

Mike Fitzgerald, architect with OKW Architects at 600 W. Jackson, Chicago, Illinois, presented information on this proposed development. He stated The Fresh Market would be the anchor in the center and flanked by smaller scale shops and a possible drive-thru area for a possible dry cleaners. He stated the development would be a single-story building in a traditional/Georgian style with the grocery being a taller part of the building. He stated the exterior of the flanking shops would be done in brick and EIFS with a cast stone base on the bottom of the building and a continuous cornice on the top of the building. He stated even though the back and the sides are more utilitarian, they will use pre-cast concrete with a form-liner so it will look like brick.

Mr. Fitzgerald stated the awnings are proposed to have different colors, but would have a consistent style and dimensions. He stated the grocery awning will be green and white striped and the rest of the tenants would be a charcoal grey unless the owners approve another color. He stated the individual tenants would have a say in awning color. He stated the development team is having conversations with Tide about being a dry-cleaner, and their brand awning would be orange.

Mr. Fitzgerald stated there will be an outdoor seating area on one side of the grocery, with a trellis made of a cast stone base and cedar wood posts and beams which will require a variation from the Zoning Code. He stated there would be a monument sign along Roosevelt Road that would be 15 feet high by 9 feet wide. He stated the wall sign for the Fresh Market meets the ordinance size, but may be higher than what is allowed in the Sign Code. Planner Stegall stated that a public hearing would be needed to consider any sign variation.

Osvaldo Pastrana, civil engineer and landscape architect with CivWorks Consulting, LLC at 2837 W. Lyndale, Chicago, Illinois, presented information on the proposed landscape plan. He stated they are proposing curved islands in the parking area with a variety of trees, shrubs, perennials and ornamental grasses. He stated there also would be extensive landscaping on the north side of Taft Avenue to soften the back wall of the building. He stated the parking lot would be asphalt with concrete in the back and a paver walkway that leads from the front of the grocery to Roosevelt Road. Commissioner Wussow asked if they would add pavers to the Roosevelt Road sidewalk to which Mr. Pastrana stated they will replace some of the sidewalk with pavers. Planner Stegall stated that the plans conform to the Roosevelt Road Streetscape Plan. Mr. Pastrana stated there would be light poles in the parking lot that would have a nutmeg base to match the color of the building.

Commissioner Wussow asked who will maintain the parkway landscape on Taft Avenue to which Planner Stegall stated the staff has asked the petitioner to maintain this landscaping due to the amount and variety which is more typical of private property landscaping.

Commissioner Wilson stated the guidelines discourage the use of EIFS and asked if the petitioner could use real stucco instead to which Mr. Fitzgerald stated the EIFS provides insulation value, and the EIFS is well above pedestrian level so there should be little damage. Mr. Fitzgerald stated the EIFS issues with drainage have been resolved over the years. Chairman Burdett asked if the signage would be on top of the EIFS to which Mr. Fitzgerald stated it would be as the EIFS can be easily repatched. Planner Stegall stated there have been advances with EIFS to help with water issues.

Commissioner Wussow asked about the front brick to which Mr. Fitzgerald stated there would be real modular brick on the front of the building with the sides of the building being the pre-cast form liner so when the sides are painted, they will look like natural bricks.

There was a lengthy discussion around the proposed awning colors as there are a number of colors being proposed. Many commissioners had concerns with the proposed orange awning with the look of the rest of the center, due to the multiple colors being a big distraction, possible signage on the awnings and having a stream-lined look fits the Village's character.

Commissioner Wussow stated the guidelines say to use one muted neutral color of awning throughout the center with the branding being in the signage. The development team stated these awnings would be used for individual identification, visual interest and downplaying the long expanse of the building. A suggestion was made by the petitioner that the tenants on the two ends could use different color awnings.

Chairman Burdett asked about the landscaping along Roosevelt Road to which Mr. Pastrana stated they will use different species of trees instead of just one kind. Chairman Burdett stated there are planting recommendations in the Village's guidelines. Mr. Pastrana stated they will add a variety of trees.

Commissioner Mulvihill asked about any lighting on the building to which Mr. Fitzgerald stated the front wall fixtures have not yet been selected. Mr. Fitzgerald stated any proposed lighting would probably go on the piers. Planner Stegall stated the ARC could allow the petitioner discretion on the front elevation light fixture or review the fixture at a future meeting.

Commissioner Dickie stated this will be a handsome center and thinks the materials are appropriate. He stated the awning colors are a non-issue as long as the physical dimensions are consistent across the tenants' spaces. He stated the sign height should not be an issue. He stated he encourages the screening of the loading dock area.

Student Commissioner Burket stated this will be a great looking center. He stated he likes the use of the real brick on the front of the building and is fine with the fake brick on the back and sides of the building. He stated he is fine with the different colors for the awnings and with the center being on Roosevelt Road, you need to use colors which will stand out.

Commissioner Albrecht stated she likes the clean traditional look of the center and likes the monument sign as it reflects the building. She stated she is fine with the use of EIFS as it is well-placed. She stated she will be fine with the additional height of the sign. She stated she is fine with the awnings being the same style and dimensions and is trying to be fine with the colorful awnings.

Commissioner Draths stated she is fine with the awnings being the same style and dimensions, but she is not happy with the orange color. She stated she likes the traditional look of the building and thinks it will be a great improvement. She stated she does want to see the front elevation light fixtures, and she is fine with the sign height.

Commissioner Wussow stated she thinks this is a good design with an attractive use of materials. She stated she thinks the EIFS is fine as long as it is out of the pedestrian area. She stated the landscaping is ample, but there needs to be more variety of the tree species on Roosevelt Road. She stated she would be fine with the compromise of a branding-color awning on the end tenants only.

Commissioner Mulvihill stated she agrees with the other commissioners. She stated she is torn about the awnings as the design is now symmetrical. She stated the screen wall by the loading dock should be extended. She stated the EIFS is fine on flat areas, but she is worried about it on the raised panels and cornices.

Commissioner Wilson stated this is a great design and thinks real stucco would be better than EIFS.

Chairman Burdett stated he likes the design as it is clean and traditional. He stated he is fine with the EIFS and the sign variance. He stated the screen wall by the loading dock should be extended. He stated he does want to see the lighting fixtures and lighting plan. He stated there should be more diversity in the landscaping along Roosevelt Road. He stated the awning color should be a more subdued color and does not see an advantage to different colors on the ends.

There was more discussion around setting precedent about the different awning colors.

Commissioner Wussow made a motion to recommend approval of the Exterior Appearance for the proposed development at 285 Roosevelt Road with the following conditions:

1. The landscaping in the northern Taft Avenue right-of-way be maintained by the owner of the shopping center.
2. The property landscaping shall be modified to follow the Village guidelines regarding tree diversity. In particular, the petitioner shall work with the Village to diversify the species of trees proposed along Roosevelt Road.
3. The utilitarian elements on the building, such as man-doors, vents, downspouts and other similar items shall be painted to match the building to minimize their appearance.
4. The wall behind the loading dock shall be extended to connect with the building and completely screen the loading area.
5. The awnings shall be limited to two colors for the entire development, in particular the green and white striped and the charcoal grey, in keeping with the Village's Appearance Review Guidelines.
6. The proposed style and location of the exterior light fixture to be placed on the front elevation shall be presented to the Architectural Review Commission.

The motion was seconded by Commissioner Albrecht and carried by a vote of 6-1, with Commissioner Wilson dissenting.

4. Public Comments

None

5. Chairman's Report

Chairman Burdett stated the Streetscape/Parking Study Steering Committee met on October 16, 2012. He stated they took a Visual Preference Survey which will be available for the residents to do on-line also. He stated there was a new commissioner for the ARC.

There was a discussion around the ARC being asked to stray from the Village's guidelines, the Staff's thoughts and the possibility of the current guidelines being outdated.

6. Trustee's Report

Trustee Hartweg stated there was good discussion around the guidelines. He stated the Oberweis project was approved after a lot of discussion about the signage. He stated the electrical aggregation referendum will be on the November 6, 2012 ballot. He stated the Village Board is in the discussion stage of the tax levy.

7. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Draths to adjourn the meeting at 9:50 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed By: Michele Stegall, Village Planner