



stated she does not plan to install any signage on the building; however, there will be signs inside the windows.

Chairman Burdett asked about the Travatino stucco to which Ms. Basile responded it is mixed in with the paint and is durable and water-resistant and can be used in high-traffic areas.

Commissioner Mulvihill asked about any additional plywood to which Ms. Basile responded the only plywood on the building was applied to the door then was sealed and painted with the Travatino stucco. Commissioner Wussow asked if there were any further plans for the exterior to which Ms. Basile responded there were not.

Chairman Burdett asked if there were plans for an awning for the building to which Ms. Basile responded she might in the future, but had no plans as of now. She stated there is no exterior lighting on the building so the lights from the inside shine out, and an awning could block some of that light.

Commissioner Draths asked about the cement work in front of the door to which Ms. Basile responded they patched the cement as there was a dip there, and they did not want any customers to trip or to get any water in the building.

Commissioner Mulvihill stated she visited the property and saw that there are bad spots in the paint to which Ms. Basile responded the gutters are leaking a bit and some of the paint has come off. Ms. Basile stated they are waiting for the weather to get a bit better to do touch-ups on the paint. Commissioner Wussow asked about the door to which Ms. Basile responded that it is the same door which she was not going to paint. Chairman Burdett encouraged Ms. Basile to paint the door. Commissioner Albrecht stated the dove-grey color is soft and makes the building seem very non-dimensional; however, an awning and a punch of color on the door would help.

Ms. Basile stated the restaurant is to have an old-world type feeling, but she can jazz up the building if need be. She stated they did not want to overdue the feel of the restaurant.

Commissioner Wussow stated they had good ideas, but is concerned the workmanship is not up to par as the paint color and coverage are not consistent. Ms. Basile stated the paint is supposed to look worn. Commissioner Wussow stated her first impression was that the work was not complete and that an awning and a colored door would help give the space a more finished look. Commissioner Draths stated an awning over the door would be charming and practical, and Commissioner Wussow stated an awning could help the water leakage issue also. Several commissioners agreed an awning would help the look of the restaurant and would be in keeping with the Appearance Review Guidelines.

Student Commissioner Burket stated that the building looks better than it did and that he likes the dove-grey color on the top and the brown color on the bottom. He stated he would like to see an awning and the door painted another color.

Commissioner Mulvihill stated she thinks the exterior is a missed opportunity to restore the building and does not like the brown color. She stated she would like to see an awning.

Commissioner Draths stated she likes the dove-grey color with the pattern on the top as well as the brown color on the bottom. She stated she would like to see an over-hang over the door, repair around the doorway and the cement in front of the door fixed. She stated she likes the window signs.

Commissioner Wussow stated she would like to see the painters come back and do consistent paint coverage. She stated the petitioner should carefully select a color for the door and door frame. She would like to see an awning, either across the whole building or just above the door.

Commissioner Albrecht stated she likes the attention to detail in the dove-grey paint. She stated she would like to see a single awning all the way across the building. She stated she likes the window signs.

Commissioner Wilson stated he is unhappy with the owner of the building for not taking better care of the building.

Commissioner Dohrer stated the exterior work is an improvement; however, the door should have more character and there should be something above the front windows. He stated he likes the window signs.

Chairman Burdett stated he agreed with the other commissioners that the building does need an awning as a finishing touch.

There was some discussion about the conditions that should be added to the approval motion.

Commissioner Wussow made a motion to recommend approval of the modifications already made to the exterior of the existing building at 476 Forest Avenue, with the condition that an awning be added across the width of the street-side façade and that the petitioner come before the ARC for final review of a proposed color, style and design of the awning and that the painting of the exterior be completed to fix any areas that may need touched up. The motion was seconded by Commissioner Draths and carried unanimously by a vote of 7-0.

### **3. Public Comments**

None

### **4. Chairman's Report**

Chairman Burdett stated the Streetscape/Parking Study Open House is scheduled for Wednesday, March 20, 2013 at 6:30 p.m. Village Planner Stegall responded to Commissioner Wussow that this is the only planned open house and they are hoping the plans will be available on the website around March 15, 2013. Village Planner Stegall there will be another Steering Committee meeting on the project as well as a Village Board meeting that the public is also welcome to attend.

## **5. Trustee's Report**

Trustee Ladesic stated the Village Links construction project is coming along and the Village Board is in pre-budget discussions. Trustee Ladesic stated this is Student Commissioner Burket's last meeting and thanked him for his service.

## **6. Staff Report**

Village Planner Stegall stated there will be a meeting on March 27, 2013 for a sign variation request for DuPage Medical Group. She asked anyone who will not be at that meeting due to spring break to please let her know.

## **7. Other Business**

Commissioner Wussow asked about the new Property Maintenance Ordinance because when she went to look at the Made in Italy building, she saw big holes into the attic space of the Gearhead building and plywood with water damage which are hidden from view until you are under it. Other commissioners echoed her comments. Village Planner Stegall stated that she would forward on the complaint and that someone would look into it.

## **8. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Draths moved, seconded by Commissioner Wussow to adjourn the meeting at 8:52 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Review by: Michele Stegall, Village Planner