

match the building, possibly using a darker color stone on the base of the building as shown in a prior submittal and a darker color coping compatible with the stone to better define the roof edge. Finally it was suggested that metal rather than wood gates be used on the trash enclosure as encouraged by the Guidelines and she noted that a picture was included in the agenda packet showing the maintenance issues that can arise with wood gates. She then reviewed the requested sign variations with the Commission. Planner Stegall noted that the staff appreciated the petitioner's cooperation to date and that another positive outcome of the project would be a wider more user friendly drive-thru. She stated that it was great to see the quick reuse of the building and to welcome Dunkin to the community.

Eric Carlson, Project Architect from Eric Carlson Architects, located at 24 N. Bennett Street in Geneva, Illinois and lessees Haresh Patel and Paul Patel were sworn in. Mr. Carlson presented pictures of the proposed elevations and updates to the proposed building, including a consistent color used on the awnings, additional stone added to the base of the building and the Baskin Robbins tower. He stated the new Baskin Robbins brand standard is the scored material on the building, and that they could not find another material that would score like EIFS would so the EIFS is proposed to remain but would be located at a higher level where it would be less susceptible to damage. He stated the property line will be reconfigured so the drive thru will now be 11 feet wide.

Mr. Carlson showed color and material samples for the awnings, the color of the thin brick, the EIFS-tower material and the stone which has a horizontal/linear look. He stated they do not have an issue in adding more plants, but they have already proposed a lot of additional landscaping, including landscaping around the trash enclosure and added green space. He stated they would paint the rooftop units the same Bittersweet Stem color that the brick will be painted. He stated the awnings on the front and west elevations are now all orange. He also noted that the colors on the building elevations do not accurately represent the actual proposed colors.

Mr. Carlson stated Dunkin Donuts has standard sizes with their sign vendors, and custom signs would be much more expensive. He stated they are asking for the sign variations due to there being 2 businesses in the building, both which would need identification; however, the combination of signs is within the square footage.

Commissioner Draths made a motion to close the public hearing at 8:13 p.m. The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 5-0.

Commissioner Thompson stated she thinks the design is great, and the design is a huge improvement. She stated the landscape plan is excellent and suggested ground cover instead of sod in the southwest corner island which would be lower maintenance. She stated she likes the ground sign and appreciates the petitioner's responsiveness to the suggestion to use a ground sign rather than to reuse the existing pole sign.

Commission Draths stated she would like to see metal doors on the trash enclosure. She likes the whole plan, especially the landscaping and wider drive thru.

Student Commissioner Howard stated she likes the landscape plan and wider drive thru.

Commissioner Dickie stated it is a subtle improvement using good materials. He stated he likes the ground cover idea for the landscaping in the southwest corner of the property. He stated he would like to see metal gates on the trash enclosure. He stated he has no objection to the requested sign variations.

Commissioner Albrecht stated she likes the brick instead of the original proposed siding, the color detail, the lighting fixtures and the attractive awnings. She noted that having seen samples of the proposed building materials and colors that she believes they will work well together. She also asked for clarification on the color of orange that was proposed for the awnings.

Chairman Burdett stated he is in favor of the exterior appearance, including the duller orange for the awnings, the material choices and the signage variations. He noted that he had originally questioned the stone color but believes the sample presented is appropriate.

Commissioner Dickie made the following motion to recommend approval of Exterior Appearance and Sign Variations for the Dunkin Donuts/Baskin Robbins to be located at 651 Roosevelt Road:

Having considered the application of Dunkin Donuts/Baskin Robbins for exterior appearance approval and approval of variations from the Glen Ellyn Sign Code for property located at 651 Roosevelt Road, the Architectural Review Commission hereby makes the following findings of fact in regard to the requested sign variations.

1. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the purpose of the Code is to help people find what they need without difficulty or confusion.
2. If granted, the requested variations will not alter the essential character of the locality because similar variations have been granted for other businesses and similar menu boards are located throughout the community. In addition, the project overall should improve the character and appearance of the property.
3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because two separate businesses would be located in the building, both of which need to be identified and the menu board needs to be large enough to advertise the products of both establishments.
4. The plight of the owner is due to unique circumstances because there are two separate businesses providing service in one building.

The Commission further adopts the supplemental findings of fact in the petitioner's application packet dated April 11, 2013.

Therefore, the Architectural Review Commission recommends that the Village Board approves the following:

- a. The proposed exterior appearance of the project.
- b. A variation from Section 4-5-12(E)1 of the Glen Ellyn Sign Code to allow 4 primary signs on the property in lieu of the maximum number of one primary sign permitted.
- c. A variation from Section 4-5-5(G)1 of the Glen Ellyn Sign Code to allow 68.28 feet of incidental signage on the property in lieu of the maximum area of 11.99 square feet permitted.

Subject to the following conditions:

- A. The project is in substantial conformance with the plans and testimony presented at tonight's meeting.
- B. That metal gates be used on the trash enclosure.
- C. That the rooftop equipment be painted to match the building.
- D. That additional landscape material be incorporated into the island at the southwest corner of the property.

The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 5-0.

4. Public Comments

None

5. Chairman's Report

Chairman Burdett welcomed Student Commissioner Maddie Howard, who is a sophomore at Glenbard West High School.

6. Trustee's Report

Trustee Ladesic stated the TIF study for the Roosevelt Road corridor was approved, and some residents were concerned about being displaced due to this. He stated the Village Links project is coming along, and he will forward aerial pictures to Village Planner Stegall so the ARC can see them.

7. Staff Report

Village Planner Stegall stated the Wayfinding Study is now online, and residents are encouraged to take the online survey for 3 potential design schemes. She stated this survey will be online until June 28, 2013. She stated the preferred scheme will then be expanded and refined before

being presented to the ARC. She stated the Municipal Design Review Network event is June 20, 2013 in Des Plaines.

8. Other Business.

None

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Draths moved, seconded by Commissioner Thompson to adjourn the meeting at 8:35 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner