

MINUTES
ARCHITECTURAL APPEARANCE COMMISSION MEETING
December 14, 2022

Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:02, and roll was called. In addition to the Chairperson Commissioners Albrecht, Mees, Rahn and Sallwasser were present. Commissioners Goronov and Smith were absent.

Approval of Meeting Minutes

A motion to accept the minutes of the November 9, 2022 was made by Commissioner Sallwasser and seconded by Commissioner Rahn. The motion passed by voice vote.

Exterior Appearance Review: 375 Roosevelt Road & 401 Taft Avenue

Staff Presentation

Introducing the Jet Brite car wash case, Atrian Fard, Senior Planner with the Village, stated that the Petitioner is JB Development, represented by Dave Dalesandro, Sam Youssef, and Professional Engineer Lauren Kucinski from Veenstra & Kimm. The subject property, she continued, is comprised of two lots, with a total area of 75,111SF, and is part of the five-lot commercial development at 375-395 Roosevelt Road, located between Lambert Road and Main Street along Roosevelt Road and Taft Avenue. The northern parcel at 375 Roosevelt Road is in the C3 Service Commercial District, and the southern parcel at 401 Taft Avenue is in the C4 Office District. The entire development site, noted Ms. Fard, is 4.19 acres, which was formerly used as Leslie Car Wash and Enterprise Rent-a-Car. In November 2017, she related, the Village granted approval for a major subdivision to create five new lots and a preliminary PUD [Planned Unit Development] to develop three new restaurant establishments on Lots 1-3 and an office building on Lot 5. The western parcel on the site, Lot 4, was occupied by Leslie Car Wash at the time and intended to remain as an ongoing business until its redevelopment, she related. Now, the Petitioner is proposing to demolish the existing Leslie Car Wash on Lot 4, which Budget Truck Rental currently leases, to construct a new 5,262SF, one-story car wash establishment with vacuum stations, automated pay stations, and designated stacking lanes, as well as improve the parking lot on Lot 5 to accommodate a new parking lot with additional offsite vacuum stalls and employee parking spaces. She outlined Code relief needed for the Petitioner to move forward with the proposed plan, and which have been recommended for approved (with conditions) by the Plan Commission. The Petitioner, related Sr. Planner Fard, proposes to demolish the car wash building on Lot 4 and to construct the aforementioned car wash facility. She described the circulation plan for the operation.

The car wash building will be primarily constructed with a Vintage Gold colored utility brick with horizontal and vertical bands of Red Cedar concrete masonry units (CMU), continued Ms. Fard, who explained that the roof of the building will be a mix of arch-shaped (on the north end of the building) and flat, prefinished standing seam metal roof with metal cornices and copings. A Forest

Green accent color will be used on all four sides of the building on the roof, door and window frames, copings, and cornices over framing, she said.

A Red Cedar colored EIFS is proposed atop the car wash entrance and exit on the south and north elevations, respectively, continued Sr. Planner Fard. The Appearance Review Guidelines (“Guidelines”) discourages the use of EIFS for reasons related to durability and maintenance, she noted. Although EIFS is proposed for this project, she explained, the portions of the building that will be constructed with this material are limited to approximately 10 ft. above grade to prevent the material from being within reach of pedestrians or vehicles. When placed at a higher level, she added, the material is less susceptible to damage.

The Guidelines encourage the selection of natural and muted colors, with no more than two or three colors on each façade, continued Ms. Fard. As proposed, she related, there will be three main colors –Vintage Gold, Red Cedar and Forest Green – with two or three secondary colors – Buff, Sherwin-Williams Penny, and Space Gray–on each elevation. Although the proposed color palette exceeds three colors and the colors are not relatively neutral, stated Ms. Fard, Staff believes the palette advertises the business branding, is utilized in other Jet Brite locations, and colors complement each other, and do not harshly contrast with surrounding buildings along Roosevelt Road Corridor. Canopies on Lot 4 include an arched canopy over pay booth stations west of the car wash building, an arched canopy over vacuum stalls east of the building, and a canopy partially covering the vending structure at the southeast corner of the building, she continued. There will be three arched vacuum canopies on Lot 5, in addition to a small canopy covering the vending/vacuum mechanical enclosure, she said, explaining that all canopies feature Red Cedar CMU columns with Buff concrete copings attached to a Forest Green prefinished standing-seam metal roof via a Space Gray steel tube. The materials and colors proposed for canopies will tie to the car wash building, as encouraged by the Guidelines, she said.

A trash enclosure is proposed on the southeast corner of Lot 4 near the entrance to the car wash, noted Sr. Planner Fard, who said the enclosure’s opening will face the eastern drive aisle. There will be a second trash enclosure on the southeast end of Lot 5, facing the parking lot, she added. Each trash enclosure will be open on top and will be attached to other vending or mechanical enclosures, she explained, and noted that the enclosures feature a lower two feet of Red Cedar CMU and an upper part of Buff utility brick veneer to match the car wash building design and color palette as encouraged by the Guidelines and required by the Zoning Code. The trash enclosures will be gated by Trex Light Brown composite decking, she said. The Guidelines encourage metal gates for trash enclosures, she related, though said that the Commission may wish to inquire about the use of metal or another type of durable material for the trash enclosure gates.

Lighting on the building consists of five aluminum sconce lights with a black finish around the building 10.5 ft. above the surrounding grade, said Ms. Fard. Each parking stall and pay booth station will be lit with a Petroleum-style Canopy LED luminaire, she noted, adding that there will be 12 and seven LED area light poles on Lots 4 and 5, respectively, each 22-ft. tall to match the existing parking lot lighting for the rest of the subdivision. The submitted photometric plan demonstrates that the lighting is less than the maximum illumination level permitted at the property lines and is properly shielded, stated the senior planner.

The Petitioner is proposing a mixture of shrubs, ornamental trees, deciduous plants, and evergreens throughout the site, related Ms. Fard. The proposed landscaping complies with all regulations of the Zoning Code, she stated, adding, however, that although compliant with the Code, the proposed landscape plan indicates minimal landscaping around the trash and mechanical enclosures, and noting that the Guidelines suggest that trash and other freestanding mechanical enclosures be surrounded and screened with landscaping. The Petitioner proposes a loading space at the northwest corner of the car wash building on Lot 4, continued Sr. Planner Fard. Although landscaping will be provided along the north property line, the loading zone will be relatively visible from the public right-of-way (Roosevelt Road), which is discouraged by the Guidelines, she said. A deviation is also being sought from the Zoning Code to allow the loading zone at this location, she related, and indicated that the Plan Commission has reviewed this deviation and recommended approval thereof. The Guidelines encourage landscaped islands to be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement and define parking areas and drive aisles, explained Ms. Fard, who said that the Petitioner is requesting approval of a deviation from this guideline to allow the absence of a landscape island at the southern end of the parking row on Lot 4. The Petitioner will also need to receive approval of a zoning deviation for the landscape island, which was reviewed favorably by the Plan Commission, she reported. Other landscaped islands proposed throughout the subject site will comply with the Guidelines and the Zoning Code, stated Ms. Fard.

Senior Planner Fard related that several signs are proposed for the Jet Brite Car Wash on Lots 4 and 5, including two internally illuminated wall signs: one on the north elevation along Roosevelt Road that will measure 104.8SF and read "Jet Brite" with a canopy atop the lettering in yellow. She said that the Petitioners have requested variations from the Sign Code to allow a secondary wall sign for a 5,262SF establishment on Lot 4 where only establishments of 15,000SF or more are permitted to have secondary wall signage and to allow a total combined sign area of 198.4SF on Lot 4 where a maximum of 120SF of signage is allowed on each lot. The requested sign variations have been considered by the Plan Commission, related Ms. Fard, who said the east elevation facing Buona Beef restaurant will have one 93.6SF sign, reading "Car Wash" and "Free Vacuums" in yellow with a white "\$3" element on a round dark green background. The Guidelines suggests wall signs with individual light color letters to be affixed on a contrasting darker surrounding background, she said, noting that, given the yellow sign letters proposed to be mounted individually on a Vintage Gold brick wall, the Commission may wish to inquire about the possibility of adjusting the wall signs' color to improve their visibility and contrast with the surrounding building façade. One 20.42SF, double-faced, internally illuminated, freestanding monument sign will be located at the northeast corner of Lot 5, continued Ms. Fard. The monument sign's base will be 1.4 ft. high and constructed with the same material and color to match the accessory structures and retaining wall on Lot 5, she said, stating that the freestanding sign will meet all requirements, including number, setback, height, base height, and landscaping around the base. The sign reads "Jet Brite" and "Customer" "Vacuums" in three lines with white lettering on a light green background, as well as features a dark green canopy element atop the sign cabinet, noted the senior planner. Three illuminated directional signs with white lettering on a light green background with a dark green canopy element atop the sign message board are proposed, said Sr. Planner Fard, who added that all are compliant with respect to area and height. She listed AAC action for the case at hand.

Commissioner Questions

Commissioner Sallwasser asked if the Plan Commission had recommended approval of the signage size, to which Ms. Fard replied affirmatively.

Petitioner's Presentation

After praising the community, Dave Dalesandro reviewed the proposed project's "earth-tone" color palette, clarifying that the canopies are Forest Green to match the trees and shrubs. He distributed a photo enlargement to illustrate the car wash's design concept and, avowing a commitment to maintenance and cleaning, said his business doesn't want any facility to ever show age.

Commissioner Comments

Commissioner Albrecht commented favorable on a beige tone (e.g., less of a yellow) as a building material color. Commissioner Mees said she'd like regular all-red brick (sans yellow) with the green accents, as well as suggested that the front façade sign appear on a green oval background to "pull the letters together." Commissioner Sallwasser asked if there is a black return on the letters; Ms. Fard replied affirmatively. Commissioner Albrecht advocated for a muted treatment that would "still get the point across," confirming the oval idea on red brick, which, she said, would still get the "pop," and said she doesn't mind a larger sign if it's a nicer one. Senior Planner Fard related that Staff asked the Petitioner to reduce the sign size, so she would prefer it not be larger, and suggested an outline to make the letters look bolder without changing the square footage. Commissioner Albrecht stressed the desire to see red brick all across the street-facing façade. Mr. Dalesandro said the pre-cast would be painted either way, so expense is not an issue, but voiced concerns about "a drastic change to the branding" and that an all-red, big wall might not look good. Commissioner Mees said the Petitioner has a lot of elements (e.g., the pitch of the roof) that would still make the brand recognizable. Concurring, Commissioner Albrecht conceded that the Forest Green helps mitigate the yellow, which she called "super strong." She further remarked – in reference to community tradition – that red brick "is kind of our signature," and said she is fine with the EIFS.

Mr. Dalesandro said the benches were in response to Village Staff guidance, and confirmed water detention. (Ms. Fard said public use is a PUD requirement.) Commissioner Albrecht commented that landscaping can "really soften" a commercial site, to which Mr. Dalesandro said, "We'll pack in as much as we can." Chairperson Jacobson advised against a "patchwork" approach, as well as remarked that, "The plant list looks great."

Commissioner Rahn asked whether metal had been considered for its durability in specifying material for the trash enclosures. Mr. Dalesandro said he wasn't sure what a solid metal gate would look like, and while he thought an open gridded gate would look nice, but would allow see-through to the trash area, "which is also a bad thing." Conveying an open mind on the matter, however, he said, "Show me something that looks great." Reporting that tan and green (of the PVC) hold up well, he declared, "I won't allow faded gates on my property," and asked the Commission's preference. Urging a neutral option, Commissioner Albrecht said, "The green is a bit much." Commenting on the illustration of the structure, she said, "It looks like a nice building." In response to a query from Chairperson Jacobson about additional landscaping on Lot 5, Sr. Planner Fard she'd brought up landscaping as a way to screen trash enclosures.

In response to ideas put forth for treatments of the front façade, the Petitioner promised to provide the Commission with three new drawings to consider for recommendation, saying, “I’m all for whatever looks best.” Sr. Planner Fard said she’d circulate these for Commission feedback.

Commissioner Mees moved for the following:

After conducting a public meeting and deliberating on the request of the petitioner, JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle, for approval of an exterior appearance review for the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on December 14, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the Architectural Appearance Commission meeting, the Plan Commission public hearing, and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. That trash enclosure openings shall be the same color as the walls next to it.

Seconded by Commissioner Albrecht, the motion passed by roll call vote with Commissioners Mees, Albrecht, Rahn and Sallwasser, and Chairperson Jacobson voting, “YES.”

Trustee’s Report

Trustee Anne Gould reported that the budget was approved, as did the Tutto Bene appearance. The Brick & Mortar application, however, was pulled from the consent agenda and tabled due primarily to a historic district concern, she said, adding that she expects the Trustees will give Staff specifics.

Chairperson’s Report

Chairperson Jacobson wished those assembled, “Happy holidays.”

Adjournment

The meeting was adjourned at 8:17 p.m. by Chairperson Jacobson.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary