



the bump-out feature, additional windows above the garages, keystone feature, the proposed exterior lighting and landscaping plan.

Chairman Burdett asked about landscaping around the fencing to which Mr. Atchison stated there will be landscaping along the entire perimeter of the eastern and northern boundaries of the property. Commissioner Senak asked if the ARC's suggestions would enhance the overall appearance of the property to which Mr. Atchison stated these suggestions do help to add market value. Chairman Burdett asked if all the townhomes that face Kenilworth Avenue would have a bump-out to which Mr. Atchison stated every Kenilworth end unit would have the bump-out. Commissioner Wussow asked if the proposed wrap-around porch is the same size as the current porch to which Mr. Atchison stated the porches are the same size.

Commissioner Senak stated he was impressed with how the petitioner implemented the ARC's comments. He stated the changes seem to have little to no impact on the cost.

Commissioner Dohrer stated he likes the changes and thinks the petitioner incorporated the Commission's suggestions effectively.

Commissioner Wussow stated the petitioner not only responded to the Commission's suggestions, but went above and beyond with the revised plans. She stated these are positive changes to the proposal.

Commissioner Dickie stated he agreed with the other commissioners and thanked the petitioner for accepting and implementing the Commission's suggestions.

Commissioner Hartweg stated he concurred with the other commissioners and the petitioner had been very cooperative.

Commissioner Albrecht stated she thought this was a great collaboration, and there is a huge difference in the before and after.

Chairman Burdett stated the project does conform well to the Appearance Review Guidelines.

Commissioner Wussow moved to accept the petitioner's proposal as presented at this meeting with the following conditions:

1. Petitioner will build a privacy fence along the eastern and northern property lines in the materials that were presented at the October 23, 2013 Architectural Review Commission meeting;
2. Petitioner will not construct gazebo;
3. Petitioner will add keystones to the buildings as proposed in the drawings at this meeting.

The motion was seconded by Commissioner Hartweg and carried unanimously by a vote of 7-0.

#### **4. Short-Term Loans, 661 Roosevelt Road – Exterior Appearance**

Village Planner Stegall presented background on a request from petitioner Scott Hershman, the owner of Short Term Loans located at 661 Roosevelt Road, for exterior appearance approval. She stated the subject property is located on the south side of Roosevelt Road between Park Boulevard and Exmoor Avenue in the C3 Service Commercial zoning district. She stated the petitioner plans to make changes to the façade of the building, including replacement of the current fascia material and the current primary wall sign and the addition of new vinyl graphics on the building's windows.

Commissioner Wussow asked if there can be whatever the petitioner wants on the windows as long as no more than 50% of an individual window pane is covered to which Ms. Stegall stated they can as long as no more than 25% of the total window area is covered.

Commissioner Senak asked about the proposed EIFS usage for the fascia to which Ms. Stegall stated the Village's guidelines discourage the use of EIFS as it is prone to water damage and can be very soft. Ms. Stegall stated it depends how the EIFS is installed, and if it is installed correctly, that EIFS can be effective. Ms. Stegall stated there is a precedent for EIFS usage on sign bands on Roosevelt Road as long as it is not at a lower pedestrian level. Mr. Hershman referred the ARC to the passed-out document on EIFS specifications and stated he is using Advanced EIFS Repair who does do the EIFS installation correctly. There was a discussion regarding the installation process for EIFS and the precedence on Roosevelt Road.

Mr. Hershman passed around color material samples and stated he has been in business in the building for 12 years. He stated they are going with a neutral color scheme and updating the signage as well for a more professional and inviting look.

Commissioner Albrecht asked about the use of other materials to which Mr. Hershman stated other materials are not economical, and there would be additional installation costs. He stated he wants to create an aesthetic without additional labor.

Commissioner Senak stated he encourages the petitioner to put in additional landscaping on the lot to which Mr. Hershman stated he does not own the building but will consider talking to the landlord about upgrading the landscaping.

Commissioner Senak stated they did a nice job of improving the look of the business which will contribute to the look of Roosevelt Road. He stated the plan seems economically reasonable and wants to ensure the risk of water damage is minimized.

Commissioner Dohrer stated the look of the building is better and encouraged the use of a good contractor to install the EIFS so there will not be issues.

Commissioner Wussow stated the proposal is reasonable, and the EIFS will be out of reach from pedestrians and motor vehicles. She stated the signage is tasteful and within guidelines.

Commissioner Dickie stated the EIFS is appropriate in the sign-band location and should be installed per the manufacturer's recommendation. He stated the signage is terrific.

Commissioner Hartweg stated the proposal is a definite upgrade and will make the building stand out. He stated the signage is good.

Commissioner Albrecht stated the design is a refreshing change. She stated she is not a fan of EIFS, but this looks fine to her.

Chairman Burdett stated the design is simple, and the EIFS will be out of harm's way.

Commissioner Senak moved to recommend approval of the design as submitted with the wall sign conforming to the submitted sign plan rather than the building rendering. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 7-0.

#### **5. Sign Code Update**

The ARC reviewed and discussed the Sign Schedules for CR and Residential districts, C2, C3, C4 and C6 zoning district and C5A and C5B zoning districts. There was also discussion about the use of traffic-signal colors on message boards.

The ARC will start with Section 4-5-12 at the December 11, 2013 meeting.

#### **6. Public Comments (non-agenda items)**

None

#### **7. Chairman's Report**

None

#### **8. Trustee's Report**

Trustee Ladesic stated the Board has been discussing funding for the Glen Ellyn Volunteer Fire Company, and there will possibly be a flat fee in the monthly Village services bill.

#### **9. Staff Report**

Village Planner Stegall stated there will not be a meeting on November 27<sup>th</sup> due to the Thanksgiving holiday, but there will be a meeting on December 11, 2013.

#### **10. Other Business?**

None

**11. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Dickie moved, seconded by Commissioner Hartweg to adjourn the meeting at 9:10 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner