

3. Zoning Variations;
4. A Lot Consolidation;
5. Exterior Appearance Approval; and
6. Sign Variations

Village Planner Stegall stated the Zoning Map Amendment, Special Use Permit and Zoning Variations will be reviewed by the Plan Commission, and the proposed Exterior Appearance and any Sign Variations will be reviewed by the ARC. She stated a Lot Consolidation only requires staff review and approval. She stated the petitioner is scheduled to attend a pre-application meeting with the Plan Commission on Thursday, April 12, 2012.

Planner Stegall indicated that it was great to see an existing business expanding in the Village and that staff was excited about the petitioner's plans to move into this building which has been vacant for a number of years. She then referred to the Staff Report and gave a general overview of the project including the building materials, a proposed added window on the west building elevation, proposed awning material and lighting, screening of rooftop equipment, landscaping, landscape islands, trash enclosure screening, streetscape improvements, pole sign and potential sign variations. She stated as the ARC reviews the project, that the Commission may want to comment or inquire about the following:

1. Encourage the petitioner to heavily landscape the site in accordance with Guideline 2.1, including perimeter parking lot landscaping, interior parking lot landscaping, foundation plantings and the use of a variety of plant materials that will provide seasonal color and interest and that will fare well in difficult growing conditions.
2. Inquire about the use of EIFS on the building and where the EIFS would be located.
3. Encourage the petitioner to enhance the streetscape elements at the intersection in accordance with the design principles in the Roosevelt Road streetscape plan.
4. Inquire about the preliminary design concepts for the south and east building elevations.
5. Encourage the petitioner to explore opportunities to further break up the west building elevation along Main Street.
6. Provide preliminary feedback on the sign plan and anticipated sign variation requests and discuss the possibility of a ground sign instead of pole sign as encouraged by the Appearance Review Guidelines.
7. Encourage the petitioner to heavily landscape around the proposed trash enclosure area along Main Street.
8. Inquire about the awning materials and preliminary lighting plans.
9. Clarify any concerns.

Planner Stegall stated the petitioner has a very aggressive schedule to move forward with this project as they are hoping to start construction in fall 2012. Receiving specific feedback from the Commission that will assist the petitioner in developing plans for their formal submission will help expedite the process.

Michael Aragona of Aragona Architects and David Hassler, Vice President of Oberweis, attended the meeting. Mr. Aragona showed a picture of the Concept Site Plan which showed the building site with two existing ingress/egresses, existing parking and an elevation change of 10

feet from the front of the building to the back of the building. He stated That Burger Joint is a new concept for the Oberweis Company. He stated the proposed main parts of the project are to take down the existing center building and canopy and rework this area into the parking lot and add a ramp due to the elevation for the drive-thru process. He stated there is an existing retaining wall on the east side of the site that they are trying to leave alone. He stated there will be three different operations within the building plus a possible business use on the lower level: Oberweis on the east side of the building, That Burger Joint on the west side of the building and Connie's Pizza on the north side of the building. He stated there will be a covered patio area in back as well as additional parking. He stated they will have an ingress/egress off Taft Avenue to the south that will line up with the drive-thru. He stated there will be a common entrance and vestibule in the center of the building along with a separate vestibule for Connie's Pizza.

Mr. Aragona showed a picture of the front of the building. He stated on the Oberweis side of the exterior building and around to the drive-thru, they will use a cultured stone and on That Burger Joint's exterior, there will be recycled barn wood so the two sides of the building will be delineated, but still feel as they go together. He stated they will clean up the existing brick on the west side of the building and then apply a reddish translucent stain. He stated the existing windows will stay in the same place, but be updated. He stated there will be a painted logo sign on the west side of the building which will have a stamped look with fuzzy edges.

Mr. Aragona showed a picture of the back of the building which showed the patio area as well as the parking area. He stated the patio area and parking lot will be landscaped with easily maintained and hearty plants. He stated there will be brick on the back as well as the recycled wood. He stated the office tenant will have an entrance in the back also.

Mr. Aragona stated as this will be a multi-user building; they will need multiple signs to support the businesses there. He stated there will be a pole sign along Roosevelt Road that will have two brand flags and will have plantings around the bottom of the sign. He stated on the building front, the Oberweis sign would be 80 square feet, the That Burger Joint sign would be 60 square feet, the Connie's Pizza sign would be 35 square feet, two panels for Oberweis and That Burger Joint would also be located on a pole sign, another Connie's sign that would be 24 square feet and a That Burger Joint sign that would be 7.5 square feet. He stated the signage on the front of the building and pole sign would total 235 square feet. He stated they have no numbers yet for the signage on the rear building, but they would need about 120 square feet. The total square footage of primary signage permitted by the Sign Code is 120 square feet. He stated there will be a menu board for the Drive-Thru line which they will put on a post.

Mr. Hassler stated there are no awnings on the current Oberweis building at 651 Roosevelt, but there are awnings on the Oberweis location in Wheaton. Mr. Aragona stated the proposed awnings would be internally illuminated with soft fluorescent lights so they glow at night. Mr. Aragona stated That Burger Joint would have its own galvanized corrugated metal awning, upheld with steel brackets. Mr. Aragona stated they will do landscaping to soften the site. He stated some the landscape islands are close to the width they need to be. He stated that with the permitted square footage subtractions on the lower level, they can take the estimated number of 63 required parking spaces to 58 or 59.

Chairman Burdett asked about the building materials to which Mr. Aragona stated they will use a dimensional cultured stone, a ledge stone, EIFS, silver corrugated metal, recycled stained barn wood, the existing brick with a red translucent stain and other existing brick repainted to white. Commissioner Wussow asked if there was only one use of EIFS on the building to which Mr. Aragona stated the EIFS should only be used on the front of the building unless the brick on the back of the building is bad, in which case they may need to use EIFS there too. Chairman Burdett asked what material will be on the back of the building and the petitioner indicated that the existing brick that will be repainted white. Commissioner Wussow asked what material would be behind the That Burger Joint and Connie's Pizza signs to which Mr. Aragona stated it is reclaimed siding which is old barn wood that has been re-milled and made into new siding and will have a worn look. Commissioner Thompson asked if the glass in the front would be clear to which Mr. Aragona stated it would be. Commissioner Draths asked about the canopy material on the That Burger Joint side to which Mr. Aragona stated it will be steel internally and will have a pre-manufactured plasticized wood material (Fypon) and will be painted white. Commissioner Allen asked about the structure over the patio to which Mr. Aragona it would be Fypon also and will be a pergola, an open trellis, of dimensional boards. Commissioner Wussow asked if the patio would be open to the edge to which Mr. Aragona stated the patio will have some kind of rail around it.

Commissioner Thompson asked about the material for the retaining wall to which Mr. Aragona stated he was not certain at this point, but they will do a stamped concrete on the patio. Commissioner Thompson asked what the highest elevation would be to which Mr. Aragona stated it would be two feet. Chairman Burdett asked about the material for the awning at the rear to which Mr. Aragona stated it would be vinyl or canvas. Commissioner Draths asked if the painted stamp sign on the west side of the building would say anything to which Mr. Aragona stated it will say "Inspected for Quality" which is Oberweis' own design. Mr. Hassler stated the stamp sign will be on their other location as well which will be in Skokie on Dempster Avenue.

Mr. Aragona stated they will look at different treatments on the west side of the building; however, that side is the production area/back of house so adding windows may not make sense. Commissioner Wussow stated there was another business that added a false window which she encourages. Chairman Burdett asked about where the mechanicals would be to which Mr. Aragona stated they would be on the roof, screened from view from Roosevelt Road possibly by a lightweight aluminum panel. Chairman Burdett asked about the material for the trash enclosure along Main Street to which Mr. Aragona stated it would be a flat board on board fence, measuring 10 feet long, 10 feet wide and 7 feet high. Planner Stegall stated the Zoning Code requires the trash enclosure be enclosed with the same material on the building, and there are many materials on the building.

Commissioner Wussow asked how the reclaimed siding fits in with the Appearance Review Guidelines to which Planner Stegall stated rustic finished wood is a discouraged building material, which the reclaimed siding sounds similar to. Mr. Hassler stated the reclaimed siding is the new trade-dress for That Burger Joint. Commissioner Wussow asked if the rustic wood siding is a part of That Burger Joint's branding to which Mr. Aragona stated the rustic wood is a part of the branding of That Burger Joint. Mr. Aragona stated the interior of That Burger Joint would have reclaimed beams and joists too and also metal windows in order to have a loft feel.

Trustee Liaison Ladesic stated both Aeropostale and Joe's Crab Shack do use the rustic wood on the exterior.

Commissioner Wussow asked about all the awning materials to which Mr. Aragona stated the Oberweis awnings are a striped vinyl fabric which will be internally illuminated so they glow at night and help to illuminate the sidewalk. He stated the That Burger Joint awning is a corrugated metal in an antique silver color with arched steel brackets of a custom design. He stated the rear canopies will probably be a fabric vinyl as well but not internally illuminated. Commissioner Draths asked about lighting in the rear to which Mr. Aragona stated there would be at least one pole light with two heads in the parking area, and they also may spotlight the entrance area.

Commissioner Thompson asked about the central median in the rear to which Mr. Aragona stated the median is 17 feet in width, and they will make it all concrete. Planner Stegall stated the staff would like the petitioner to reduce the 17 feet down to 7 feet and pick-up the additional 10 feet along Main Street and bring the plan into compliance with the required 10-foot landscape setback. Commissioner Mulvihill asked about making the front sign a ground sign instead of a pole sign to which Mr. Aragona stated the pole sign with the two different flags is a part of the branding and he would need to discuss this with Oberweis. Commissioner Wussow stated her concern about the great number of extra signs on the front and back as the additional signs bring visual clutter and seems unnecessary to which Mr. Hassler stated the smaller tavern sign for That Burger Joint is a trade-dress sign made of three colors, yellow, red and green, which represent mustard, ketchup and pickle. Commissioner Draths asked what the tavern sign for That Burger Joint is made of to which Mr. Aragona stated it is wood boards with dimensional letters. Mr. Aragona stated they would need to discuss the extra signs with Connie's Pizza.

Commissioner Wussow asked if they could reduce the proposed number of seven materials on the exterior, which was not counting the awning materials, as the building seems small for so many materials and colors. Chairman Burdett stated the Appearance Review Guidelines encourage a single project to have design continuity relatedness, and agreed that this is a small building to have so many different exterior materials. Mr. Aragona stated they would look at this due to costs and feasibility, and that Oberweis will own two materials, the stone and the EIFS, while That Burger Joint and Connie's Pizza will own two materials, the translucent stain on brick and the reclaimed siding. Commissioner Wussow stated she counted seven different treatments of the exterior walls. Planner Stegall stated there are a number of businesses in this building and the ARC should give consideration to this unique situation; however, Guideline 1.8 states, *"Colors should be muted and complement each other, with no more than two or three colors on each facade."* Commissioner Wussow stated she would not like to see EIFS used down to the ground level in the back to which Mr. Aragona stated they may use EIFS above as a sign band.

Commissioner Wussow asked if they could increase the number of landscape islands in the back parking area to which Mr. Aragona stated he thinks they can increase the number of islands once they get the parking lot spaces finalized. Chairman Burdett asked if there would be additional landscaping along Main Street if they narrowed the 17 feet to 7 feet in the median island to which Mr. Aragona stated they want to keep the median island as concrete as a family walking space from the parking area to the door. Planner Stegall stated engineering may require additional landscape areas to meet the best management practices required for water quality.

Commissioner Draths asked if they reducing the number of parking spaces and enlarging the landscape islands would give them enough parking to which Planner Stegall stated the Plan Commission was going to discuss this at the April 12, 2012 meeting.

Chairman Burdett asked the ARC for their thoughts. Commissioner Wussow stated they should change the pole sign to a ground sign and minimize the number of signs on the front and rear of the building to one per business to eliminate visual clutter. She stated the size and design of the signs are fine with her, including the painted stamp sign as it is subtle. She stated the landscaping should be increased along Roosevelt Road and Main Street as well as around the patio and in the landscaping islands. She stated the number of building materials on the exterior walls is a little excessive, and she would like to see fewer transitions on the building. She stated she likes the use of the windows and would encourage them to add windows to the west elevation, even if they are false windows. She stated she likes the overall layout with the parking area and the lighting ideas.

Commissioner Draths stated she is in agreement with Commissioner Wussow. Commissioner Draths likes the false-window addition on the west elevation as well as the stamp logo sign. She stated she would like to see a ground sign and not a pole sign. She stated there needs to be additional landscaping everywhere. She stated she is concerned with the number of discouraged building materials on one building. She thanked Oberweis for staying in Glen Ellyn.

Commissioner Allen stated he is also in agreement. He stated he would like to see a ground sign and is fine with the stamp logo. He stated there are too many building materials in use and would like them to use as much brick as possible, especially in the back. He stated he likes the loft-feel windows and likes the color balance of the building. He encouraged the petitioner to use as much landscaping and grass as possible. He stated he would like to see three signs in the front and three signs in the back.

Commissioner Thompson stated she likes the median in the rear parking area as it is useable for the customers, but she would like to see something besides all concrete, like planters or seating. She stated she would like to see a detailed landscaping plan at the next meeting. She would encourage them to use a ground sign and does like the stamp logo. She stated she disagrees about the use of the false windows. She stated she would like to see more information about the mechanicals and the screening. She stated she is concerned about the retaining wall and the basement tenant impact on the site. She stated she is not as concerned with the number of building materials. She stated the more parking space count, the better.

Commissioner Mulvihill stated she would encourage them to use a ground sign and landscaping along Roosevelt Road. She stated she would encourage them to use less signs, and she does not like the stamp logo. She stated she does like the overall design, and windows on the west elevation may look good. She stated she is starting to like the reclaimed siding, but would like to get rid of the corrugated metal. She stated she would encourage them to use much more landscaping.

Student Commissioner Burkett stated he is in agreement with the other Commissioners that there are a few too many signs, and three signs on the front and three signs on the back would be good.

He stated the stamp logo is a great addition. He stated he would like to see more landscaping, but thinks the large parking median should be concrete due to practicality. He stated he likes the reclaimed wood and is fine with the different building materials. He stated he likes the pole sign due to the Main-on-Main styling.

Chairman Burdett gave a summary of the ARC's thoughts. He stated there was consensus that a ground sign should be used, a minimization of the signs with possibly three in the front and three in the back and use of the stamp logo as it gives it an urban feel. He stated the landscaping should be increased and be conformed to the Roosevelt Road Streetscape Plan. He stated there is a list of recommended plants in the Appearance Review Guidelines. He stated the concrete median island in the rear parking area is fine, but there is a suggestion for planters or seating. He stated the majority of Commissioners felt there were too many building materials used. He stated the use of colors is good. He stated the trash enclosure material should be a material used on the building. He stated the use of false or real windows on the west elevation would be fine, but that it was his opinion that the stamp logo by itself would be fine too. He stated the ARC would like a detailed landscape plan, a detailed lighting plan and more details on the retaining wall at the next meeting as well as building material samples brought. He stated the reclaimed siding is contrary to the Appearance Review Guidelines, but this building material seems to be acceptable to the ARC. He stated this would be a great addition and is happy to see this building being renovated.

4. Pre-Application Meeting: Village Links Clubhouse Expansion, 220 S. Park Boulevard

Village Planner Stegall stated the Village of Glen Ellyn Recreation Department is proposing an expansion of the Village Links clubhouse to accommodate a new dining area, bar/lounge area, banquet room and patio. She stated this property is located at 220 S. Park Boulevard in the CR Conservation Recreation Zoning district, and the clubhouse is setback a considerable distance from the road and any adjacent single-family residential properties.

Planner Stegall stated in order to move forward with this project, the Recreation Department will need to receive approval for the following:

1. Exterior Appearance Approval;
2. Sign Variations;
3. Special Use Permit;
4. Zoning Variations; and
5. A possible Zoning Code Text Amendment

Planner Stegall stated the Special Use Permit, Zoning Variations and possible Zoning Code Text Amendments will be reviewed by the Plan Commission, and the petitioner will not be appearing before the Plan Commission for a pre-application meeting. She stated the Recreation Department has worked with a focus group to develop the two plans in the in the ARC's packet.

Planner Stegall stated the Recreation Department plans to construct an approximately 6,200 square foot addition onto the existing 8,300 square foot clubhouse resulting in a total building square footage of 12,500 square feet. She stated a portion of the existing 8,300 square foot

building would be demolished and renovated. She stated there are a number of related proposed site improvements to the driving range, the putting greens and the expansion of the front parking lot. The ARC's review will be limited to the exterior appearance of the clubhouse, parking lot and the immediately surrounding site improvements as well as any requested sign variations.

Planner Stegall referred to the Staff Report and gave a general overview of the project including the building design and materials, parking lot, landscaping, lighting plan, trash enclosure and potential signage. She noted that one of the reasons for undertaking the project was to improve the appearance and image of the golf course and the community and that planning staff was recommending that the landscaping and lighting along the main entrance and in the existing eastern parking lot also be upgraded and enhanced to improve upon the initial impression of the course upon entering the facility.

She stated as the ARC reviews the project, the ARC may want to comment or inquire about the following:

1. Why the proposed building designs were selected and what other architectural styles were considered.
2. If there is a desire to merge any of the design elements from the two schemes.
3. Encourage the petitioner to install landscape islands in the striped areas of the existing east parking lot and to generally upgrade and enhance the landscaping in the parking lots, along the main entrance and around the clubhouse.
4. Encourage the upgrade of the existing street lights along the main entrance drive with new fixtures that would be similar to the style of the fixtures used in the front parking lot near the building.
5. Inquire about any preliminary signage plans.
6. Clarify any concerns.

Project Architect Craig Pryde of PPK Architects showed pictures of the current Village Links and what the Village Links would look like after the proposed changes. He stated the entire golf course is in a floodplain, except for the clubhouse and about 15 to 25 feet around the clubhouse. He stated they are going to expand the current clubhouse with additions on the north and west ends of the clubhouse. He stated they will convert the existing island putting green to new parking spaces that will allow the public to park closer to the facility. He stated they will expand the range hitting area to the north, east and west which when then precipitate moving the 1st tee of the 9-hole golf course. He stated they may add a 5,000 square foot cart storage barn with a charging unit to the northwest corner of the driving range and re-grade and re-landscape any affected areas.

Mr. Pryde stated the clubhouse dining facilities will be expanded to add a bar/lounge area and expand the seating capacity to about 95 to 100 people. He stated they will add a large banquet dining component so there will be dining areas looking north and looking west as well as an outdoor patio dining area with a fire pit on the north side of the building.

Mr. Pryde showed a picture of the first design concept. He stated they were told that the design concepts should be different from the usual that has been in Glen Ellyn already so they chose

elements that related to the existing portion of the clubhouse as well as brought a new look. He stated the current building is heavily influenced in the Tudor style. He stated they were asked to provide a covered entry to the dining room entrance. He stated they will add a larger, hipped roof to the new addition to increase the volume of the building on the north end so attention will be drawn to the new end of the building. He stated they will put a decorative cupola on the top of the roof that would be a backlit element. He stated the main portion of the roof will be adaptable and can be tied in to the existing structure. He stated they will create a bump-out for the dining area from the main mass of the building.

Mr. Pryde stated they gave the focus group a proposed design concept which provided feedback about the direction of the concept and concern over the volume inside. He stated one of the concepts uses a barrel vault/curved roof element on the porte-cochere portion as well as of the north and west sides of the building with the idea that the increased height and form will allow them to vary the height of the dining room inside the building and create different atmospheres. He stated the challenge on the banquet side is that the higher they make the ceiling, the higher they need to make the sliding partition, and when you use the sliding partition, you have two smaller rooms with a half a barrel vault on each side which may not look very attractive.

Mr. Pryde showed another picture of the same building form with a more traditional scheme which continued the hipped roof from the existing building but did increase the volume in certain areas to play with form and create visual movement of the building while maintaining presence. He stated they added a trellis which will wrap around the building to create a visual entrance to the golf area and to make the building more welcoming. He stated the porte-cochere will signal the entrance of the dining area, and the trellis will signal the golf area. He stated the columns by the bag drop area would be a rusticated stone base with a brick top and the wood trellis, and the columns by bag zone area would be all rusticated stone columns. He stated these different columns would signify the two different areas.

Mr. Pryde stated the existing brick on the building is a combination of dark reds, browns and charcoals and is reddish-brown in tone. He stated their original intent was to use a similar brick color for the main portion of the new addition so the brick would tie the existing building and the new addition together architecturally and then treat the special elements of the new design with the rusticated stone. He stated there is a wooden stucco screen wall behind the kitchen which screens the existing four or five air-conditioning condensers. He stated with the new design, the mechanicals will have to move to the roof which will create an additional 500 square feet of kitchen storage. He stated the portion of the roof above the food storage area is a mansard roof, about six or seven feet in height, then there will flat roof behind it which is where the mechanicals will be which will also allow water drainage. He stated they will add a covered portion to the outside patio which will be a white and cream translucent panel and allow diffused light through but not create a lot of shade for part of the outdoor seating. He stated that one of the schemes proposes a standing seam metal roof on the entire structure which would make a visual statement and would be different than asphalt shingles which are used often. He stated for the final application, they may request the ARC consider both the metal roof and asphalt shingles as they will need to stay in budget, and the metal roof would be more costly.

Mr. Pryde stated there will be a low masonry wall around the patio perimeter. He stated there will be a single-line trellis element to define the patio area/banquet seating and provide a covered area when a golfer first comes off the golf course. He stated the fire pit element on the patio will be directly opposite the main window in the dining area and helps to make the clubhouse and golf course feel like a resort. He stated they are currently working on a landscape plan. He stated that currently, when you look out at the golf course at night from the clubhouse windows, you cannot see anything as there is no lighting so they will add architectural lighting to highlight the landscaping outside the windows. He stated they are figuring out a way to light the patio in the evening without using floodlights so they may use bollards or pole-mounted fixtures around the perimeter. He stated they would like to use some in-ground up lighting around various portions of the building as it is effective and creates a visual scene; however, up lighting is not allowed in the Village of Glen Ellyn without a variation. He stated they have taken the main elements of the addition and brought the old building up to a consistent manner and it is a dramatic change from the current building. Commissioner Draths asked about the number of seats on the patio area to which Mr. Pryde stated the patio will hold 30 tables for 108 people. Commissioner Draths asked what would happen with the people if the weather turned bad to which Mr. Pryde stated the people would go inside as there will be room in the building.

Commissioner Thompson asked where the collected water would go to which Mr. Pryde stated the water will go to the storm sewer system and ultimately end up in the lakes. Commissioner Thompson asked about a landscape plan to which Mr. Pryde stated they will have this at the next meeting. Mr. Pryde stated there will be landscaping around the patio as well as the parking lot islands and other areas. He stated there will be a fence around the new tee box which they will landscape. He stated they will move the trash enclosure to the south of the east parking lot. Chairman Burdett stated the striped areas of the existing east parking lot should be converted to landscape islands to which Mr. Pryde stated the project did not originally include the east parking area due to cost restrictions. Mr. Pryde stated they are now talking about making improvements to the existing parking lot. He stated the current parking lot has an island on every other row, staggered through the parking lot in a zigzag pattern. He stated they are considering a lighting plan for the parking lot which will include pole lights in the island areas. He stated there are currently 260 parking spaces in the existing east parking lot, and they may lose some spaces due to added islands and the new 1st tee.

Chairman Burdett stated the exterior appearance of the building looks like a prairie style to which Mr. Pryde stated it is a contemporary commercial building. Mr. Pryde stated they are drawing interest to the three primary assets of the building: the main entrance, the dining area and the banquet hall. He stated the rusticated stone which encircles the entire building base helps to soften the look of the building. He stated they are using all rusticated stone to emphasize the featured element of the dining room and the upper portion of the building will be a red brick. He stated the building has a Southwest Arizona resort feel. Chairman Burdett asked about the existing half-timbering on the building to which Mr. Pryde stated they will remove the timbering from the building. Commissioner Mulvihill stated she saw an indoor fireplace on the plans but did not see a chimney to which Mr. Pryde stated it will be a ventless fireplace if they use this feature. Commissioner Mulvihill asked why they are not proposing to use the same Tudor-style that is already on the building as she sees a southwest feel which she does not believe fits the building. Commissioner Mulvihill stated the scale of the building does not seem right to which

Mr. Pryde stated the scale they are proposing is a result of increasing the internal volume to create higher ceilings. Mr. Pryde stated that most golf courses around the area have more topography so the clubhouse overlooks the golf operation, but at the Village Links, they are working with an almost flat site. Mr. Pryde also stated they were given a strong direction from the focus group not to continue the Tudor style.

Chairman Burdett stated he likes the style of the building which looks like prairie style and the hip roof with the metal barrel style. Commissioner Thompson stated she prefers the metal roof but can be in the barrel style or hipped roof, and Commissioner Allen agreed. Commissioner Wussow prefers the metal roof and thinks all the designs are excellent and done in a cohesive-way.

Commissioner Draths stated she likes both designs, but prefers the arched design better. She stated she is concerned with the entrance way due to first impressions. She stated she would like them to replace the lights on the entry drive and to add landscaping. She stated she would encourage them to resurface and restripe the parking lot. She stated she likes the trellis and would want the different bricks to blend. She asked if any additional functional signage is needed to which Mr. Pryde stated they do not know yet if there will need to be a branded restaurant sign or any additional golf signage. She asked if a metal roof would be noisy if it is raining to which Mr. Pryde stated this should not be a concern. She stated she likes the designs and thinks it is a huge improvement.

Commissioner Mulvihill stated she likes the prairie style of the building and the hip scheme roof. She stated she would rather see the Village keep the Tudor style on the existing building and adapt the existing building to the new addition. She asked there not be too many hanging flower baskets on the front of the building.

Student Commissioner Burket stated he prefers the metal roof and the barrel style due to the added window height. He stated he is concerned with the panel over the patio due to possible dirtiness and how much light will come through. Mr. Pryde stated they just finished an apartment high-rise project in Lombard where they used this material and you cannot see through the panel, but diffused light will come through.

Chairman Burdett gave a summary of the ARC's thoughts which include use of a metal roof, the barrel style roof and the red brick with the rusticated stone and to bring a material sample board, detailed elevations, a landscape plan and a lighting plan to the next meeting. Mr. Pryde stated they will need to look at what can be completed now and what may need to wait due to the budget.

5. Public Comments

Village Manager Mark Franz introduced himself and thanked the Commissioners for their time and for serving on the ARC.

6. Chairman's Report

None

7. Trustee's Report

Trustee Liaison Ladesic stated there was a study ordered to look at making some of the one-way streets in the downtown into two-way streets. He stated things are moving forward.

8. Staff Report

Village Planner Stegall stated it may be awhile until the streetscape plan is ready for review, but the ARC did get a copy of the RFP in a recent informational packet. Planner Stegall stated the Village received 14 proposals by the March 30, 2012 deadline and that the proposals are going through a staff review before making a recommendation.

Planner Stegall stated there will be a meeting on April 25, 2012 as McDonald's has sign variation requests. She stated there may also be one or two meetings in May as Haggerty Chevrolet and Jewel Osco may do exterior appearance changes.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Allen moved, seconded by Commissioner Mulvihill to adjourn the meeting at 10:50 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner