

Donuts is going through a rebranding and reimagining of standards and are changing some of their usual design elements. He stated they are proposing to install a tan-colored cement siding over the existing brick, use limestone banding around the base of the building, remove the existing mansard roof, construct a new parapet wall, add on two small bump-outs around the main entrance and drive-thru window and a new EIFS column on the east side of the building and add different colored awnings on each side of the entrance.

Chairman Burdett asked about window with cross-hatching on it to which Mr. Carlson responded this is a window that will be blocked out from the inside as it will shield the equipment inside. Chairman Burdett stated EIFS is discouraged in the guidelines as it can be damaged easily in a lower area to which Mr. Carlson responded he was unsure of what else they can do to get the cross-hatching which is a part of Dunkin Donuts/Baskin Robbins' brand. Commissioner Dickie suggested wrapping the stone around the base to protect it to which Mr. Carlson responded they could possibly convince Dunkin Donuts/Baskin Robbins of this. Commissioner Wussow stated the EIFS would still be low enough to be damaged by pedestrian traffic so the stone may not help to which Mr. Carlson responded that the 3 feet of stone wrapping would protect the column from about 99% of the impact. Commissioner Wussow stated the applications in which the ARC approved the use of EIFS were ones where the EIFS was well above the height of a person. Mr. Carlson suggested stucco with no foam backing instead. Commissioner Wilson suggested real stucco or 12-inch square tile or stone as they are durable.

Commissioner Wussow asked about the siding material as brick or stone is preferred in the guidelines to which Mr. Carlson responded the smooth-faced siding is cementitious, more durable and easily maintained and should blend with the buildings already on Roosevelt Road. Mr. Carlson stated in a retrofit setting, Dunkin Donuts/Baskin Robbins prefers the next option be a painted brick in a creamish color, which the petitioners were supportive of. Mr. Carlson stated the painted option is less expensive. Commissioner Albrecht asked about the bay windows to which Mr. Carlson responded that they plan to keep the bay windows in the front of the building but get rid of the bay windows on the side of the building as they are just stuck on. Commissioner Albrecht asked about the front entrance to which Mr. Carlson responded the door will come out about 1 foot.

Commissioner Wussow asked if the brick was painted, what would be above the brick to which Mr. Carlson responded they proposed to pull the mansard roof off and extend a like-pattern brick up or flatten the mansard fascia and go up with EIFS. Mr. Carlson stated they would still add the signature tower element in the middle which they would like to be the hardy-board siding as it is a part of the new branding image. Chairman Burdett asked if painted brick is in the guidelines to which Village Planner Stegall responded this is not specifically addressed in the guidelines. Commissioner Draths asked if painting is preferred over hardy-board siding to which Village Planner Stegall stated that brick or masonry is identified as a preferred building material. Commissioner Albrecht asked if they kept the brick and painted it, how would the top quarter of the building look to which Mr. Carlson responded it may be hard to find brick to match. Mr. Carlson stated Dunkin Donuts/Baskin Robbins may want a metal-panel or EIFS orange accent band around the top of the building. Chairman Burdett asked why they want to use the hardy-board siding to which Mr. Carlson responded it brings attraction to the building due to the shadow lines.

Commissioner Albrecht asked why more animation or wrap-arounds need to be added to the building to which Mr. Carlson responded they could possibly do more awnings instead of the orange band. Commissioner Wussow read from the guidelines, Section 1.8.2, which states, "Applied elements such as awnings should coordinate rather than dominate the color scheme of the building," and asked for them to bring a proposal with one awning color.

Mr. Carlson asked about the ARC's general consensus about doing the bottom 3 feet on the column in stone and then doing the rest of the column in the EIFS. Commissioner Albrecht stated the overall design is great, but the ARC is looking for something that will not get damaged in any way. Commissioner Albrecht stated they do not object to the look of the tower, only the proposed EIFS. Commissioner Wilson asked how much Dunkin Donuts/Baskin Robbins will allow for variation to which Mr. Carlson responded they will go back and present the options as there is some flexibility. Mr. Carlson stated they want to be as close to brand as possible with a nice, clean look with signature elements.

Commissioner Thompson asked about the pole sign in the site plan to which Village Planner Stegall stated the guidelines encourage a ground sign instead of a pole sign. Village Planner Stegall stated they will probably need a sign variation for 3 primary signs as only one is permitted by the code. Commissioner Thompson suggested a ground sign done in the same material as the building and landscaping added, especially around the foundation. She asked if the parking and trash enclosure to the south of the building could be reorganized so landscaping could be added. Chairman Burdett encouraged them to use the plantings suggested in the guidelines.

Commissioner Wussow asked about the proposed drive-thru sign in the upper right corner on the front of the building to which Mr. Carlson responded Dunkin Donuts/Baskin Robbins prefers to have this sign on drive-thru locations. Village Planner Stegall stated this would be considered an incidental sign which may need a variation for area as well as height from the ground.

Chairman Burdett asked about rooftop mechanicals to which Mr. Carlson responded there will be screening of these. Commissioner Albrecht asked about lighting to which Mr. Carlson responded the existing lighting may be adequate, but they will check on this. Mr. Carlson stated they may use goose-neck lights over the awnings or light the awnings from below.

Commissioner Wilson stated he does not want to see EIFS on the building, and they should use natural materials. He stated he was interested in seeing a franchise variation list/example list.

Commissioner Thompson stated she wants them to use natural materials. She stated she likes the idea of the painted brick, the stone base, landscaping, a ground sign, no band around the building and removing the mansard roof.

Commissioner Albrecht concurred and stated the color palette is important.

Commissioner Wilson concurred and stated she is glad to see Dunkin Donuts/Baskin Robbins in the Village. Commissioner Draths concurred with this.

Commissioner Dickie concurred and asked them to use the suggestions and feedback given.

Commissioner Mulvihill concurred and stated she would like to see plantings in the front.

Student Commissioner Burket concurred.

Chairman Burdett summed up the recommendations of the ARC: use natural materials for at least the base of the Baskin Robbins' tower if not all of the tower, painted brick, stone cornice around the roof line, replace the metal bars, only one color for the awnings, ground sign possibly with fieldstone matching the building and added landscaping.

5. Public Comments

None

6. Chairman's Report

Chairman Burdett stated the Streetscape/Parking Study Steering Committee has met twice and given their feedback on a potential plan. Village Planner Stegall stated there will be a public open house toward the end of March where the consultants will take the public's feedback and then revise the plans and add more detail. Commissioner Wilson stated he does not want a column to replace the Horse Trough. Village Planner Stegall stated you can also submit comments on the form on the website.

7. Trustee's Report

Trustee Ladesic stated the Village Board is in pre-budget discussions and the Village Links project is in progress.

8. Staff Report

Village Planner Stegall stated there are a couple of projects coming for ARC's consideration, possibly as soon as the March 13, 2013 meeting. She stated the ARC will also participate in a wayfinding study that will be done for the entire Village, and this will probably be on the agenda in April.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wussow moved, seconded by Commissioner Draths to adjourn the meeting at 9:02 p.m. The motion carried unanimously by a vote of 8-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner