



homes located north, east and west of the Golf Avenue parking lot, and the Country Club's main property is located south of the Golf Avenue lot.

Ms. Stegall referred to the following recommended conditions of approval in the staff report: that the petitioner maintains the proposed landscaping in the Golf Avenue right-of-way and that the exterior appearance approval is valid for up to 10 years. Chairman Burdett asked if there was already a precedent for extending the approval for that long to which Ms. Stegall stated they have done 5-year approvals before. Commissioner Wussow stated she is concerned about a 10-year approval timeframe to which Ms. Stegall stated the staff has reviewed the plans and is not concerned about this.

Commissioner Dieter stated he is concerned about additional landscaping on Hill Avenue limiting visibility and causing a safety issue. Ms. Stegall stated there is a crosswalk proposed from the Golf Avenue lot to the site, and the Village's traffic consultant has reviewed the plan and made some recommendations which includes brush removal. Ms. Stegall stated the traffic and pedestrian safety aspects of the project will be discussed at the Plan Commission meeting.

Randy Bus, President of Cemcon, Ltd. in Aurora, Illinois, stated there is a need for additional parking so the Country Club is reconfiguring and reducing the parking lot footprint. He stated the Country Club is doing a replacement of the entire pool complex, and the north lot will be used for overflow parking during special events such as swim meets and weddings. He stated the 10-year approval timeframe is being requested due to budgetary constraints. He stated there will be pedestrian-activated rapid flashing beacons for the pedestrian signs by the crosswalk. He stated they will also be clearing underbrush to help with possible visibility issues.

Chairman Burdett asked about sidewalks being added along Hill Avenue to which Mr. Bus stated there are sidewalks proposed with a possible new subdivision that may be coming. Mr. Bus stated there is not much room for sidewalks now, but there will be as Hill Avenue is slated to be adjusted and shifted to the north. Chairman Burdett then inquired if the existing parkway trees shown on the plans would remain. Mr. Bus was uncertain about which trees might be removed.

Commissioner Wussow asked about stormwater issues to which Mr. Bus stated there will be storm sewers added, and there is a stormwater management facility to the east of the parking lot. Commissioner Dieter asked why more porous material is not being used for the parking lot surface to which Mr. Bus stated there is no economic or stormwater rationale to use pavers.

Commissioner Dieter suggested that it might make more sense to do the County Club's parking lot when Hill Avenue is redone as he is concerned about possible safety issues.

Commissioner Wussow quoted from the Soil and Water Conservation report which stated the land is not suitable for the proposed use. Mr. Bus stated their plan incorporates the full plan for stormwater management as well as adheres to the erosion control mandates.

Chairman Burdett asked about the light poles for the parking lot to which Mr. Bus stated they would be low-level LED luminaries at a 20-foot mounting height. Mr. Bus stated he is not certain what color option was chosen for the light poles. Commissioner Loftus stated he is

concerned about possible glare from the light poles to the surrounding homes since the landscaping may not shield the light source from someone sitting in their living room for some years. He inquired how tall the screening trees would be at the time of planting and what height they would grow to as it relates to the proposed height of the light poles. Mr. Bus was not certain of this.

Chairman Burdett asked about the fencing to which Mr. Bus stated the existing fencing along the south side of Hill Avenue is metal and black in color and that he was not certain of the color of the proposed fence but thought that it would also be black. There were also questions about the material of the masonry fence columns and Mr. Bus indicated that the columns would be made of the stucco, the same as the building.

Chairman Burdett stated a rendering of the north parking lot would be helpful, and Commissioner Dieter stated it would help to see the pictures of the light poles and the masonry posts among other things. There was a discussion regarding what these pieces would look like and how pictures would really help.

Commissioner Wussow stated there was a lot of material to review, but the pictures and renderings were missing. She stated this is a high-quality proposal that is well-lit and well-landscaped. She stated she would prefer black light poles to match the black fencing. She stated she wants a maximum of a 4-year timeframe for approval.

Commissioner Loftus stated the quality of work looks good. He stated he is concerned about the height of the light poles versus the landscaping height. He stated since codes could change, he would only be in favor of a 2- to 4- year timeframe for approval.

Commissioner Dieter stated he would like to see an up-to-date landscape plan as changes and discrepancies had been referred to at the meeting. He indicated that he would also like to see visual concepts of the proposed landscape architecture. He stated he thinks there is a significant safety concern in the area, and the Village should work with the Country Club on this. He stated a 10-year timeframe is too long.

Commissioner Albrecht stated the plan looks terrific, but it needs to be translated into some form of rendering. She stated she would prefer a 3- to 5-year approval timeframe. She stated she does want to see the visuals on this.

Chairman Burdett stated the plan looks good, but the downside to this presentation was the lack of a rendering of the lot. He stated he thinks the sidewalks are the Village's responsibility. He stated he is in favor of a 4-year maximum for approval.

Chairman Burdett stated the Commission would like to see proposed renderings of the finished parking lots, a board with materials and colors and a presentation from the landscape architect.

Commissioner Dieter moved to table this issue until the August 27, 2014 meeting. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 5-0.

## **5. Hardees, 404 Roosevelt Road – Exterior Appearance**

Village Planner Stegall presented background on this project and stated the petitioner is seeking exterior appearance approval of modifications proposed to the existing building and site at 404 Roosevelt Road to accommodate a new Hardees restaurant. She stated the property is located on the north side of Roosevelt Road between Greenwood Street and Hillcrest Avenue in the C3 Service Commercial district. She stated there are many changes proposed, including painting the building, replacing the roof, removing the arches, adding a new trash enclosure and a variety of landscape improvements. She stated the site is not to code now so the petitioner is working to correct these issues. She stated there are no sign variation requests as all signage is compliant with the Village's Sign Code.

Dustin Sammarco, project architect at Wight and Company in Chicago, Illinois, stated they are proposing a drastic improvement to the site to bring it up to code. He stated they will reactivate the drive thru and extend the parking and landscaping. He stated the monument sign in the front will have a masonry foundation to match the building. He stated that instead of the standard red roof that is part of the Hardees brand, they are proposing a butternut roof with red accents to the building.

Commissioner Albrecht asked about the colors, and Mr. Sammarco showed them color samples for the different parts of the building. Commissioner Wussow asked if any doors or windows would be replaced to which Mr. Sammarco stated they will not replace any but will repaint them.

Chairman Burdett asked if there was EIFS on the building to which Mr. Sammarco stated the 2<sup>nd</sup> band of red will be done in stucco. Commissioner Wussow asked about the lighting to which Mr. Sammarco referred to the lighting cut sheet and stated all wall fixtures will be replaced to be complaint and the wall-mounted light fixtures will be directed down and shielded.

Commissioner Loftus asked if the new roof would cover the mechanicals to which Mr. Sammarco stated you will still see anything on the roof that can be seen now. Mr. Sammarco stated they will not be adding any more equipment to the roof. Chairman Burdett stated the staff suggested that all utilitarian elements on the building should be painted to match the building.

Commissioner Albrecht stated the site plan is a huge improvement, but would like to see the butternut color of the roof toned down a bit. She stated she thinks the red stripe in the middle of the building is not needed.

Commissioner Loftus asked about the decibel level for a 24-hour restaurant to which Mr. Sammarco stated they will have volume control. Ms. Stegall stated the Village deals with noise issues on a complaint basis. Mr. Sammarco stated the restaurant will be respectful to the surrounding community.

Commissioner Albrecht stated it is a nice design of an existing building and that she likes the colors and site plan. She stated she would like to see the butternut color dialed down about 25% and no stripe in the middle of the building.

Commissioner Dieter stated the proposed building is well-designed and a good modification of an existing structure. He stated he likes the proposed colors and landscaping.

Commissioner Loftus stated he is fine with the color choices and is glad to see the reuse of a building.

Commissioner Wussow stated she thinks this is an excellent proposal and that she likes that the whole site is being upgraded. She stated the color palette is good and thinks the middle red stripe makes the building look too busy. She stated any rooftop equipment that is not shielded should be painted to match the roof.

Chairman Burdett stated that he believes Hardees should not do the red stripe around the middle of the building but that the project meets the Appearance Review Guidelines even with the strip. Therefore, he does not believe removal of the stripe needs to be a condition of approval.

The petitioner suggested a compromise whereby they could keep the proposed butternut roof and if they removed the red stripe. The Commission generally concurred.

Commissioner Wussow moved to approve the proposed plan as presented with the following conditions:

1. That the exterior walls be painted all one color with no red banding painted in the middle of the walls.
2. That the exposed rooftop equipment will be painted the same color as the roof.
3. That the petitioner execute the plan as presented and restore the Roosevelt Road streetscape.

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

## **6. Chairman's Report**

Chairman Burdett thanked Commissioner Wussow for being Acting Chairperson at the previous meeting. He stated he likes the choices for the awards.

## **7. Trustee's Report**

None

## **8. Staff Report**

Village Planner Stegall stated there will be a meeting on August 27, 2014. She stated there may be another possible pre-application meeting for another new Dunkin' Donuts.

Commissioner Dieter asked about plans for the Giesche site to which Ms. Stegall stated she will forward the pre-application plans that the Plan Commission saw. Ms. Stegall stated there is no formal application submission yet.

Commissioner Dieter recommended the Commission read the report from the National Trust for Historic Preservation entitled *Older, Smaller, Better: Measuring how the Character of Buildings and Blocks Influences Vitality* as this could be a great reference tool.

Commissioner Albrecht asked about the McChesney building to which Ms. Stegall stated they are still in the early stages.

## **9. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Wussow to adjourn the meeting at 9:19 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

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