulevard and Panfish Park and the main entrance being on the south side of the building, the Station would have three main elevations readily visible to the public.

2. Landscaping. Native plant materials and a naturalized landscape scheme are proposed. A 2-foot tall berm with heavy vegetation is also planned in a 33-foot wide landscape strip to be located on the south end of the site that would provide screening between the Station and existing single-family home to the south.

A series of lilac bushes and grasses are planned along the west elevation facing Park Boulevard along with a rain garden that would be located in front of the fitness room bump out. Rows of stone would extend out vertically from the front of the building serving as both a landscape feature and a functional component of the stormwater plan. Serviceberry trees are planned north of the wall in the bond-out area to provide additional screening in this area. The Police Department is also hoping to reach an agreement with the property owner of the office building to the north to allow the installation of landscaping on their property in order to better screen this area and the sally port.

The bioswale in the rear of the property would be planted with native vegetation with long root systems to clean any runoff and would be designed to meet the Stormwater Ordinance requirements for water quality. A low maintenance no mow grass is also planned in this area.

3. Fencing. The plans currently show a fence west and north of the staff parking lot. A fence in this area could either provide visual separation between the Station and Panfish Park allowing the rear side of the building

and associated functions to be screened or allow direct views to the rear of the building from Panfish Park therefore visually opening up the facility to Park visitors and allowing the east elevation to act as a second front elevation. The Commission may therefore wish to inquire about the anticipated height and style of fencing.

4. Signage. The signage plans for the project are still in progress. However, two primary signs are currently being discussed including a potential wall sign on the masonry wall east of the south elevation's public entrance and a potential ground sign in front of the building facing Park Boulevard. A third sign for Panfish Park is also anticipated near the entrance to the public parking lot.
5. Lighting. The lighting plans continue to be in progress. Cut sheets of all proposed exterior light fixtures and poles will be included in the formal application. The selected fixtures are anticipated to be completely shielded on the top and sides as required by Code.
6. Rooftop Equipment. The rooftop mechanical equipment is currently planned to be screened by a cement board siding that would match the cement board used on the second floor of the building.

COMMISSION ACTION:

The Architectural Review Commission is being asked to conduct a pre-application conference for the project and provide comments to the Police Department that will assist them in preparing a formal application. The Commission's review should concentrate on the concept for development of the site. The specific details of the plan will be reviewed after a complete application has been submitted.

In reviewing the project, the Commission may wish to:

1. Provide feedback on the overall building design and materials.
2. Focus on the view of the building from Park Boulevard, the public parking lot and Panfish Park.
3. Encourage the use of compatible materials and colors for the windows systems, coping, fascia, overhead doors, light fixtures and other similar features as encouraged by Section 1.82 of the Appearance Review Guidelines.
4. Inquire about what kind of glazing is envisioned for the community room windows and how this may impact the view out to the park.
5. Inquire about the anticipated height and style of fence to be used.
6. Clarify any concerns.

Police Department
Pre-application Meeting

Page 5

ATTACHMENTS:

- Aerial Photo
- Aerial Photo with Zoning
- Petitioner's Application Packet

cc: Staci Hulseberg, Planning and Development Director
Phil Norton, Police Chief
Robert Action, Deputy Police Chief
Nicole McElroy, Leopardo
Brian Meade, Dewberry

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Police Station\ARC Pre-ap Staff Report 021816.doc



Map created on February 18, 2016.

© 2016 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. This map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Police Station Site - Existing Zoning



Prepared by: Planning and Development
Date: February 16, 2016
2011 Aerial Photo



February 17, 2016

Village of Glen Ellyn
Attn: A.R.C./P.C./V.B.
535 Duane St.
Glen Ellyn, IL 60137

RE: Glen Ellyn Police Station – Project Description

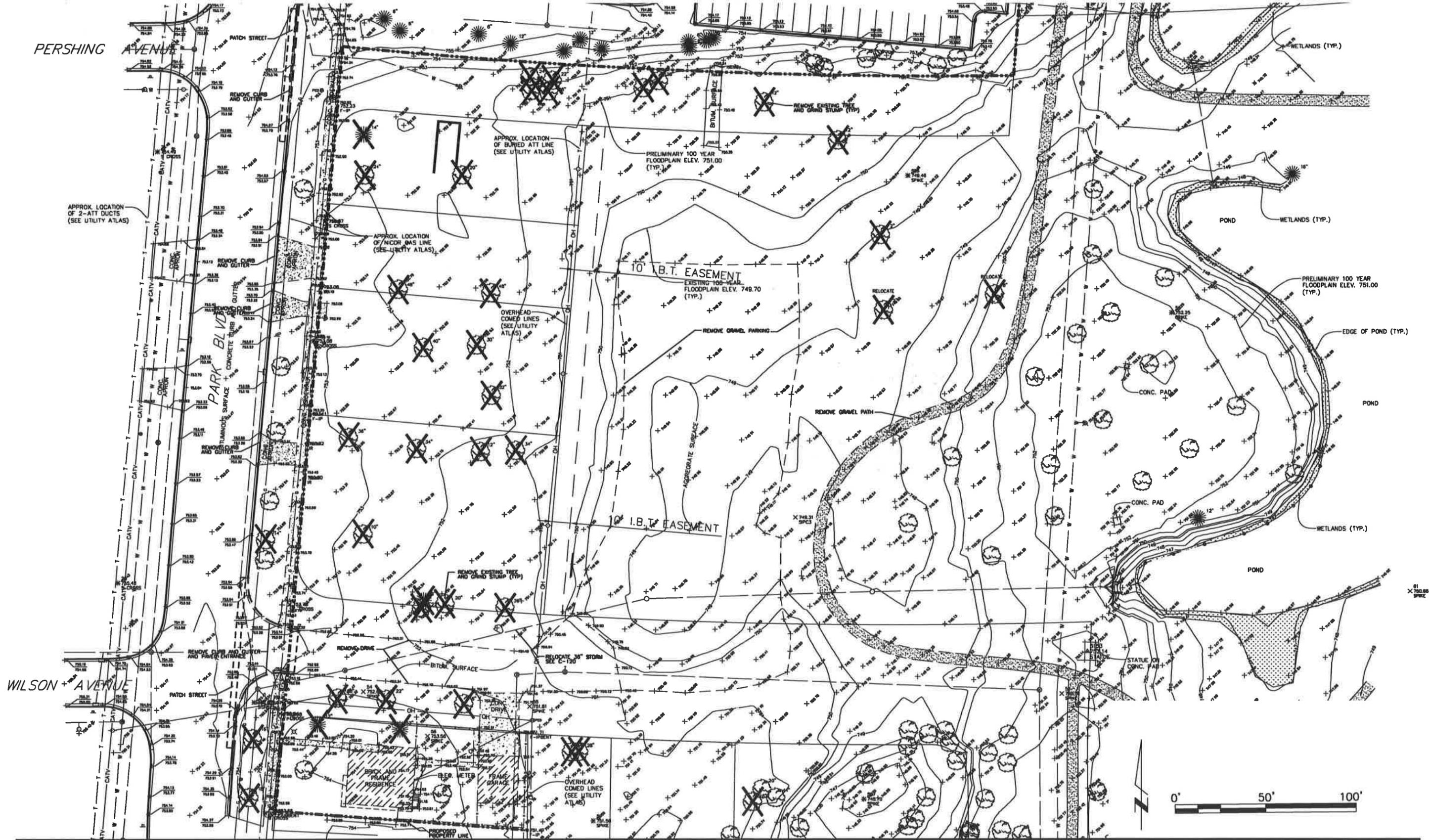
The new Glen Ellyn Police Station will be located adjacent to Panfish Park, at 65 S. Park Boulevard. Some of the current plan features of the approximately 29,000 square foot building are a community room, two-story entry lobby, and secure parking for the police department with shared public parking on the south side of the site for the public. The design of the police station is tailored to the park setting with a nature inspired design allowing views to the park and through the community room to the park. The nature inspired design creates a design setting that blends in well with the surrounding neighborhood and commercial space to the north of the site.

Roughly two thirds of the site is in a flood plain and has bad soil conditions. In order to mitigate additional costs to the project, the building has been located as close the west and north property setback line as possible. This building location helps give the building a more civic presence on the west façade while mitigating the bad soil locations that were found from the early soil borings. The shared main public parking will serve a dual purpose of parking for visitors to the police department and parking for visitors to the park.

Sincerely,

Jonathan Tallman, AIA, GGP, GPCP
Project Manager





**GLEN ELLYN POLICE STATION
EXISTING SITE AND DEMOLITION PLAN**



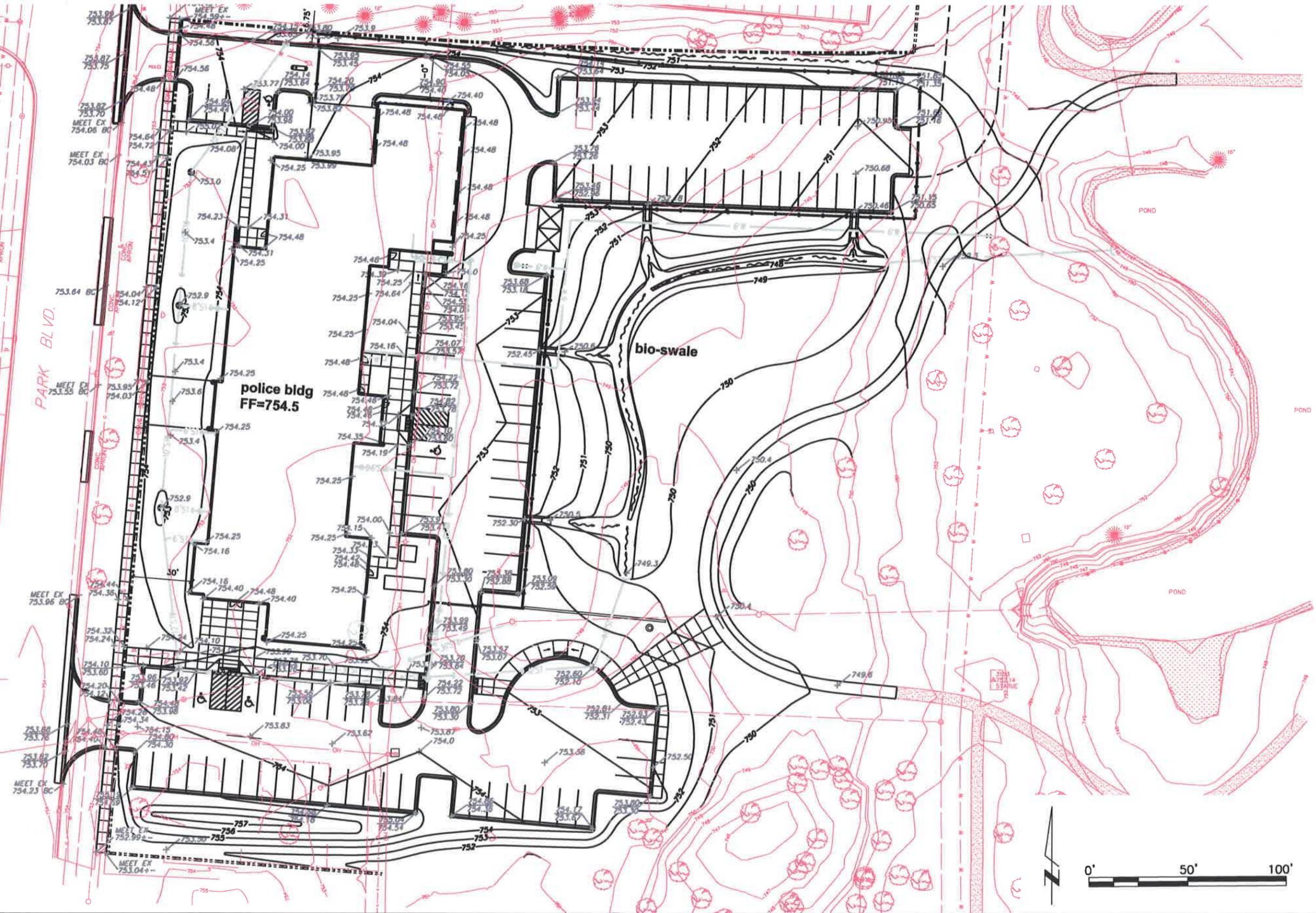
Leopardo Companies Inc.

Dewberry Architects Inc.

PERSHING AVENUE

PARK BLVD.

WILSON AVENUE



GLEN ELLYN POLICE STATION
SITE GRADING PLAN



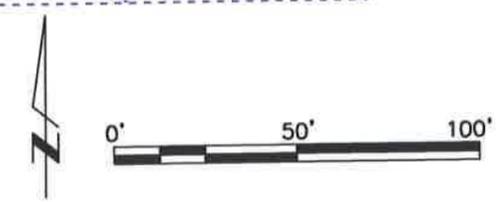
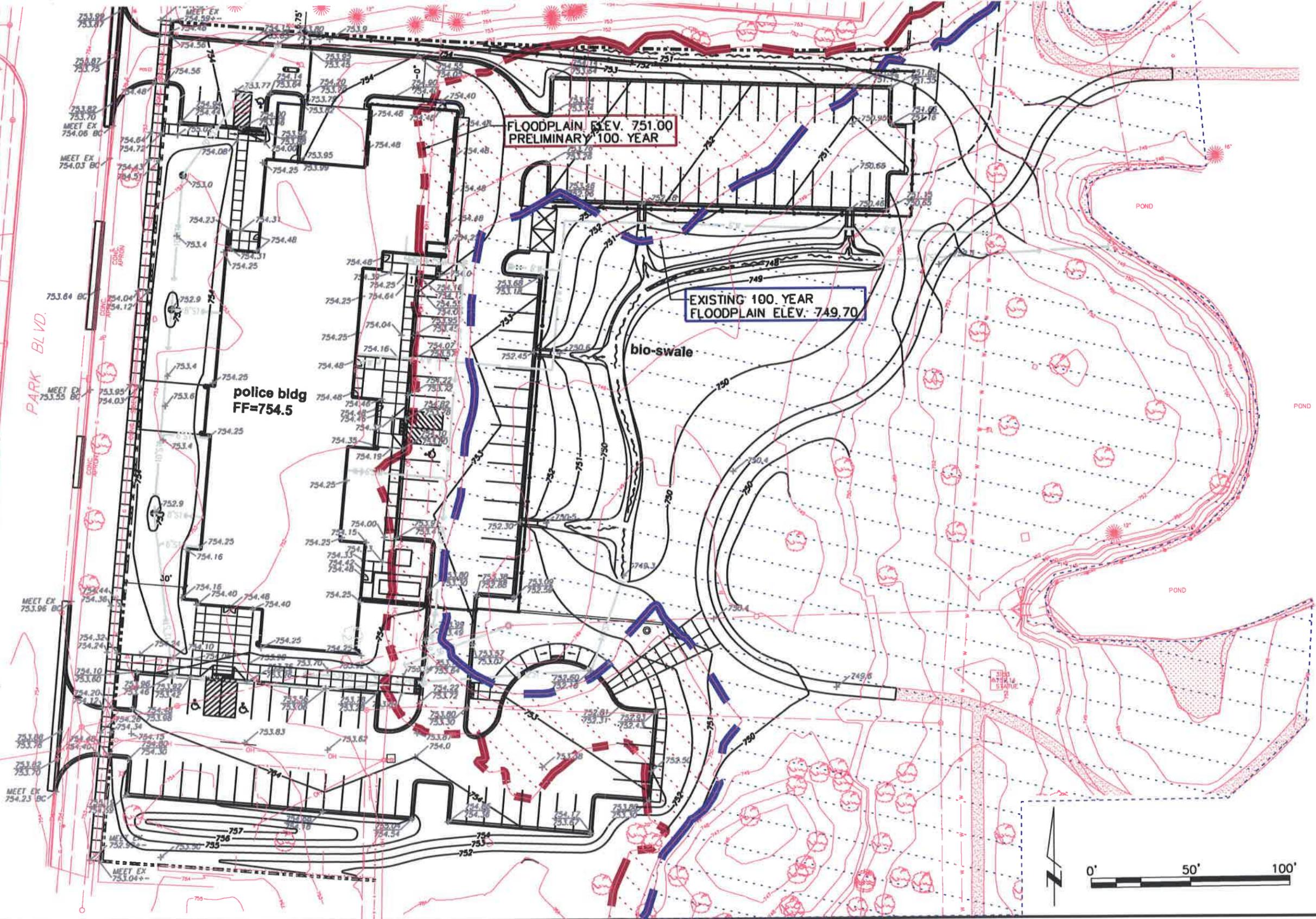
Leopardo Companies Inc.

Dewberry Architects Inc.

PERSHING AVENUE

PARK BLVD.

WILSON AVENUE



GLEN ELLYN POLICE STATION
SITE GRADING PLAN WITH FLOODPLAIN

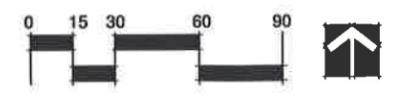


Leopardo Companies Inc.

Dewberry Architects Inc.



1 LANDSCAPE CONCEPT PLAN
L1.0 Scale: 1" = 30'-0"



PLANT LIST:

Code	Quantity	Size	Scientific Name	Common Name	Notes
ACAB	2	2.5" cal	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	
ACMI	4	2.5" cal	Acer miyabei	Miyabi Maple	
ALGL	4	4.5" cal	Alnus glutinosa	Black Alder	
GLTR	3	3.5" cal	Gleditsia triacanthos 'nervis'	Thornless Common Honeylocust	
GYDI	1	2.5" cal	Gymnocladus dioica	Kentucky Coffeetree	
MAAC	1	2.5" cal	Magnolia acuminata	Cucumber Tree Magnolia	
OSVI	3	2.5" cal	Ostrya virginiana	Ironwood	
QUBI	2	2.5" cal	Quercus bicolor	Swamp White Oak	
TADI	3	3.5" cal	Taxodium distichum	Bald Cypress	
ULRE	4	2.5" cal	Ulmus 'Regal'	Regal Elm	

Code	Quantity	Size	Scientific Name	Common Name	Notes
AMCA	6	8.5" bb	Amelanchier canadensis	Serviceberry	
COMA	3	6" bb	Cornus mas	Cornelian Cherry Dogwood	
MASD	5	6" bb	Malus 'Snowdrift'	Snowdrift Crabapple	

Code	Quantity	Size	Scientific Name	Common Name	Notes
ABCO	3	8.5" bb	Abies concolor	White Fir	
PIPU	2	8" bb	Picea pungens	Green Colorado Spruce	
PST2	2	6" bb	Pinus strobus	Eastern White Pine	
PST1	1	10" bb	Pinus strobus	Eastern White Pine	
TSCA	2	8" bb	Tsuga canadensis	Canadian Hemlock	

Code	Quantity	Size	Scientific Name	Common Name	Notes
ARME	11	#5/5 gal	Amelanchier canadensis	Black Chokeberry	
COAM	9	#6/5 gal	Corylus americana	American Hazelnut	
COSE	13	#5/5 gal	Cornus sericea	Red Dogwood	
HAVI	7	#5/5 gal	Hamamelis virginiana	Fall Blooming Witchhazel	
HYAN	18	#5/5 gal	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
ITVI	5	#5/5 gal	Itea virginica	Virginia Sweetgum	
RHGL	11	#5/5 gal	Rhus aromatica 'Grow Low'	Grow Low Sumac	
SPGR	12	#5/5 gal	Spiraea x cinerea 'Grafheim'	First Snow Spiraea	
SYME	8	#5/5 gal	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	
VITR	7	#5/5 gal	Viburnum trilobum	Cranberry Bush	

Code	Quantity	Size	Scientific Name	Common Name	Notes
THOC	11	24" bb	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	

Code	Quantity	Size	Scientific Name	Common Name	Notes
ACMO	62	#1/1 gal	Achillea 'Moonshine'	Moonshine Yarrow	
AOCA	26	#1/1 gal	Aquilegia 'Cardinal'	Songbird Columbine	
ASMD	5	#1/1 gal	Astilbe chinensis 'Maggie Daley'	Maggie Daley Astilbe	
ASTU	36	#1/1 gal	Acaenas tuberosa	Butterfly Weed	
COLU	174	3"	Corydalis lutea	Yellow Corydalis	
GEDI	15	#1/1 gal	Geranium 'Dilly'	Dilly Hardy Geranium	
HEAS	17	#1/1 gal	Heuchera 'Alabama Sunrise'	Alabama Sunrise Foamy Bells	
HEBC	17	#1/1 gal	Heuchera 'Blackcurrant'	Blackcurrant Coralbells	
HERI	75	#1/1 gal	Heuchera 'Raspberry Ice'	Raspberry Ice Coralbells	
HOPA	9	#1/1 gal	Hosta 'Patriot'	Patriot Hosta	
RVI	92	#1/1 gal	He virginica shrevel	He Virginia Shrewel	
LISP	172	3"	Liriope spicata	Creeping Lilyturf	
LOCA	36	#1/1 gal	Lobelia cardinalis	Cardinal Flower	
PATE	329	3"	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	
PORE	36	#1/1 gal	Polemonium reptans	Jacob's Ladder	
RULS	26	#1/1 gal	Rudbeckia fulgida 'Vitto's Little Suzy'	Little Suzy Black Eyed Susan	
RUSP	36	#1/1 gal	Rudbeckia fulgida 'speciosa'	Showy Black Eyed Susan	

Code	Quantity	Size	Scientific Name	Common Name	Notes
HESE	19	#1/1 gal	Helictotrichon sempervirens	Blue Oat Grass	
SCBC	36	#1/1 gal	Schizachyrium scoparium	Little Blue Stems	
SPHE	118	#1/1 gal	Sporobolus heterostachya	Franseria Drop Seed	

LANDSCAPE REQUIREMENTS:

OPEN SPACE: 1.22 ACRES

	REQUIRED	PROVIDED
TOTALS	90	51
DECID. 2"-2.5"	8	17
DECID. 3"-4"	6	6
DECID. 4.5"+	4	4
ORN. 6"-8"	4	0
ORN. 8.5"	2	6
EVER. 6"-8"	5	6
EVER. 8.5"-10"	2	5
EVER. 10"+	1	1

TREE INVENTORY

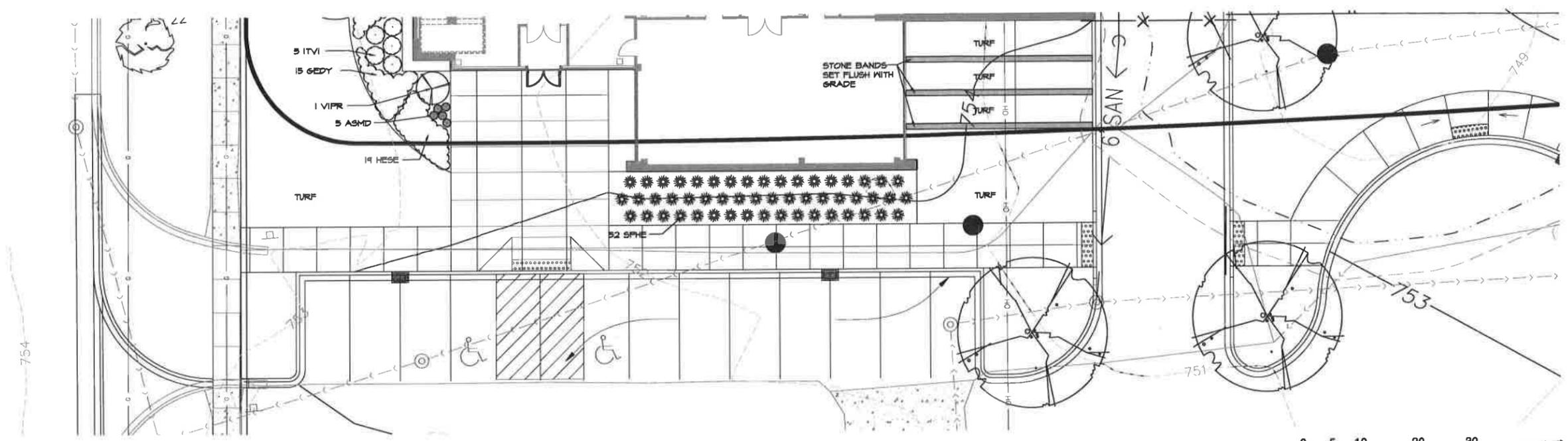
GLEN ELLYN POLICE STATION

PARK BLVD.
GLEN ELLYN, IL

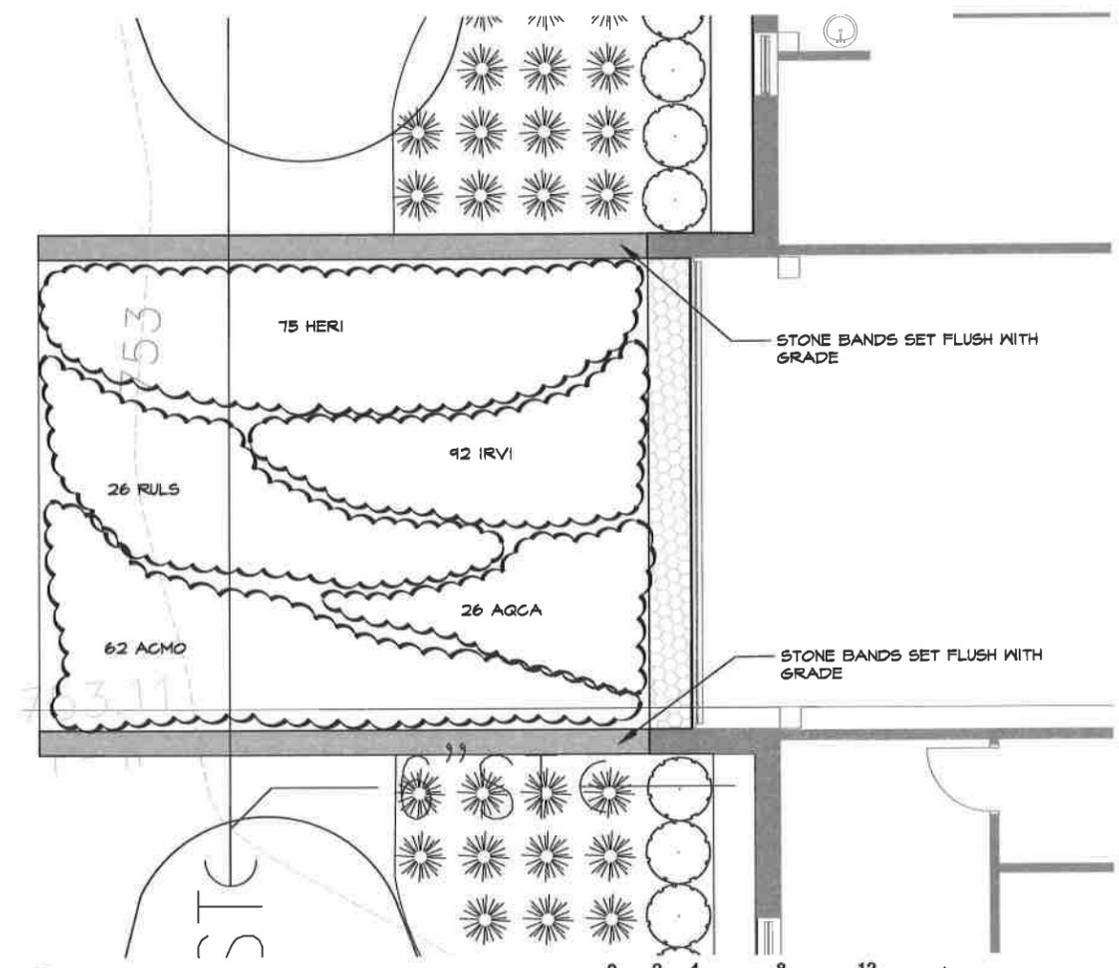
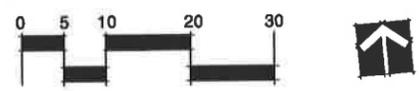
REVIEWED BY: KLG
APPROVED BY: KLG
DRAWING DESIGNED BY: RJA
PROJECT NO.:
Date: 11.5.15
Scale: 1" = 30'-0"

Drawing
L1.0
Site Development

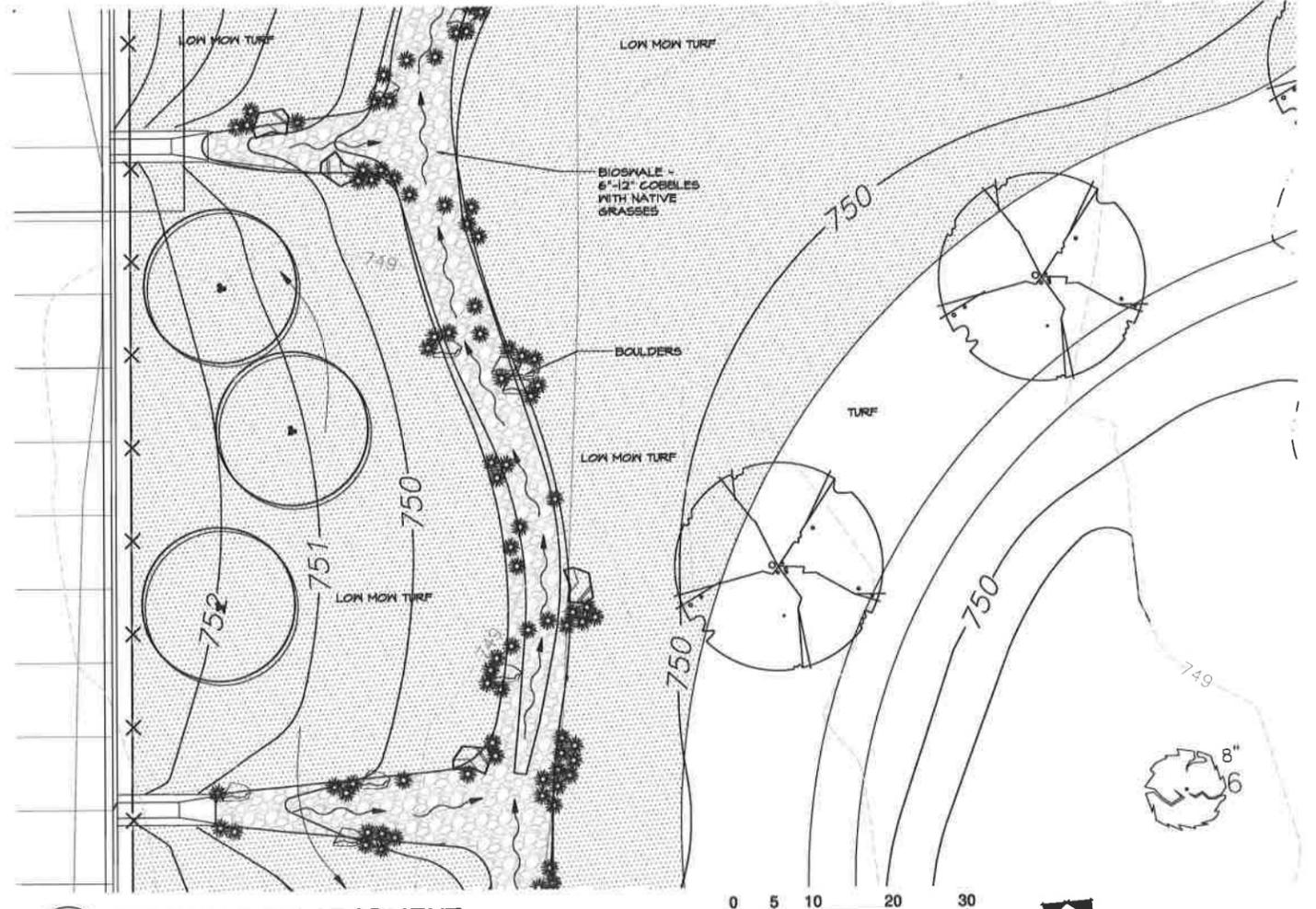
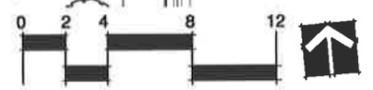
DATE: 2.15.16
SUBMITTAL
ARC REVIEW



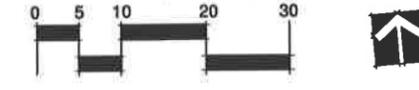
1 SOUTH FACADE LANDSCAPE PLAN
L1.1 Scale: 1" = 10'-0"



1 RAINGARDEN ENLARGEMENT
L1.1 Scale: 1/4" = 1'-0"



1 BIOSWALE ENLARGEMENT
L1.1 Scale: 1" = 10'-0"



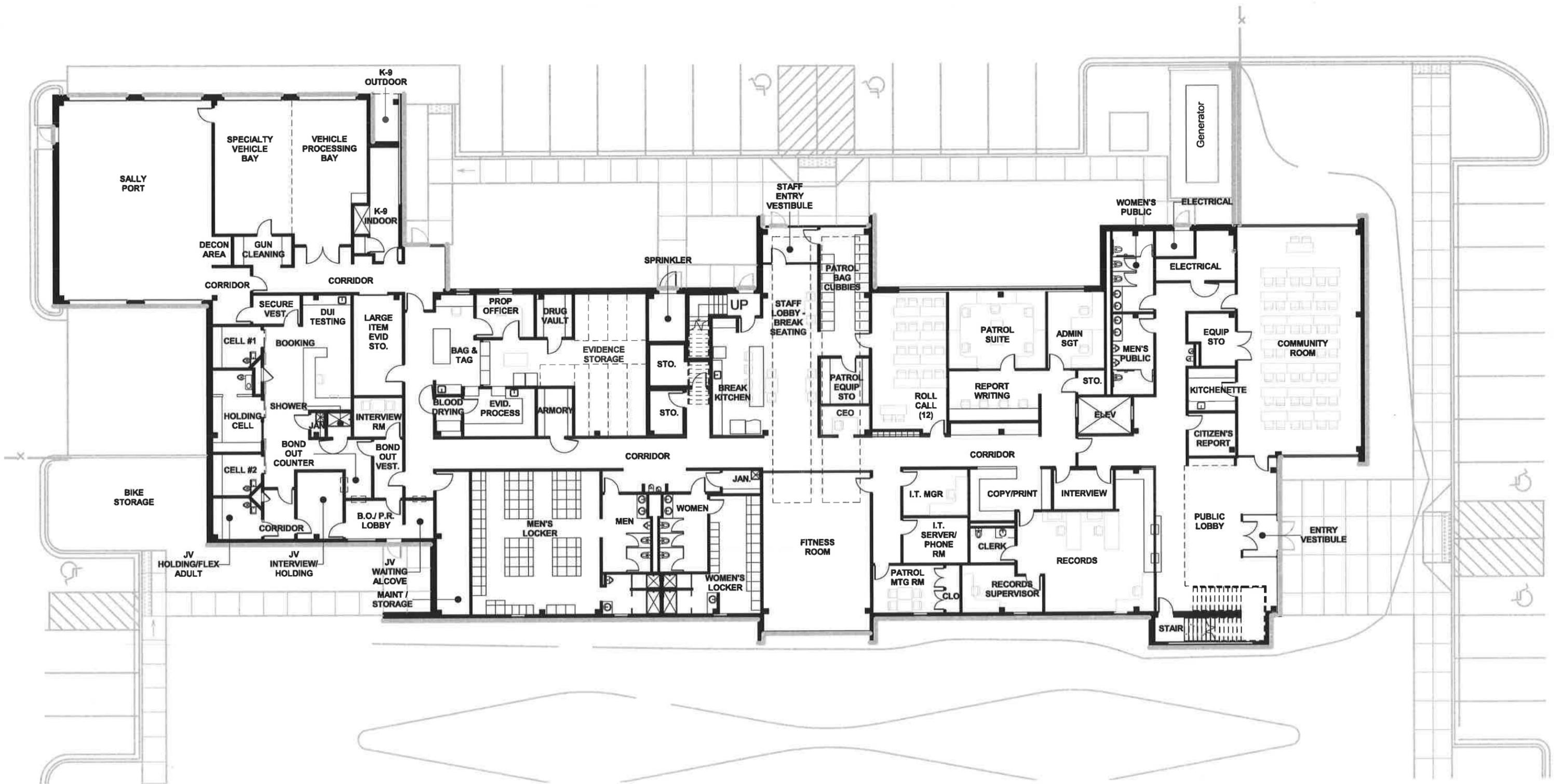
LANDSCAPE PLAN ENLARGEMENTS

DATE:	2.15.16
PROJECT:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
DATE:	

GLEN ELLYN POLICE STATION
PARK BLVD.
GLEN ELLYN, IL

REVIEWED BY:	KLG
APPROVED BY:	KLG
DRAWING NO.:	RJA
PROJECT NO.:	
DATE:	11.5.15
SCALE:	1" = 10'-0"

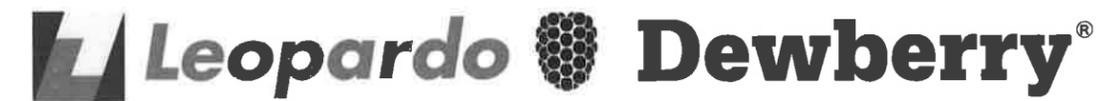
Drawing
L1.1
Site Development



1 First Floor Plan
 Scale: 1" = 20'-0"

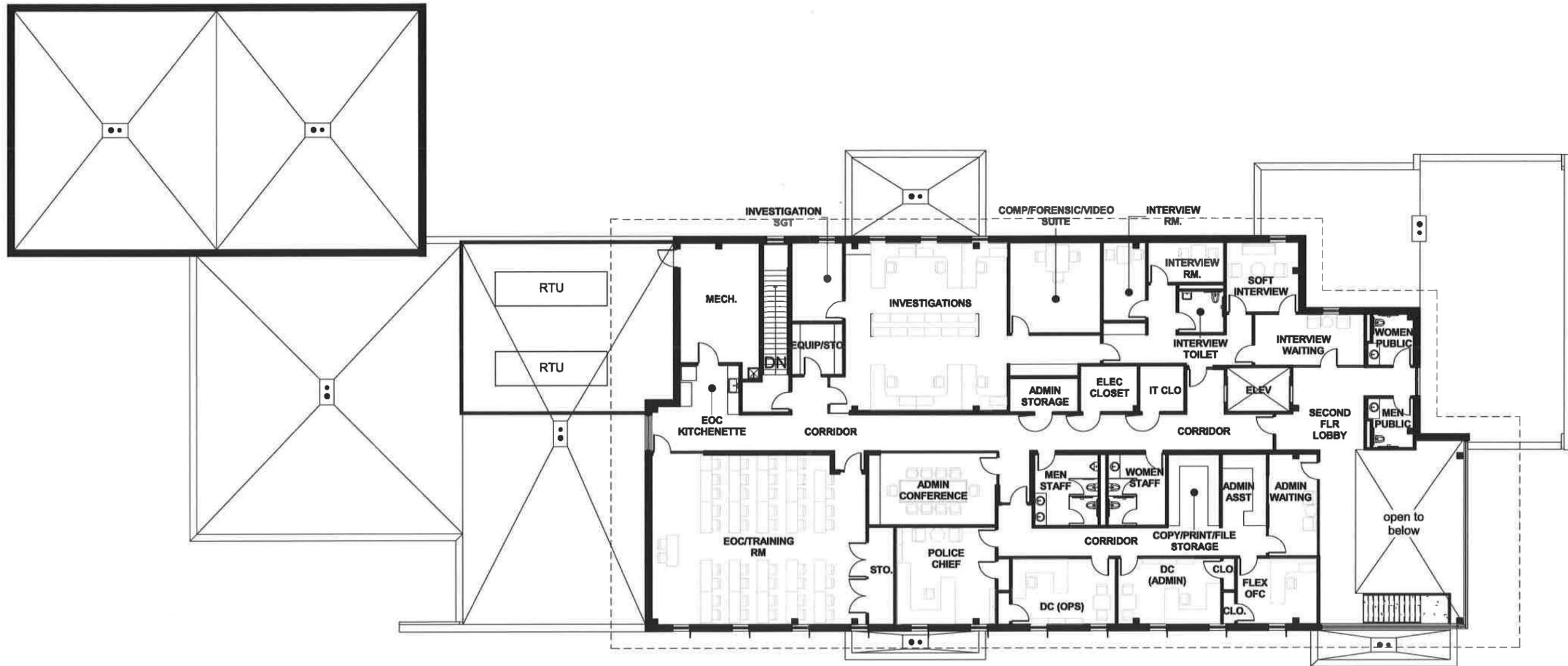


GLEN ELLYN POLICE STATION
 FIRST FLOOR PLAN



Leopardo Companies Inc.

Dewberry Architects Inc.



1 Second Floor Plan

Scale: 1" = 20'-0"

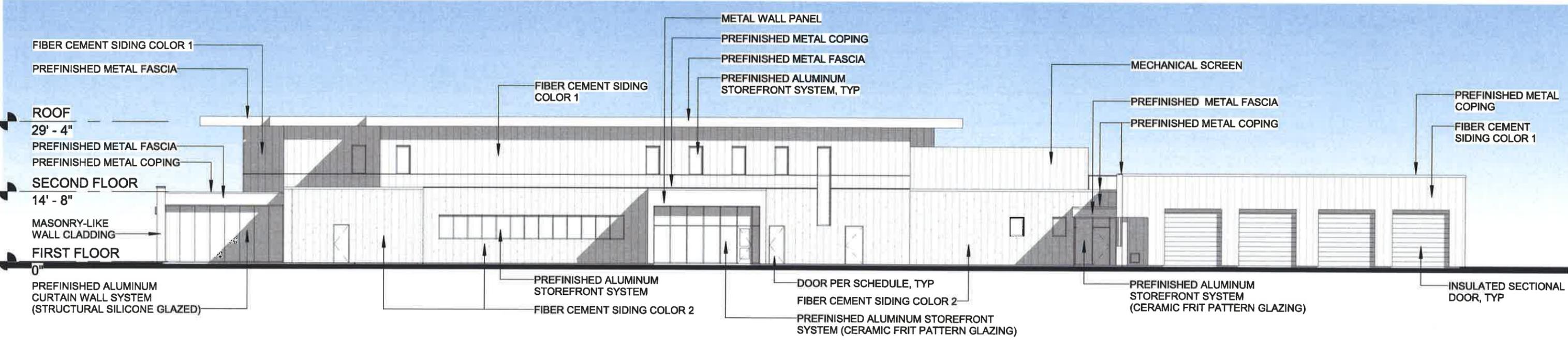


**GLEN ELLYN POLICE STATION
SECOND FLOOR PLAN**

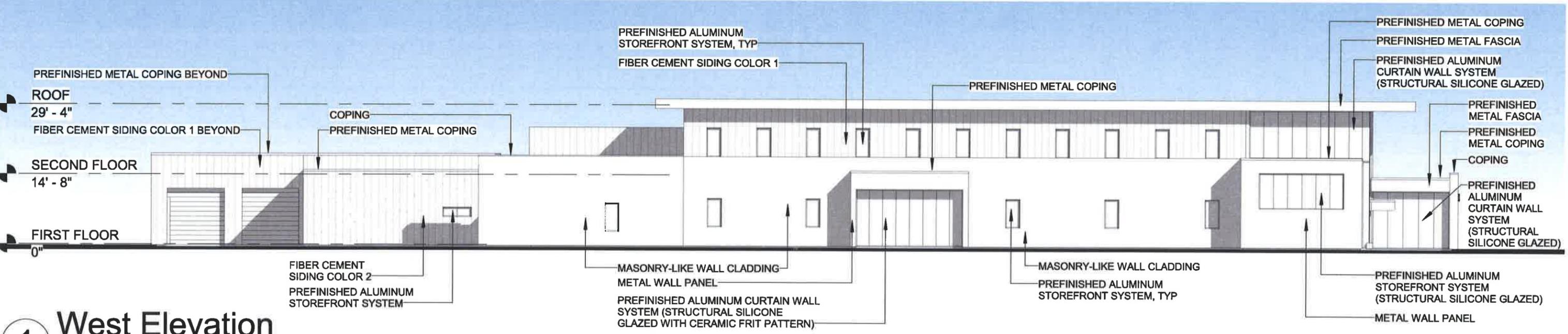


Leopardo Companies Inc.

Dewberry Architects Inc.



2 East Elevation
Scale: 1" = 20'-0"



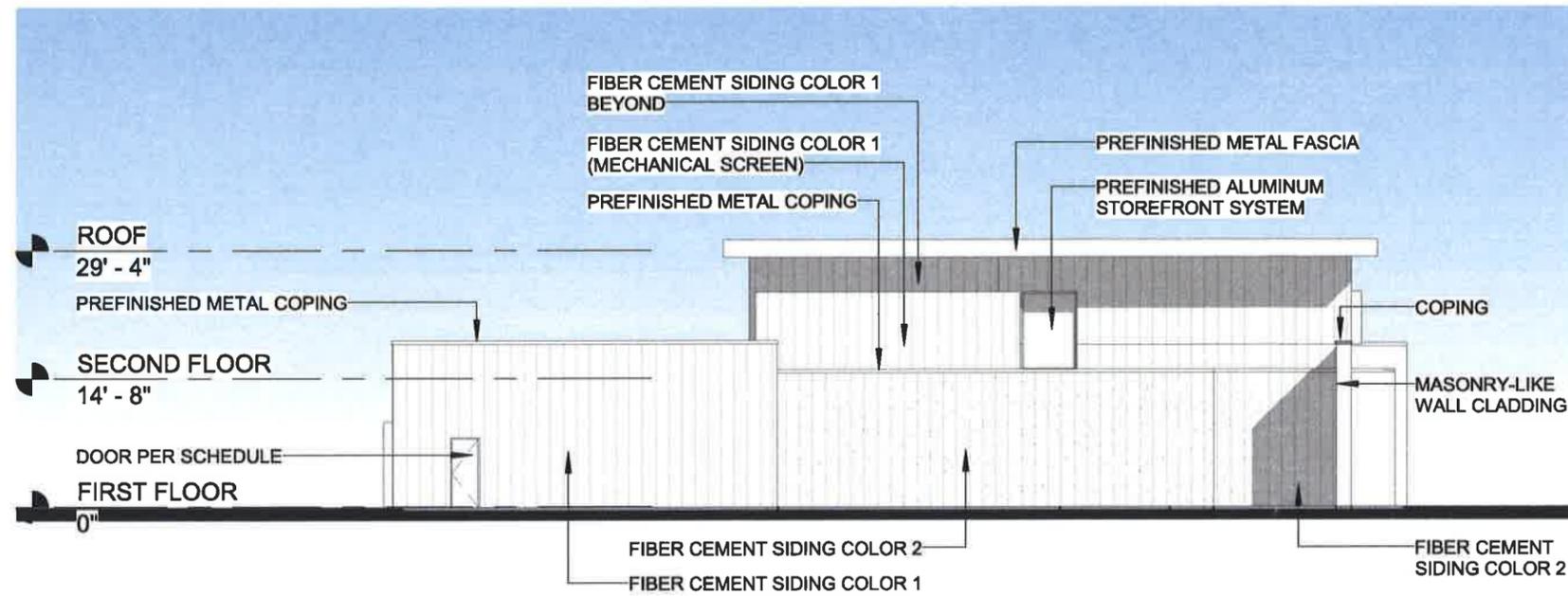
1 West Elevation
Scale: 1" = 20'-0"

GLEN ELLYN POLICE STATION
BUILDING ELEVATIONS

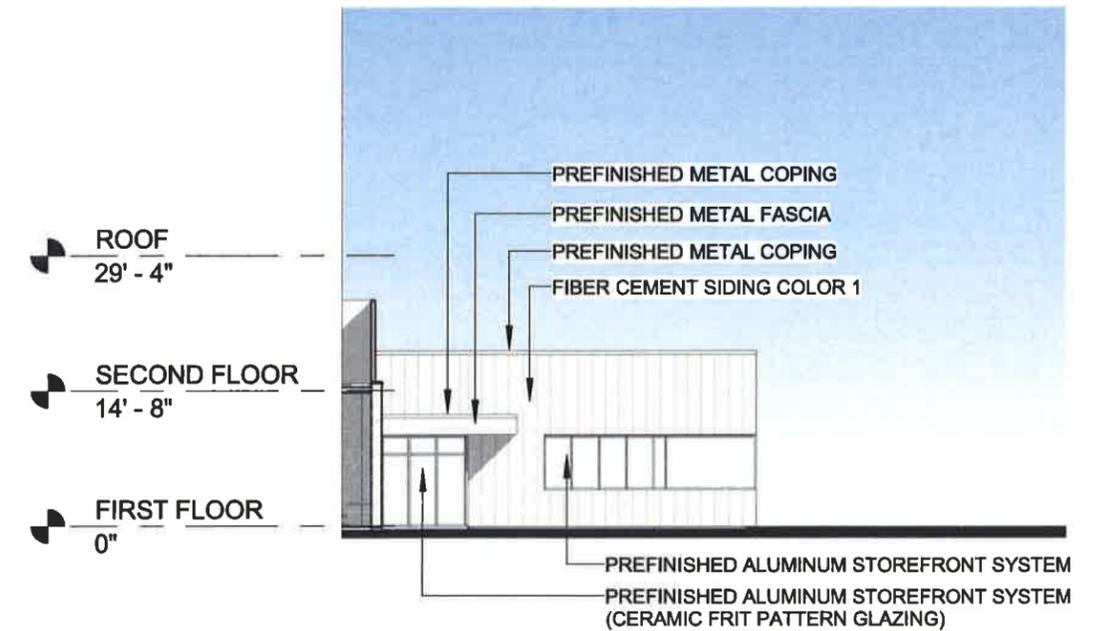


Leopardo Companies Inc.

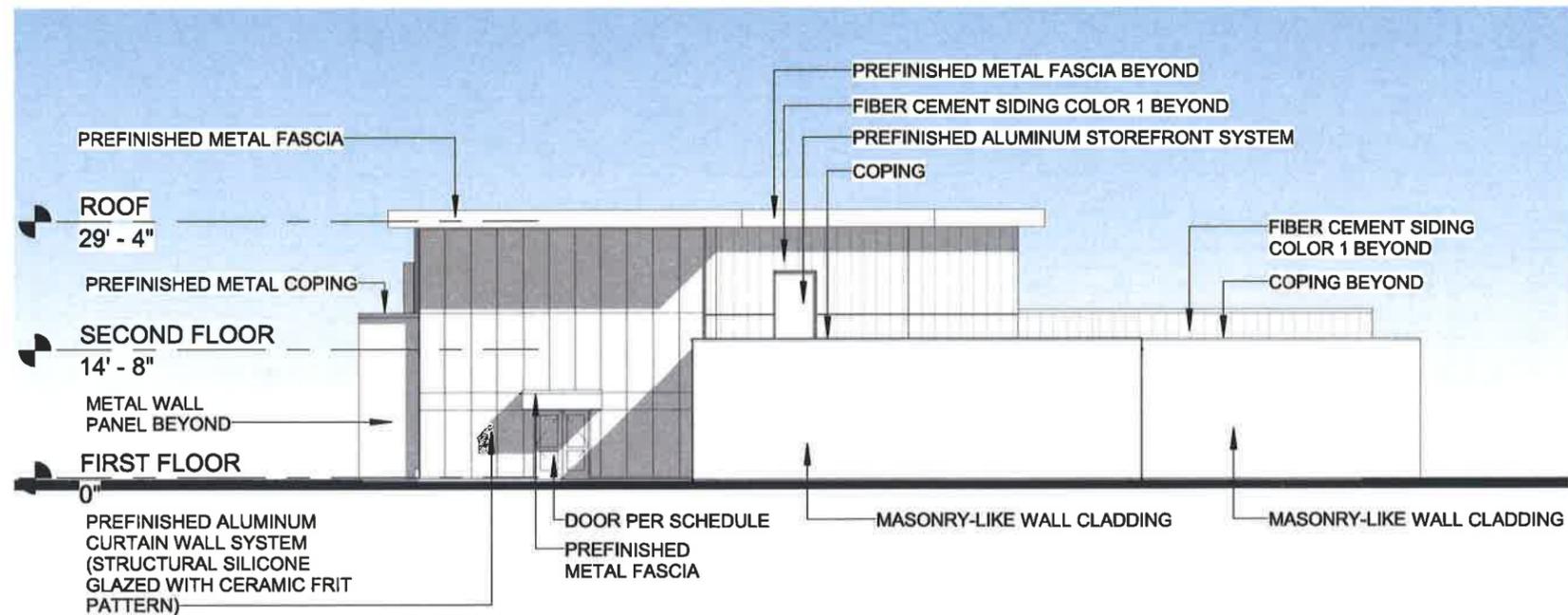
Dewberry Architects Inc.



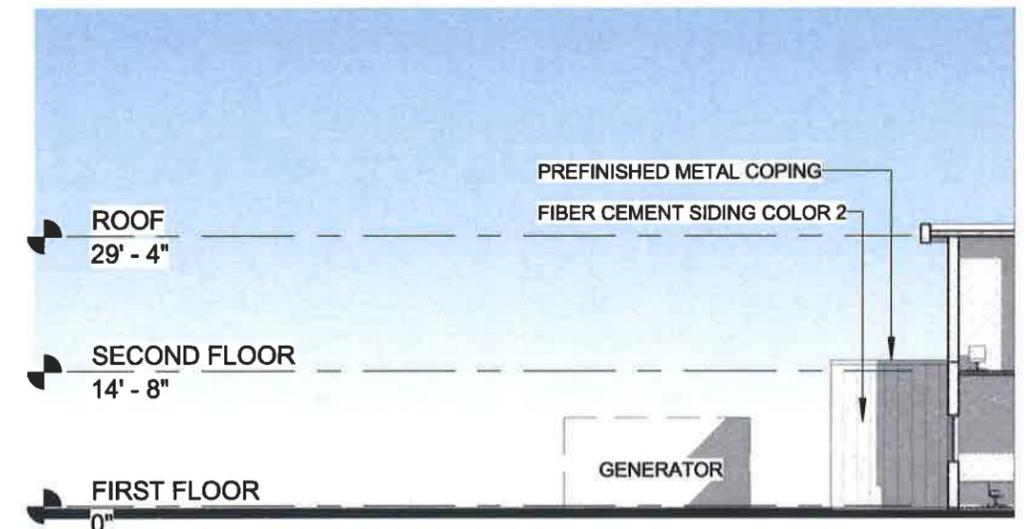
2 North Elevation
Scale: 1" = 20'-0"



4 South Elevation @ Sally Port
Scale: 1" = 20'-0"



1 South Elevation
Scale: 1" = 20'-0"



3 North Elevation @ Generator
Scale: 1" = 20'-0"

GLEN ELLYN POLICE STATION
BUILDING ELEVATIONS



Leopardo Companies Inc.

Dewberry Architects Inc.

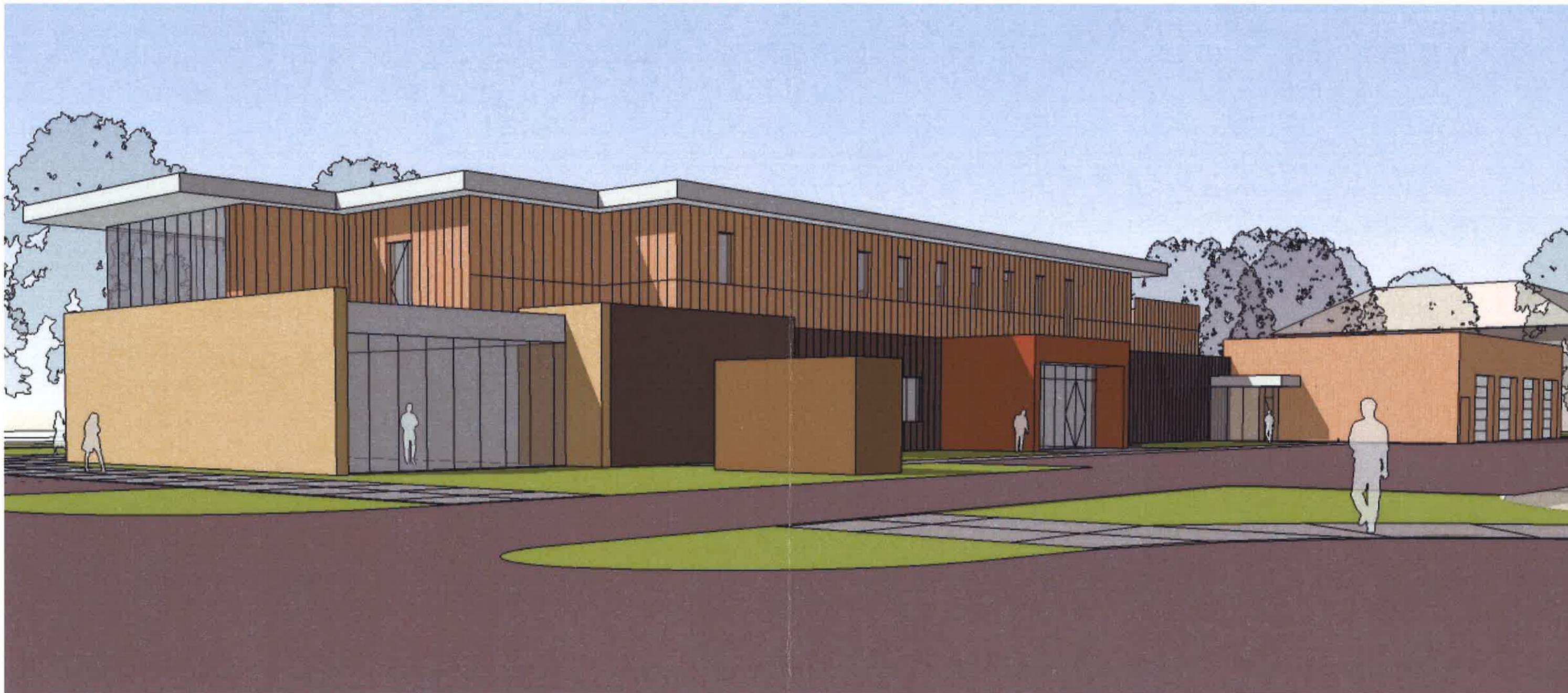


GLEN ELLYN POLICE STATION
VIEW FROM SOUTHWEST

 **Leopardo**  **Dewberry**[®]

Leopardo Companies Inc.

Dewberry Architects Inc.



GLEN ELLYN POLICE STATION
VIEW FROM SOUTHEAST

 **Leopardo**  **Dewberry**[®]

Leopardo Companies Inc.

Dewberry Architects Inc.

02/15/16

ARC-9

PROJECT NO. 50076713