



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, December 11, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Old Business**
- C. New Business**
 - 1) Exterior Appearance Review - Starbucks, 405 Roosevelt Road, Glen Ellyn IL 60137
 - 2) Exterior Appearance Review - 534 Duane Street, Glen Ellyn IL 60137
- D. Chairman's Report**
- E. Trustee Liaison's Report**
- F. Staff Report**



Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 12/11/2024 7:00 PM
Department: Architectural Appearance Commission
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

AGENDA ITEM
(ID # 2024-829)

DOC ID: 2024-829

Exterior Appearance Review - Starbucks, 405 Roosevelt Road, Glen Ellyn IL 60137

Statement of the Issue:

An exterior appearance review is required for a Planned Unit Development at 405 Roosevelt Road. The proposed building is to operate as a Starbucks drive-thru cafe.

Analysis:

PROJECT SUMMARY

The applicant is requesting a review of the exterior appearance of a commercial property at 405 Roosevelt Road. Tad Lagestee of Lombard, Illinois has submitted this application for the purposes of constructing a Starbucks café drive-thru located on Lot 2 of a Planned Unit Development approved by the Village Board on November 13, 2017, by Ordinance No. 6546.

Building: The proposed project is located in the Roosevelt commercial corridor in the C3 – Service Commercial zoning district. The planned building is 2,460 square feet on a lot that is approximately 36,322 square feet. Presently the lot is undeveloped. The proposed drive-thru café is designed in a contemporary modern style. The façade consists of two types of masonry – titanium colored brick with gray masonry with a raked finish above. This is accented with composite cladding in Peruvian teak. The windows are trimmed in anodized aluminum-colored dark bronze. Light fixtures are also bronze, the Catskill series from the manufacturer B-K Lighting. These wall mounted fixtures are oriented downwards so as to follow village appearance guidelines.

Landscaping: The landscaping plan for the proposed project indicates nine existing trees (honeylocusts, maples and elms) that will be preserved, six of which are located within the parkway. One existing flowering pear tree in poor condition will be removed. In addition to these existing trees, the landscape plan calls for the addition of numerous shrubs, ornamental grasses and perennials throughout the lot, in addition to two Kentucky coffeetrees, three arborvitae, one linden and one serviceberry. These plantings appear along the perimeter of the building and on landscaped islands, and the proposed landscaping conforms to Village requirements set forth in Section 10-5-13(L) of the Village code.

Additional Information: Elevations of the proposed project indicate multiple wall signs and signage indicating the proposed drive-thru. Any modification of code or use would require approval within the ordinance finalizing the planned unit development for Lot 2.

ARCHITECTURAL APPEARANCE GUIDELINES

Village staff have excerpted the following sections of the Architectural Appearance Guidelines as they are relevant to the application request.

1.1 New construction should be compatible with the character of the site, adjacent development, and the adjacent streetscape.

The adjacent commercial restaurants have facades that utilize similar finishes and styles.

1.1.5 Maintain the rhythm of the street (in terms of building setback and massing) and continuity of its landscaping.

The project is developed as part of a PUD and is located in the Roosevelt Commercial Corridor where certain architectural guidelines are expected to be observed.

1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes.

The structure has no architectural design elements that would constrain potential reuse and could be reasonably repurposed or adapted for a variety of commercial uses.

1.1.5 Parapet walls should have a defined top which frames the building.

A running board on the parapet walls is indicated on the building's elevations, which defines the top.

1.8 Colors should be muted and compliment each other, with no more than two or three colors on each façade.

The façade is composed of three complimentary colors (white or light gray, tan, and brown in hue).

1.8.1 A natural, neutral color should be chosen for the primary exterior façade material in new construction.

The primary color of the façade is gray or “titanium” in color, a natural and neutral palette.

2.2.1 Wall mounted fixtures should not directly allow light projection to the sky.

The wall mounted fixtures, the Catskill Series from B-K Lighting, do not allow light to project directly to the sky.

4.5 All development adjacent to Roosevelt Road should implement, or restore, the Roosevelt Road streetscape elements, in order to achieve continuity of public improvements.

The proposed appearance is aligned with the appearance guidelines outlined in this section.

4.6 Wherever possible, a large expanse of roof shall be avoided. Visual diversity can be achieved by varying the roofline and/or the addition of dormers.

The roofline is varied by an overhang that accents patio and drive-thru spaces in an asymmetrical manner that does not allow for a single large expanse of roof.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Utilize design elements to create an alteration that is in harmony with the surrounding buildings.
2. Consider the proposed project in the context of the larger Roosevelt Road Commercial Corridor.
3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

Staff recommends the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the December 11, 2024, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

Attachments:

1. AAC Application
2. Zoning Map
3. Aerial Photo
4. Starbucks Elevations, Renderings & Materials
5. Landscape Plan
6. Sign Plans



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

CLEAR PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 9-5-24 B: Application No. _____

C. Project Name: Starbucks 405 Roosevelt

D. Project Description:

Single tenant new construction Starbucks

E. Address of Property: 405 Roosevelt Road

F. Permanent Index No.: 05-23-100-029 G. Zoning: C3

H. Name of Applicant: Tad Laquestee

I. Address of Applicant: 2505 S Finley Road, Suite 150, Lombard, IL 60148

J. Phone No. (Business): 630-686-6811 (Home) _____

K. (Mobile) 312-402-0737 (Other) _____

L. Fax No.: 630-686-6810

M. E-mail Address of Applicant: tad@gaincre.com

N. Name of Property Owner: LM Value Development I LLC

O. Address of Property Owner: 2505 S Finley Road, Suite 150, Lombard, IL 60148

P. Phone No. (Business): 630-686-6811 (Home) _____

Q. E-Mail Address of Property Owner: tad@gaincre.com

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

Starbucks standard.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

Starbucks standard

T. Please explain how the project complies with the Appearance Review Guidelines:

Starbucks has rigorous standards.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

Starbucks standard

Signature: TadLagestee Date: 9-5-24
Signer ID: VDTQUPYX77...

Project Submittals List

1. Application Form	X
2. Application Fee	_____
3. Escrow	_____
4. Proof of Ownership	_____
5. Affidavit of Authorization	_____
6. Disclosure of Interest	_____
7. Narrative Statement / Project Description	_____
8. Plat of Survey/Legal Description	X
9. Existing Site Plan	_____
10. Site Plan	X
11. Landscape Plan	X
12. Tree Survey	_____
13. Building Elevation Drawings – Existing	_____
14. Building Elevation Drawing – Proposed	X
15. Floor Plans	X
16. Color Rendering	X
17. Photo, Slide(s)	_____
18. List of Building Materials & Colors	X
19. Rooftop Plan	X
20. Specifications for Rooftop Screening	X
21. Sign Plan	X
22. List of Signs	_____
23. Sign Elevations	X
24. Building Elevation Drawings-Sign Location	X
25. Trash Enclosure Exterior Equipment/ Fences/Screening	X
26. Lighting Plan	X
27. Light Fixture Cut Sheets	_____
28. Streetscape Elevation	_____
29. Outline Perspective View, Photo Imaging	_____
30. Staff & Developer Site Visit Pre-Arranged	_____
31. Affidavit Affirming No Conflict of Interest	_____

MBR- May be Required

EXTERIOR APPEARANCE REVIEW PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Community Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Community Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Community Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.

3. Narrative statement including:
 - A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - The location of all existing buildings, parking areas, access drives and other structures.
8. Proposed site plan showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - Setbacks of all buildings, parking lots and other structures.
 - If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
 - Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
 - Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
 - The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.
- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
- Cut sheets of all parking lot and wall mounted light fixture(s).
- Light fixture dimensions.
- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.
 - The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
- The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.
 - The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
15. Color rendering or renderings of all proposed buildings and structures.
16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
17. A sign plan overlaid on the proposed site plan and showing the following:
- The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
18. Color sign elevations drawn to scale showing the following:
- The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Community Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

****** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

Date: 9-5-24

Address: 405 Roosevelt

Legal Description:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 A

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Tad Lagestee Address: 2505 S Finley Road % 99%
Lombard, IL 60148

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, Tad Lagestee owner of the property described as

405 Roosevelt Road

verify that Tad Lagestee

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.

Tad Alan Lagestee

TadLagestee

Signer ID: VDTQUPYX77...

OWNER SIGNATURE

9-5-24

DATE

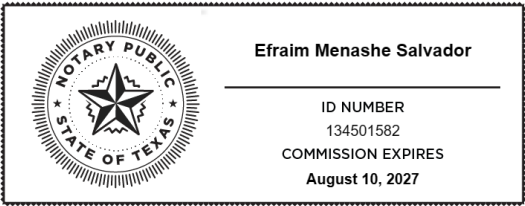
Electronically signed and notarized online using the Proof platform.

Subscribed and sworn to before me this

5th day of September, 20 24



Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is TadLagestee
Signer ID: VDTQUPYX77..., and I hold the position of
owner for LM Value Development I LLC ("**Applicant**").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("**Application**") the Applicant filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Tad Alan Lagestee

Title: Manager

Applicant's Name: Tad Lagestee

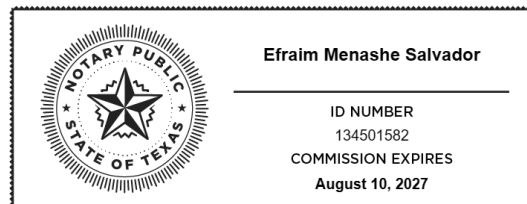
Subscribed and sworn to me this

5th day of September, 2024.

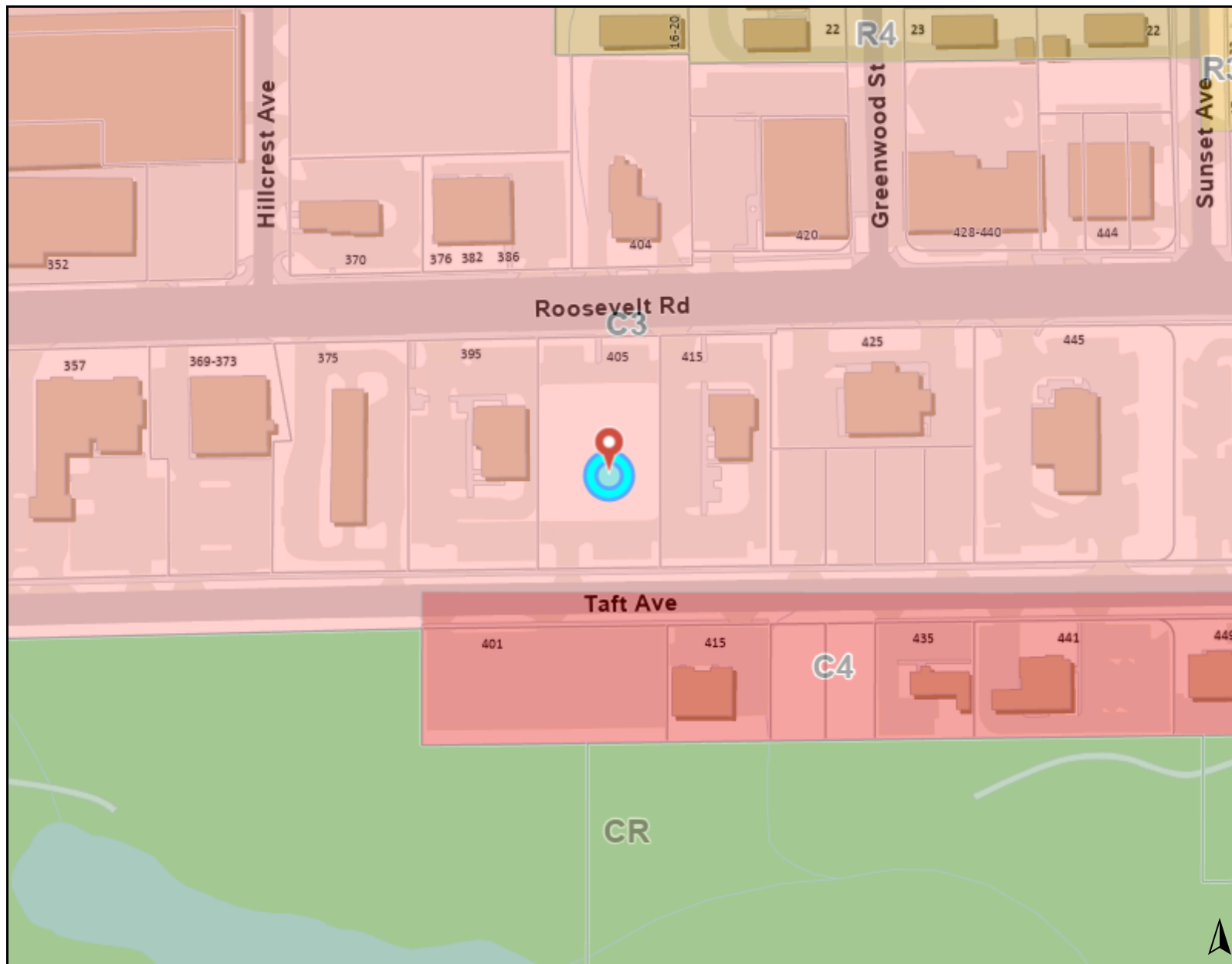


Notary Public

Electronically signed and notarized online using the Proof platform.



GIS Consortium | 405 Roosevelt Zoning Map



Legend

Zoning and Development

Zoning

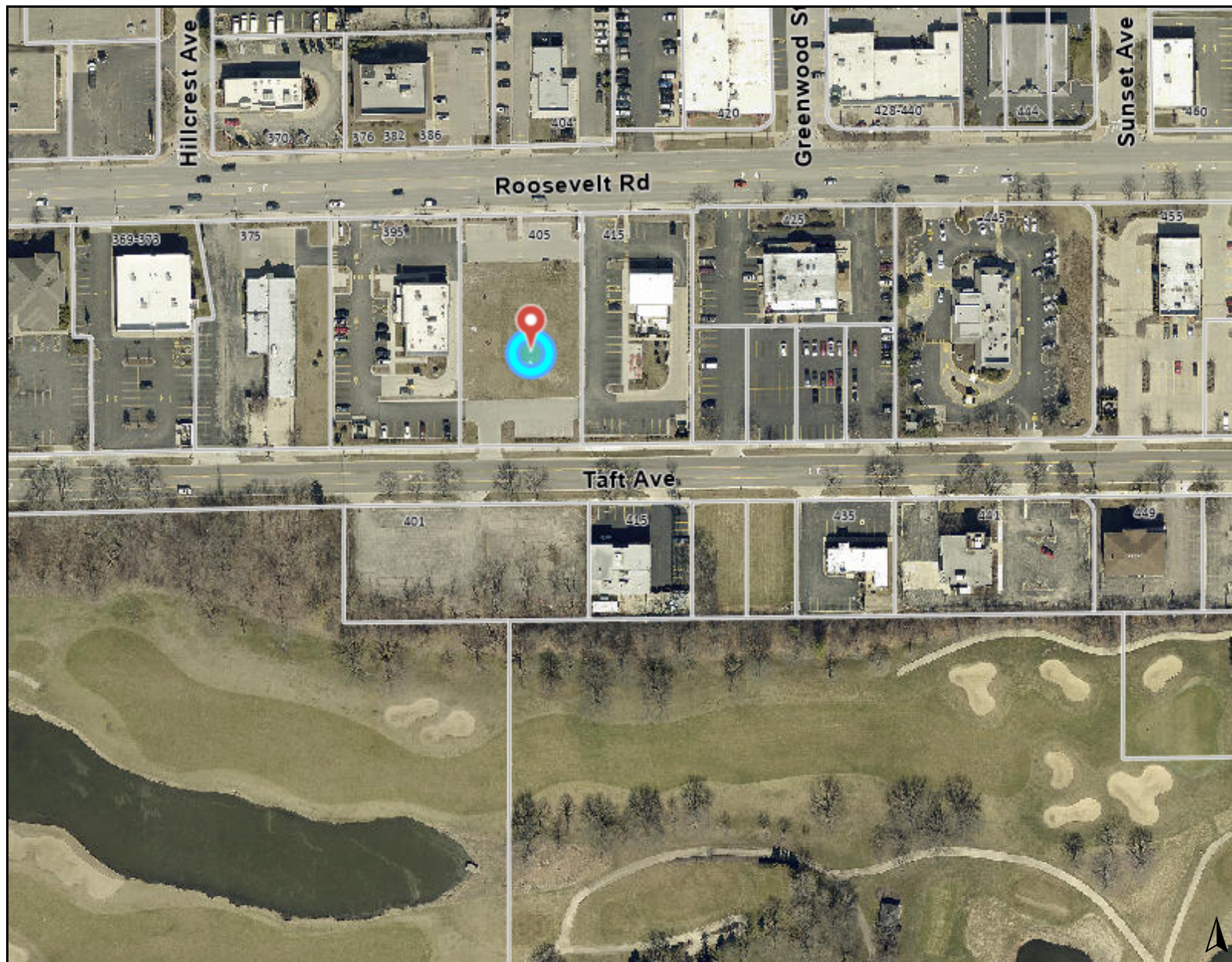
- C3: Service Commercial District
- C4: Office District
- CR: Conservation/Recreation District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

0 300 600
ft

Print Date: 12/5/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Legend

0 300 600
ft

Print Date: 12/5/2024

Notes

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<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS. MATCH SW7030 ANEW GRAY FINISH RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
BR-1	WESTLAKE	TITANIUM - HANDMADE BRICK MODULAR SIZE	THIN BRICK
<u>WALL CLADING:</u>	<u>MANUF.:</u>	<u>FINISH:</u>	<u>DESCRIPTION:</u>
WC-1	NEWTCHWOOD	PERUVIAN TEAK - BRICKAN BOARD UH46	COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS. SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE MATCH STOREFRONT	ANGLE, BRAKE METAL
MT-5	CITYSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAWNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL SCONCE CK-LED-X62-FL-B2P-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS,WF4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT WSD LED - VW - MVOLT -BBW - DBDXD WITH BATTERY BACKUP

COORDINATE EMERGENCY
LIGHTING CIRCUITING WITH TENANT
IMPROVEMENT WORK.

1	ALUMINUM STOREFRONT SYSTEM
2	FINISH CEMENT PANEL
3	PREFINISHED METAL COPING
4	CANOPY
5	PANEL JOINT
6	SECURITY LIGHT
7	COMPOSITE SIDING
8	SIGNAGE, REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS.
9	PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS. TYP.
10	METAL DOWNSPOUT AND SCUPPER
11	DRIVE THRU SHELF. SEE INTERIOR DWGS
12	BIKE RACKS, FINISH: BLACK
13	ELECTRICAL SERVICE & CT CABINET
14	PROPOSED GAS METER LOCATION
15	PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS
16	FROST-PROOF, LOCKABLE WALL HYDRANT
17	DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
18	SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS
19	STREET NUMBER
20	GFCI OUTLETS
21	ROOF LINE



A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Scheller Road, Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

CLIENT

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

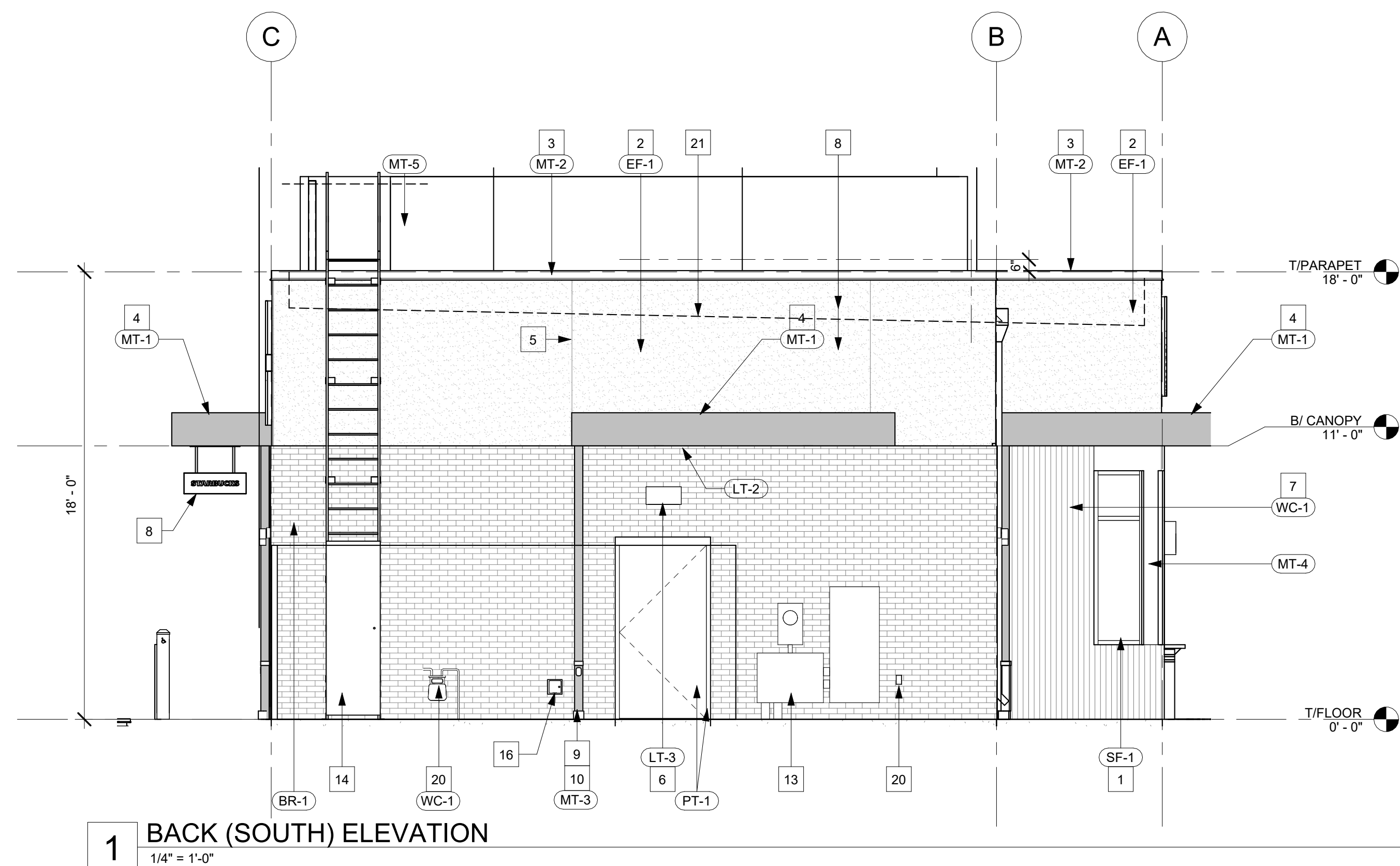
CD SET

DATE	10-28-2024
PROJECT NO.	23-082 SA
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

BUILDING ELEVATIONS

SHEET

A400



EXTERIOR FINISH SCHEDULE

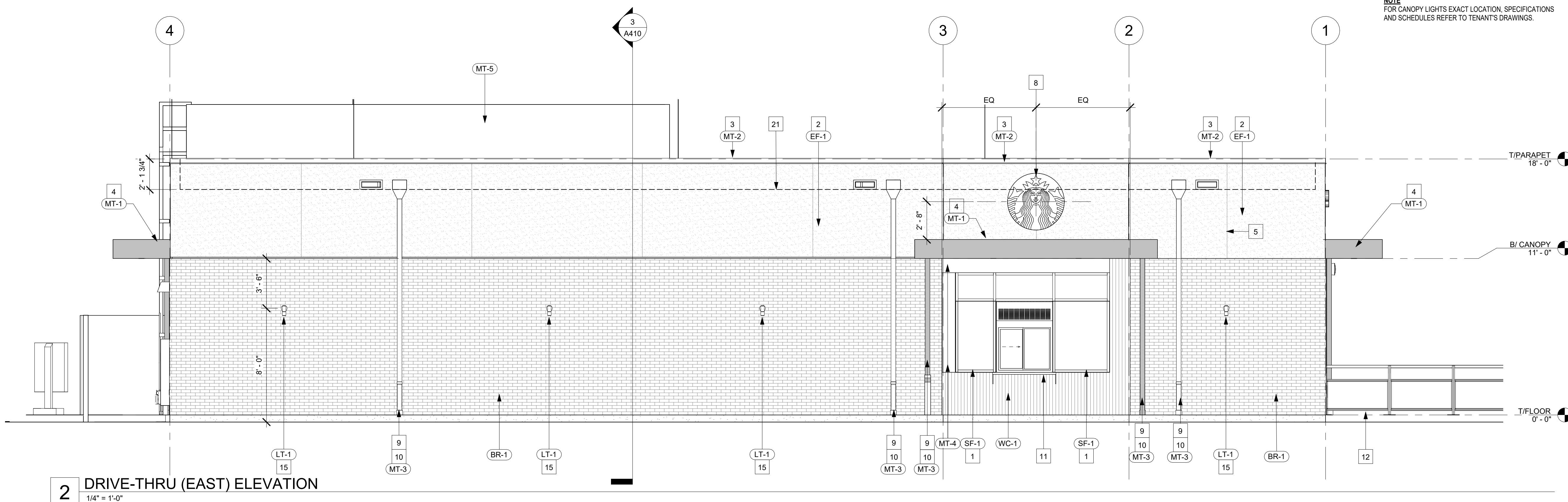
<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS, MATCH SW7030 ANEW GRAY VERTICAL RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u> BR-1	<u>MANUF.:</u> WESTLAKE	<u>COLOR:</u> TITANIUM - HANDMADE BRICK MODULAR SIZE	<u>DESCRIPTION:</u> THIN BRICK
<u>WALL CLADING:</u> WC-1	<u>MANUF.:</u> NEWTECHWOOD	<u>FINISH:</u> PERUVIAN TEAK - BELGIAN BOARD UH46	<u>DESCRIPTION:</u> COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS, SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE MATCH STOREFRONT	ANGLE, BRAKE METAL
MT-5	CITYSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAVNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL SCONCE CK-LED-X62-FL-B2P-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS, WF4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT W/ST LED - VW - MVOLT -BBW - ODBX WITH BATTERY BACKUP

**SIGNAGE SHOWN FOR REFERENCE ONLY.
SIGNAGE APPROVALS SHALL BE ACQUIRED UNDER
SEPARATE SIGN PERMIT SUBMITTALS.
SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THIS
BUILDING PERMIT.**

- ## KEYNOTES

- | | | |
|----|---|--|
| 1 | ALUMINUM STOREFRONT SYSTEM | THESE
PROPRIETARY
CONTRACT
IN CONJUNCTION
DIFFERENT
REFERENCE
OF 3-
DOCUMENTS |
| 2 | FINISH CEMENT PANEL | |
| 3 | PREFINISHED METAL COPING | |
| 4 | CANOPY | |
| 5 | PANEL JOINT | CLIENT |
| 6 | SECURITY LIGHT | |
| 7 | COMPOSITE SIDING | |
| 8 | SIGNAGE. REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS. | |
| 9 | PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS. TYP. | GL |
| 10 | METAL DOWNSPOUT AND SCUPPER | G |
| 11 | DRIVE THRU SHELF. SEE INTERIOR DWGS | |
| 12 | BIKE RACKS, FINISH: BLACK | |
| 13 | ELECTRICAL SERVICE & CT CABINET | |
| 14 | PROPOSED GAS METER LOCATION | PROJECT |
| 15 | PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS | |
| 16 | FROST-PROOF, LOCKABLE WALL HYDRANT | |
| 17 | DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. | |
| 18 | SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS | CONSULT |
| 19 | STREET NUMBER | LOCATION |
| 20 | GFCI OUTLETS | |
| 21 | ROOF LINE | |
| | | |
- NOTE**
 FOR CANOPY LIGHTS EXACT LOCATION, SPECIFICATIONS AND SCHEDULES REFER TO TENANT'S DRAWINGS.

NOTE
FOR CANOPY LIGHTS EXACT LOCATION, SPECIFICATIONS
AND SCHEDULES REFER TO TENANT'S DRAWINGS.



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SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

[illegible]

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DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN Author

CHECKED	Checker
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APPROVED Approver

TITLE

EXTERIOR RENDERING

SHEET

A402



1 VIEW FROM NE

LM Value Development 1, LLC
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EXTERIOR RENDERING

A403



1 VIEW FROM NW

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Lombard, IL 60148

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TITLE

EXTERIOR RENDERING

SHEET

A404

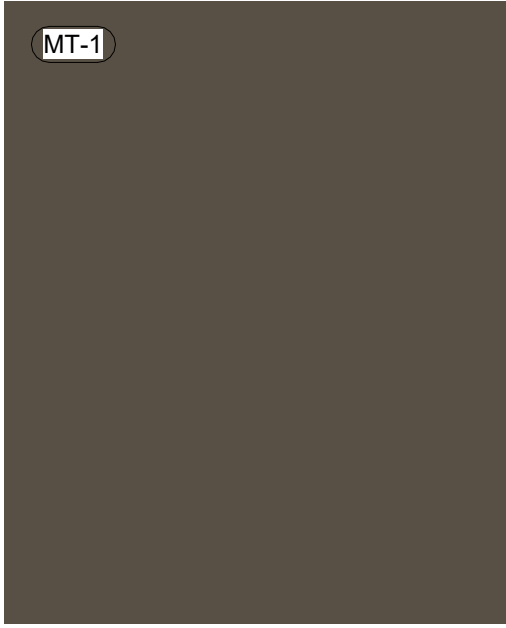


1 VIEW FROM SW



MATERIALS LEGEND - EXTERIOR ELEVATIONS

MASONRY: BR-1	MANUF.: WESTLAKE	COLOR: TITANIUM	DESCRIPTION: HANDMADE BRICK, SIZE: MODULAR (2-1/4" X 7-5/8" RUNNING BOND, MORTAR: LIGHT GRAY
MASONRY: EF-1	MANUF.: DRYVIT	COLOR: SW7030 ANEW GRAY	DESCRIPTION: RAKED FINISH
COMPOSITE: WC-1	MANUF.: NEW TECH	COLOR: PERUVIAN TEAK	DESCRIPTION: RAKED FINISH
METAL: MT-1	MANUF.: -	COLOR: DARK BRONZE	DESCRIPTION: FINISH: PAINT
STOREFRONT: SF-1	MANUF.: -	COLOR: ANODIZED ALUMINUM (MULLIONS) COLOR: DARK BRONZE	DESCRIPTION: GLAZING: CLEAR WITH LOW-E
LIGHTING: LT-1	MANUF.: B-K LIGHTING	COLOR: BRONZE	DESCRIPTION: CATSKILL SERIES



A **SOOS**OCIATES

Soos & Associates, Inc.

105 Schelter Road,Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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EXTERIOR MATERIALS

SHEET

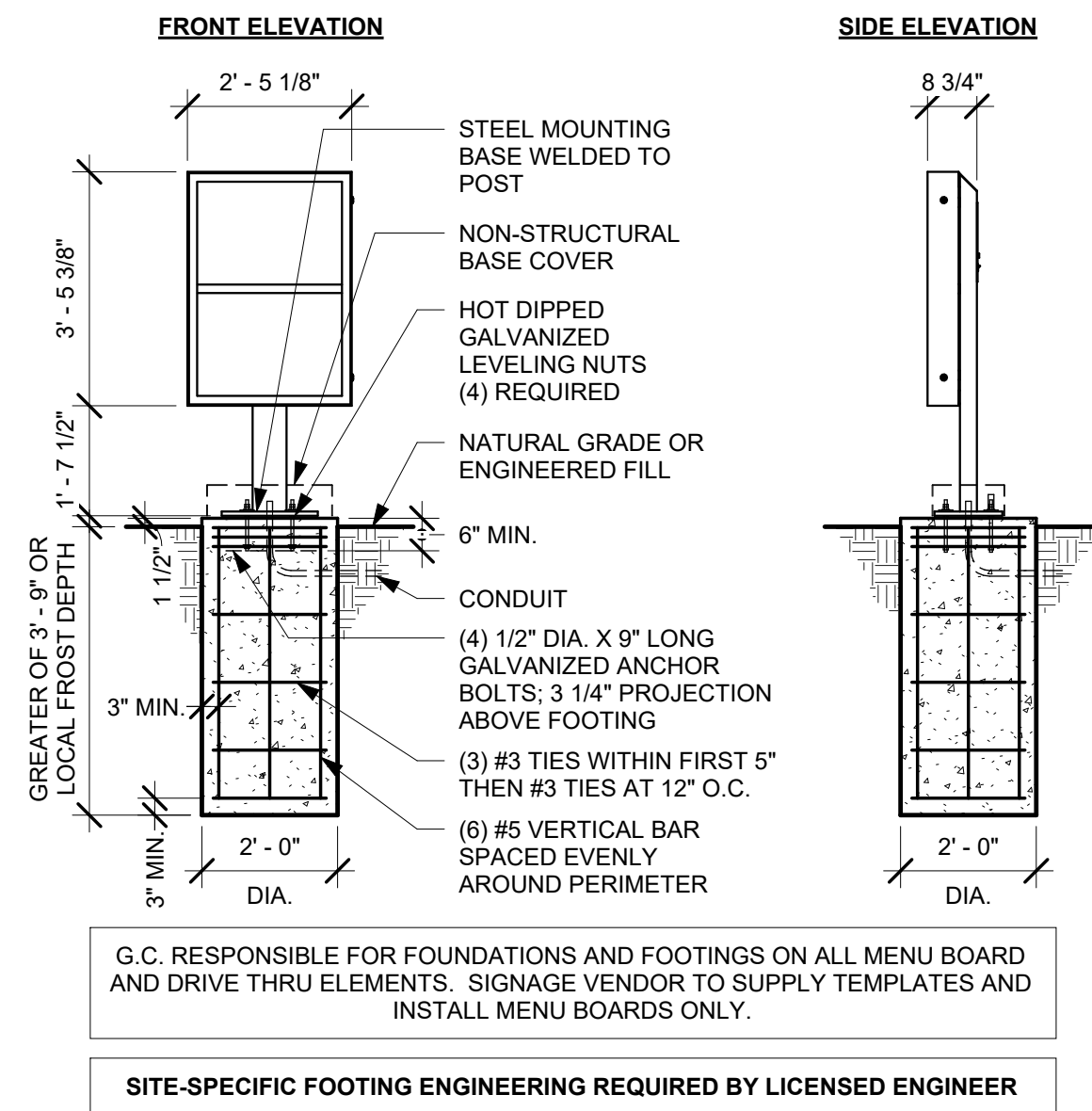
A405

**DRIVE-THRU ILLUMINATED DIRECTIONAL SIREN WITH ARROW SIGNAGE
DID 23105 (44")**



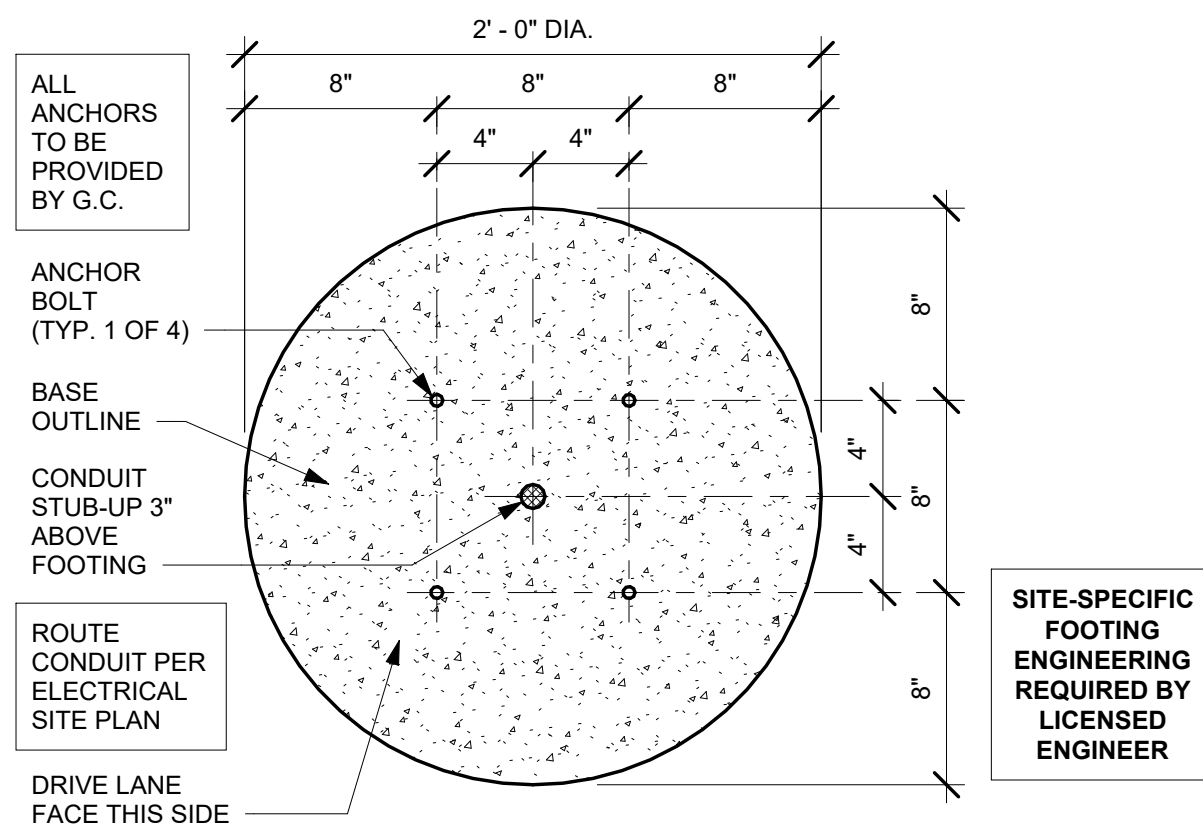
A113

DTE PRE-MENU BOARD - DID 22542



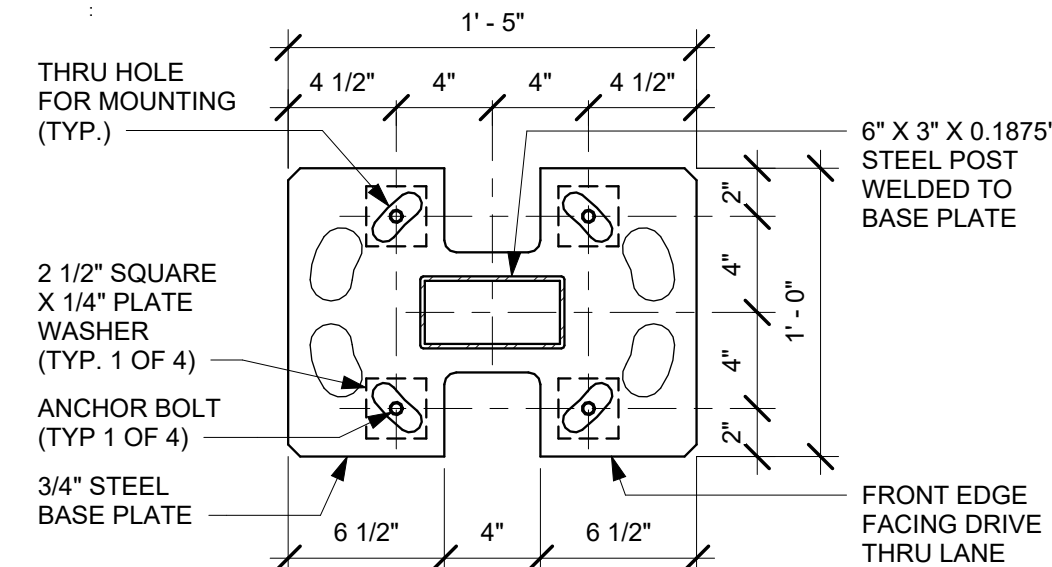
5 DTE PRE-MENU GROUND FOOTING

Scale $3/8" = 1'-0"$



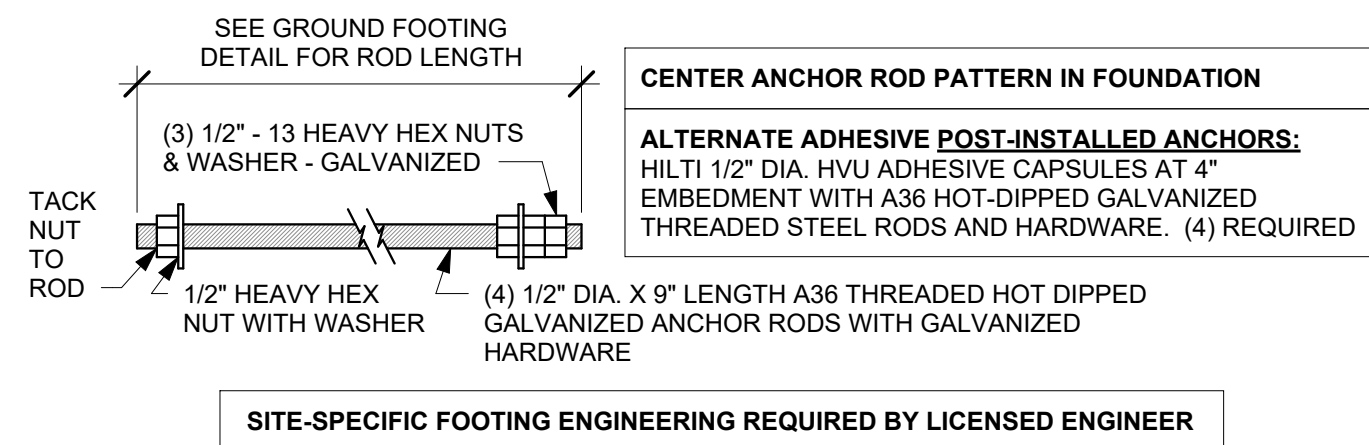
6 DTE PRE-MENU BOLT PATTERN (TOP VIEW)

Scale 1 1/2" = 1'-0"



7 DTE PRE-MENU BASE PLATE

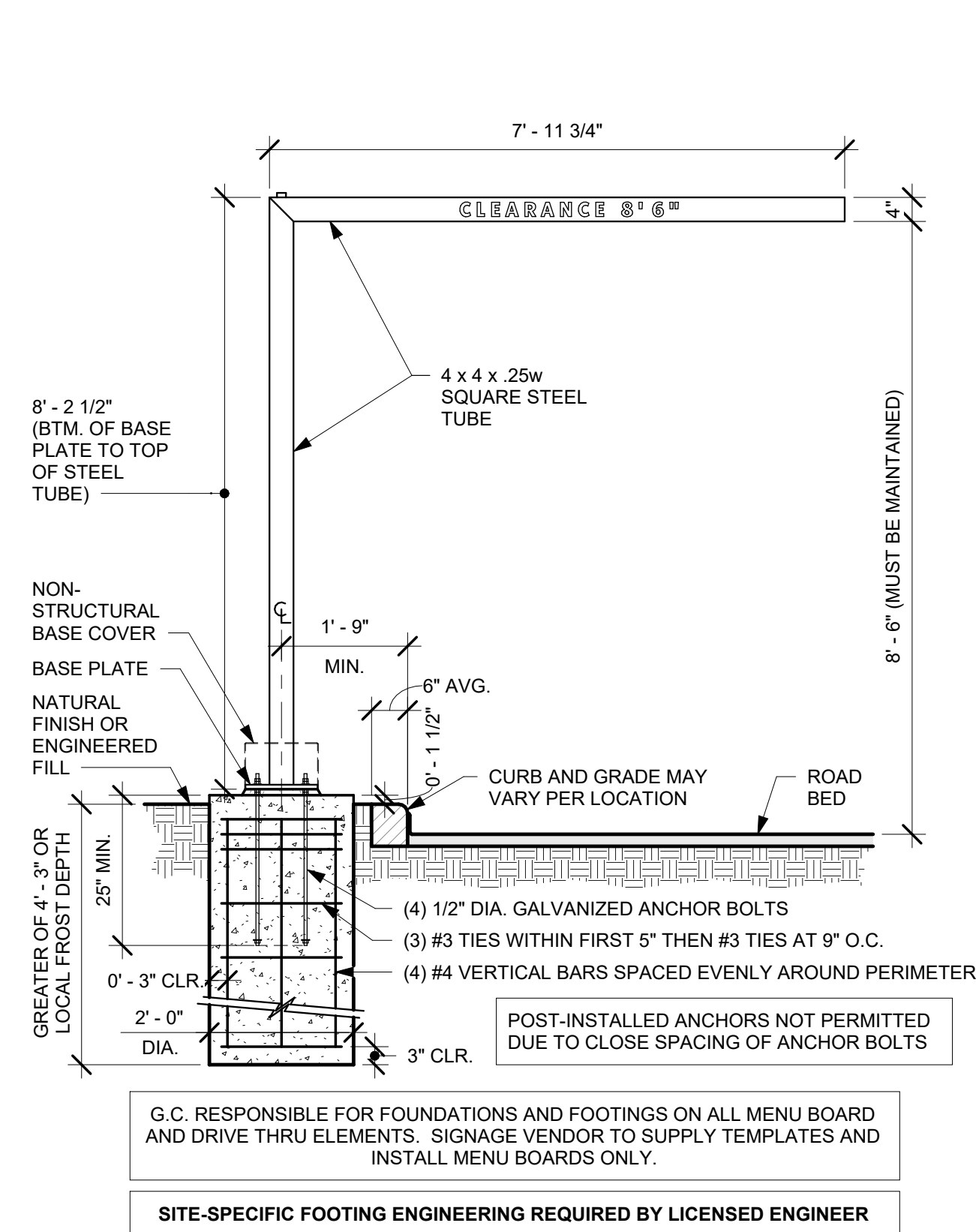
Scale 1 1/2" = 1'-0"



8 DTE PRE-MENU ANCHOR ROD

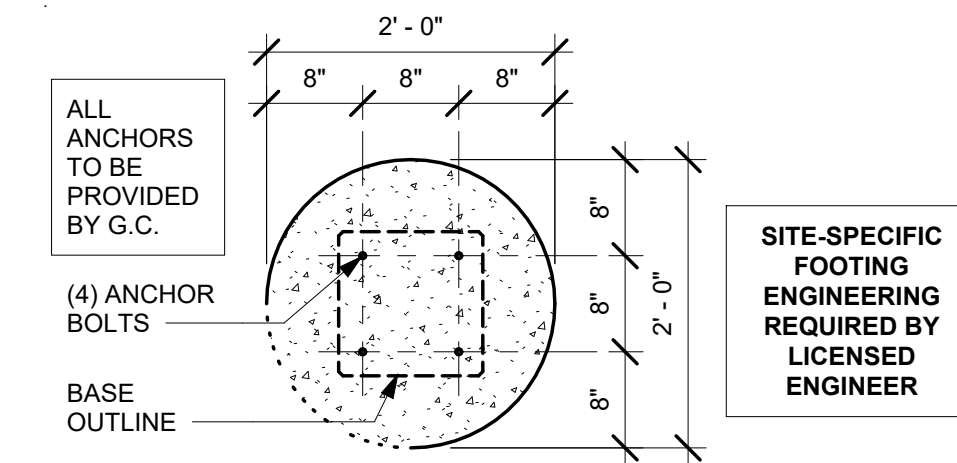
Scale 3" = 1'-0"

DTE CLEARANCE BAR SIGNAGE - DID 22544



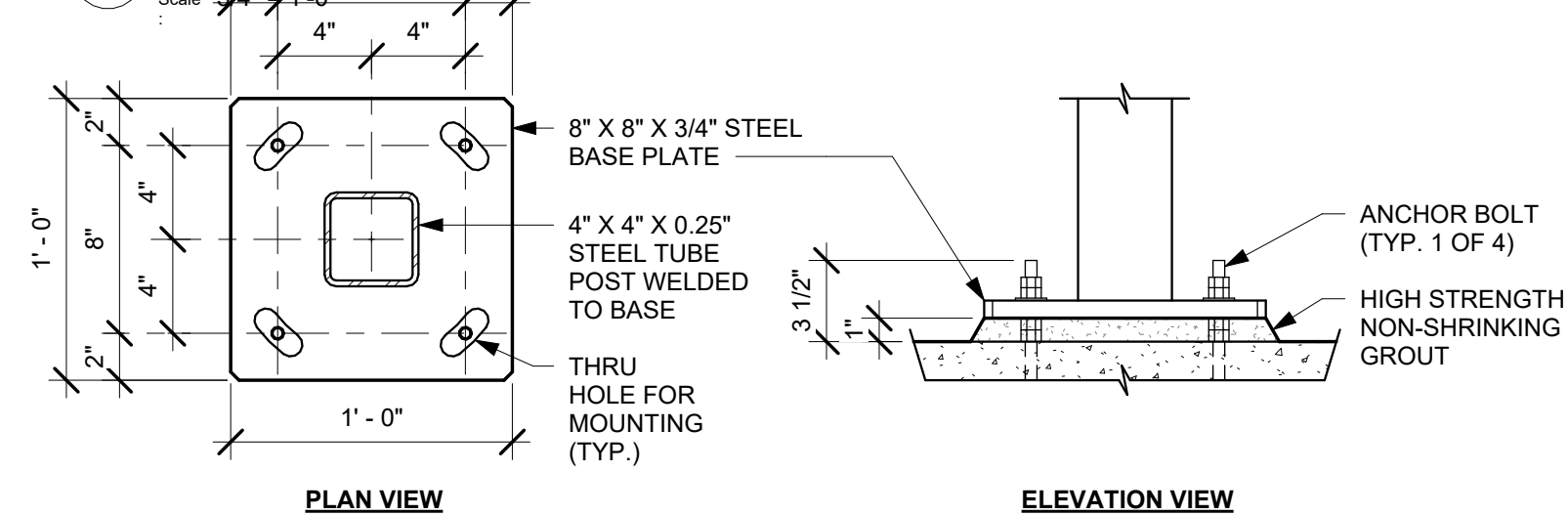
1 DTE CLEARANCE BAR GROUND FOOTING

Scale 1/2" = 1'-0"



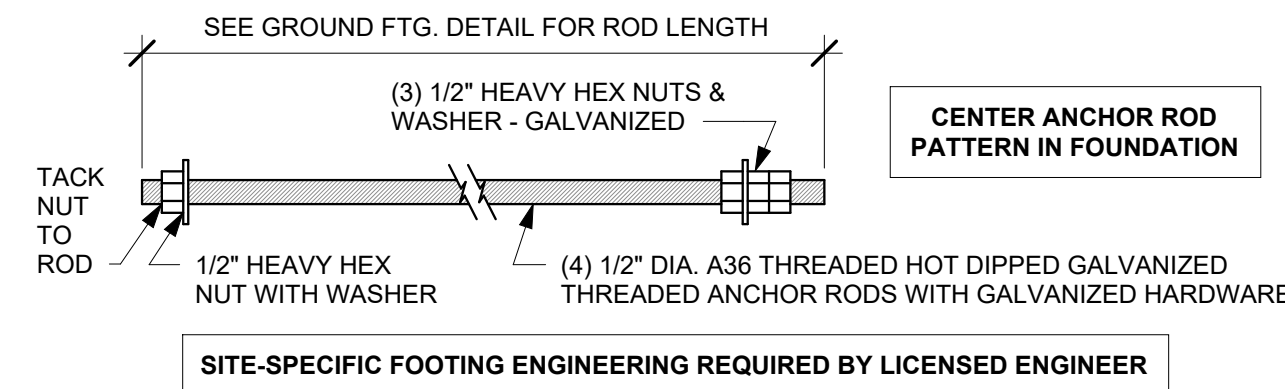
② DTE CLEARANCE BAR BOLT PATTERN (TOP VIEW)

Scale $3\frac{1}{4}" = 1'$



3 DTE CLEARANCE BAR BASE PLATE

Scale 1 1/2" = 1'-0"



④ DTE CLEARANCE BAR ANCHOR ROD

Scale 3" = 1'-0"

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CONSULTANT

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CHECKED	Checker
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APPROVED	Approver
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TITLE

ARCHITECTURAL SITE DETAILS

SHEET

A114

FRONT ELEVATION

7' - 10 1/2"

3' - 6 3/4"

1' - 6 3/4"

1 1/2"

3" MIN.

2' - 6"

DIA.

SIDE ELEVATION

1' - 1 1/2"

2' - 6"

DIA.

STEEL MOUNTING BASE PLATE WELDED TO STEEL POST

HOT DIPPED GALVANIZED LEVELING NUTS (4) REQUIRED

NON-STRUCTURAL BASE COVER

NATURAL GRADE OR ENGINEERED FILL

8" MIN.

CONDUIT

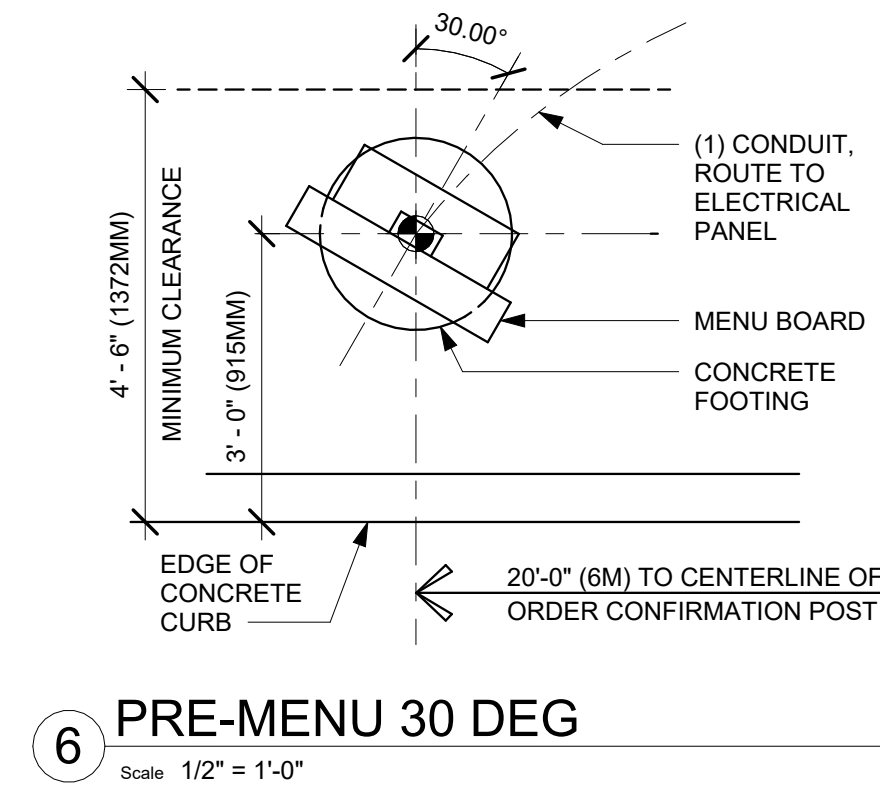
(4) 1/2" DIA. X 14" LONG GALVANIZED ANCHOR BOLTS; 4" PROJECTION ABOVE FOOTING

(3) #3 TIES WITHIN FIRST 5" THEN 3" TIES AT 12" O.C.

(8) #6 VERTICAL BAR SPACED EVENLY AROUND PERIMETER

G.C. FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER



6 Scale 1/2" = 1'-0"

Scale $3/8" = 1'-0"$



3 Scale 1 1/2" = 1'-0"

Scale 3" = 1'-0'



Scale 3/4" = 1'-0"



Scale $3/4" = 1'-0"$

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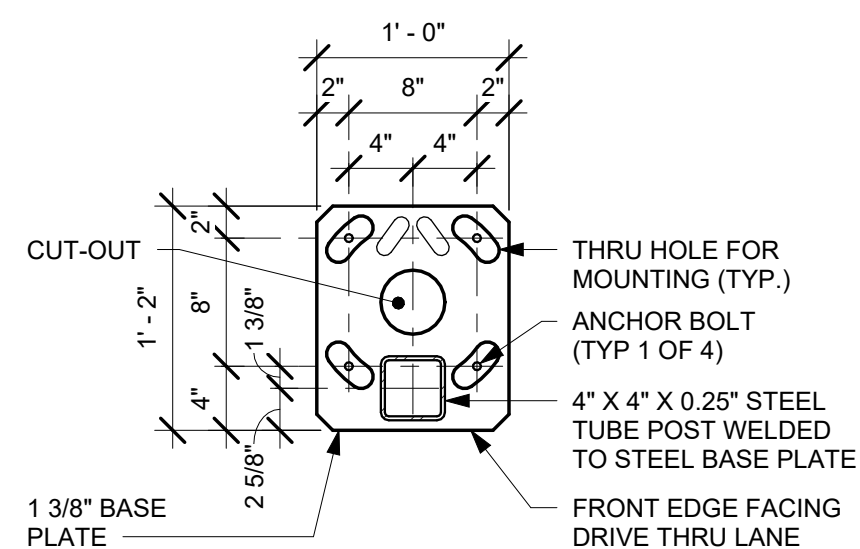
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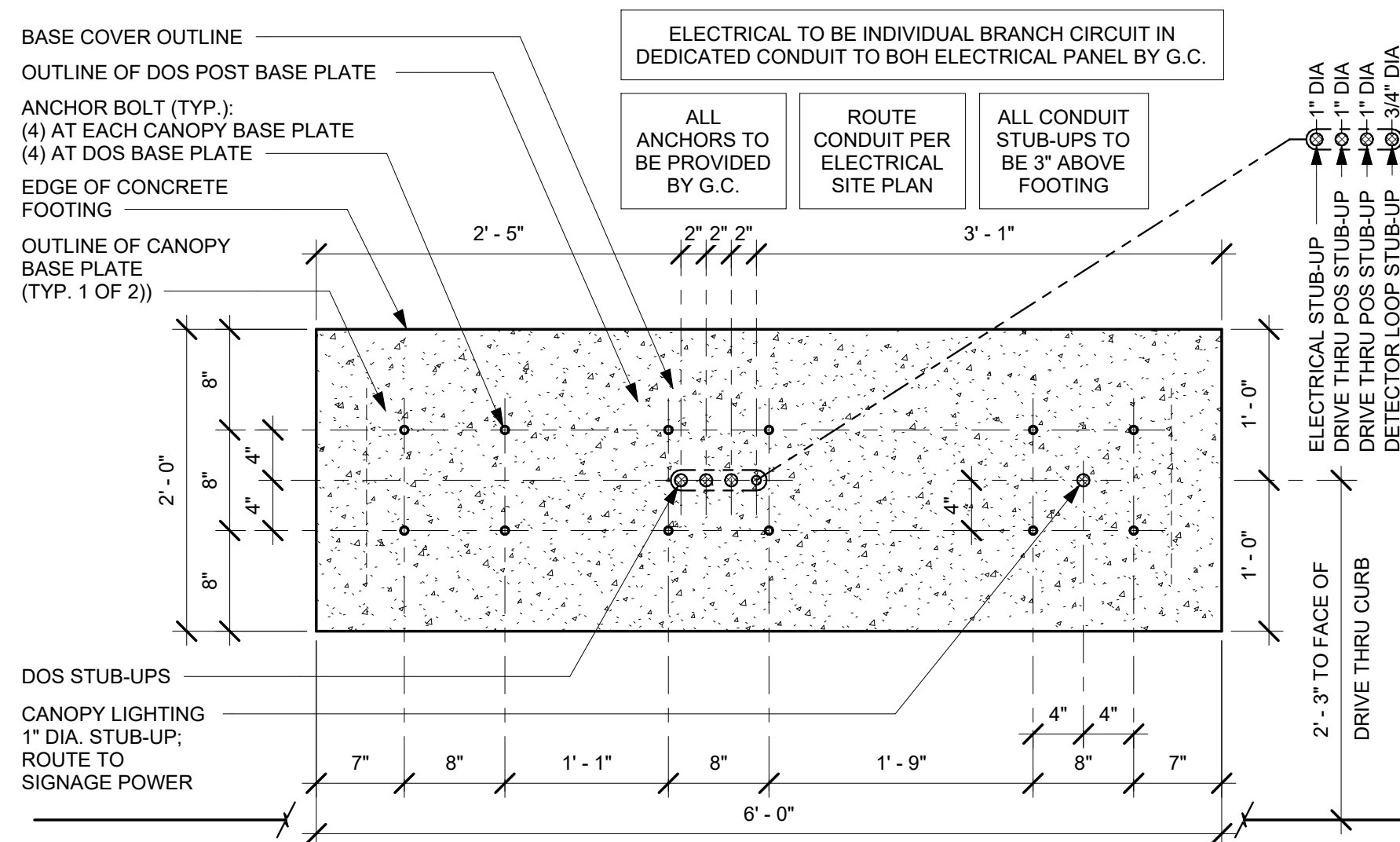
ARCHITECTURAL SITE DETAILS

SHEET

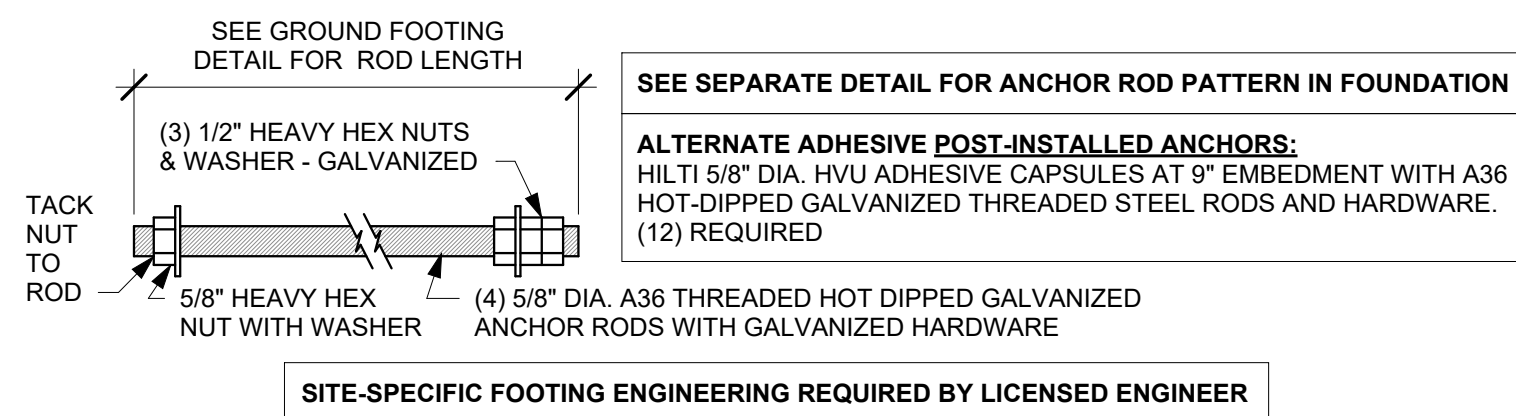
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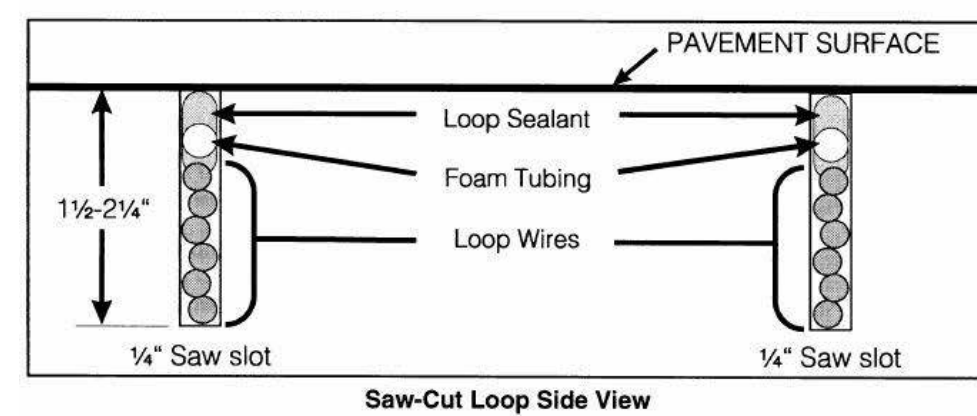
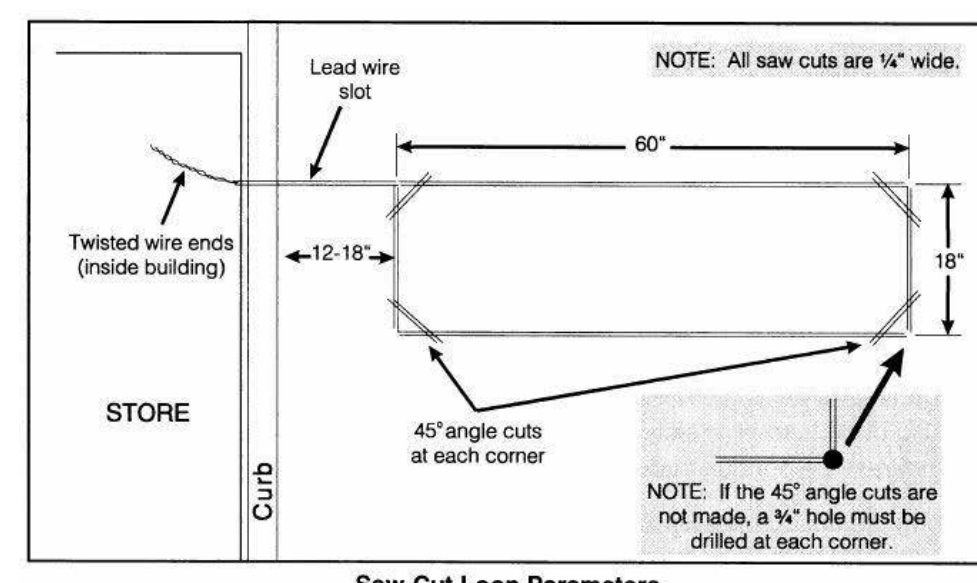
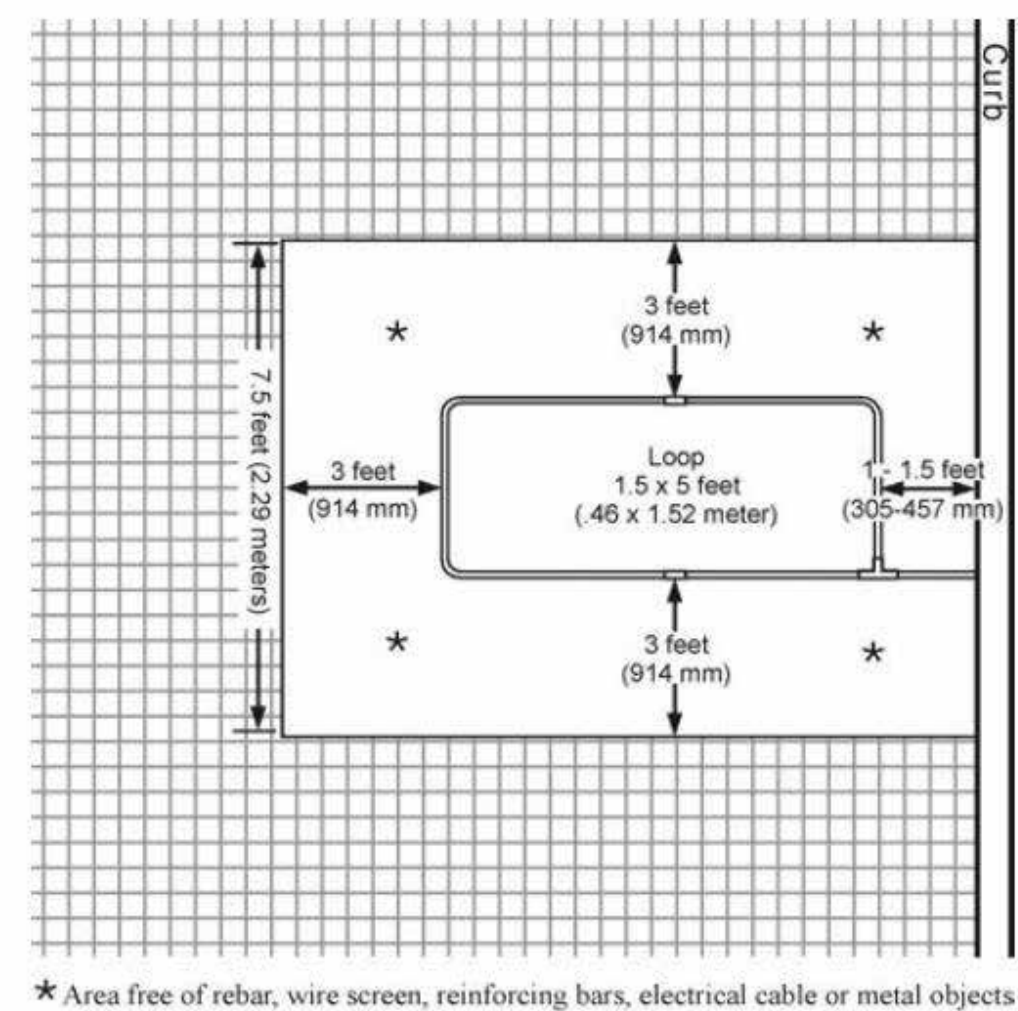
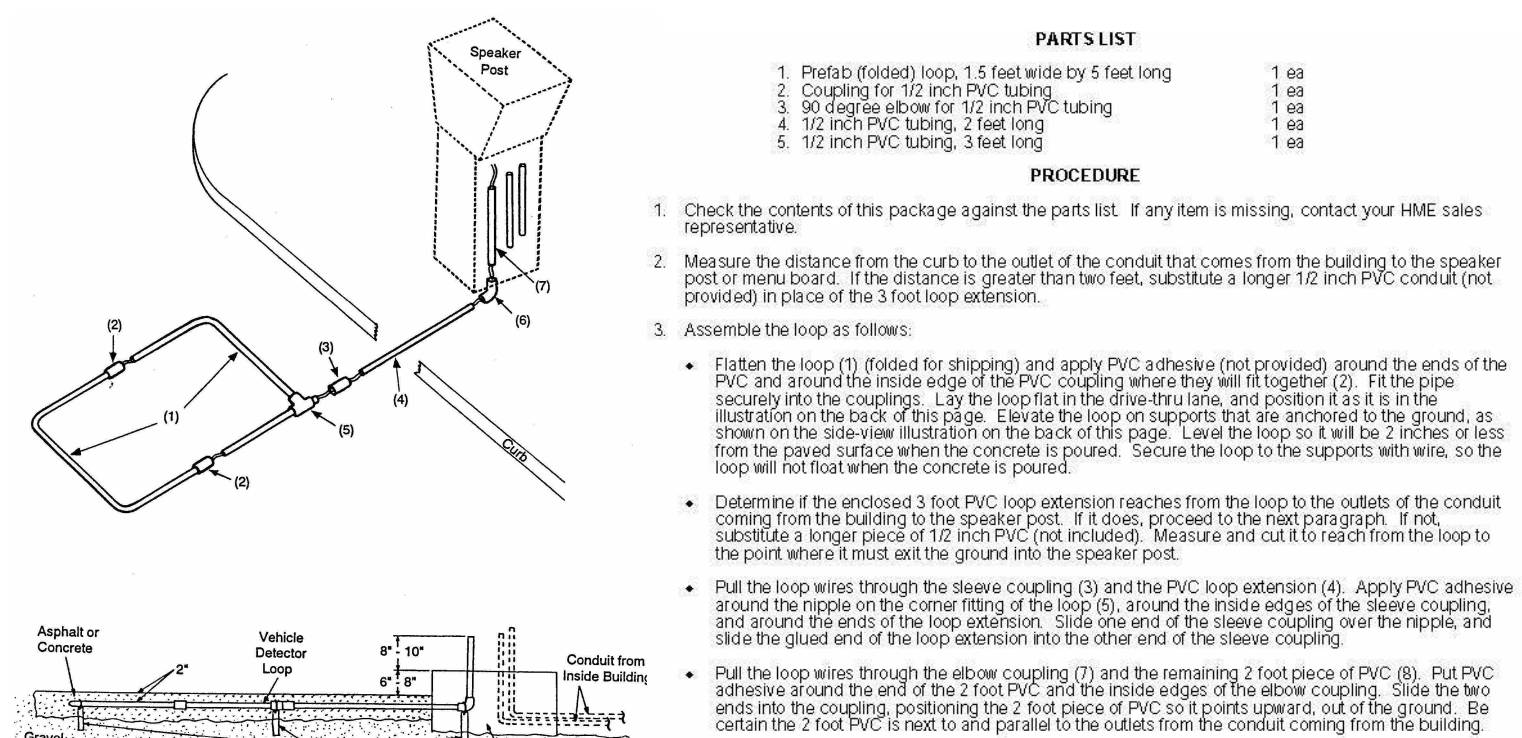
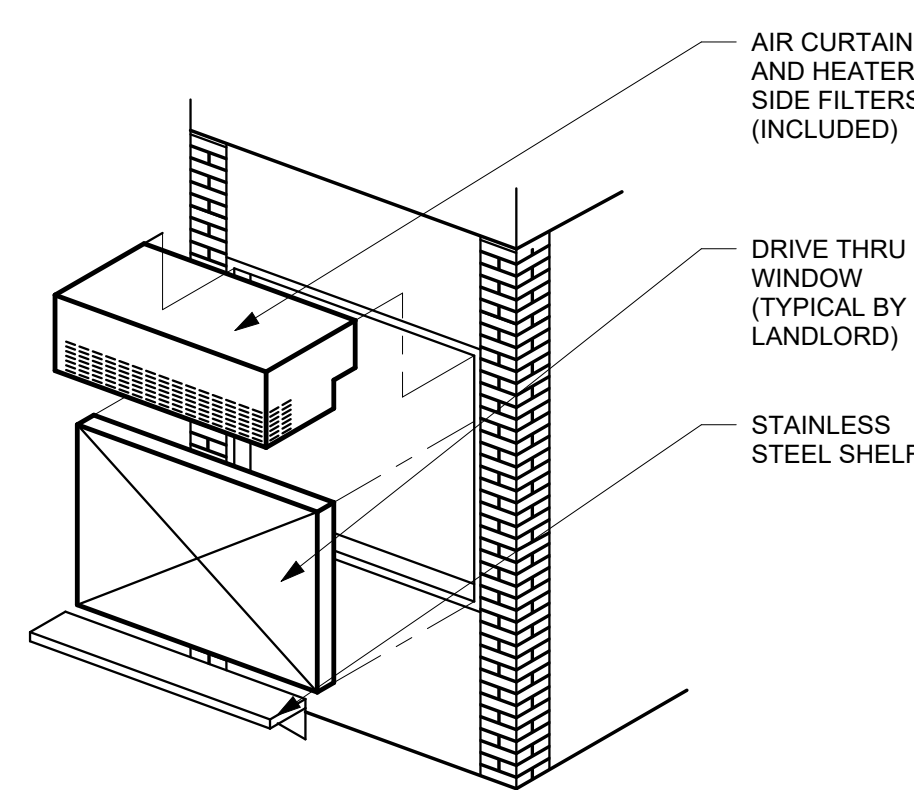
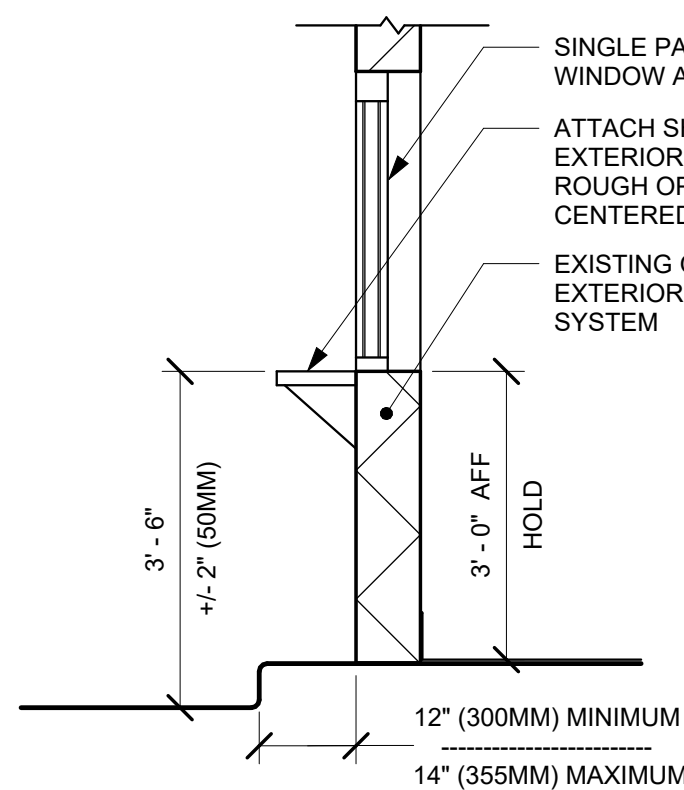
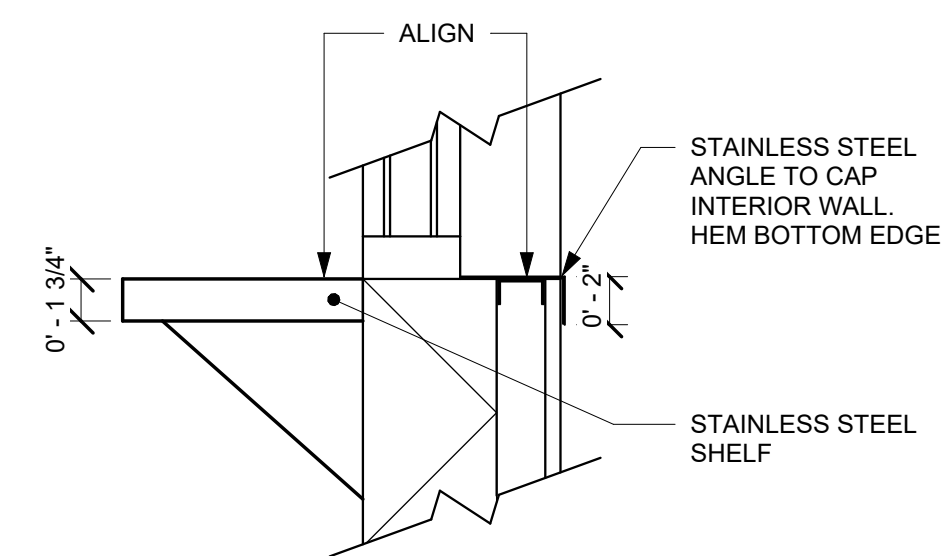
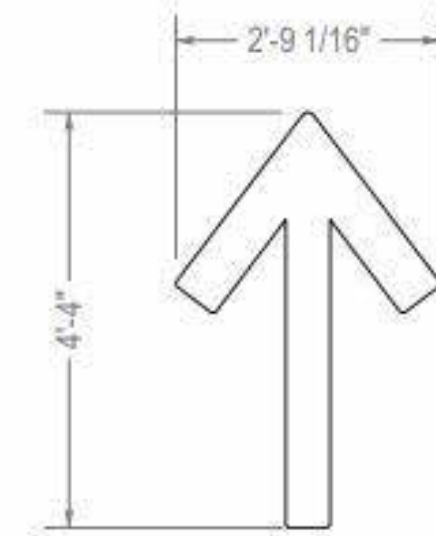
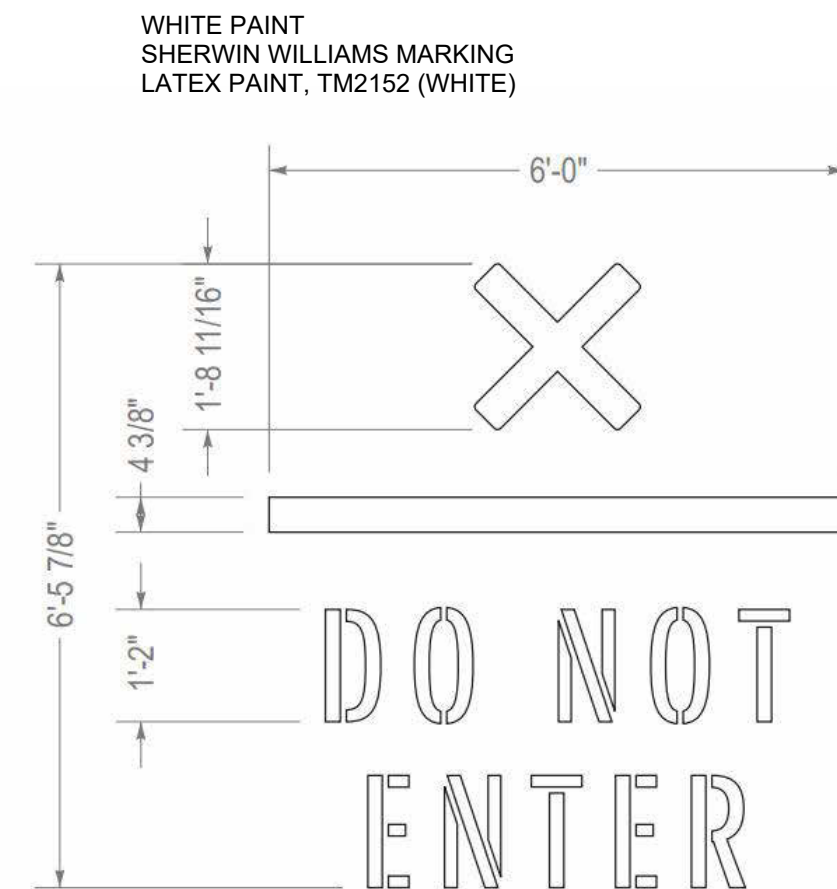
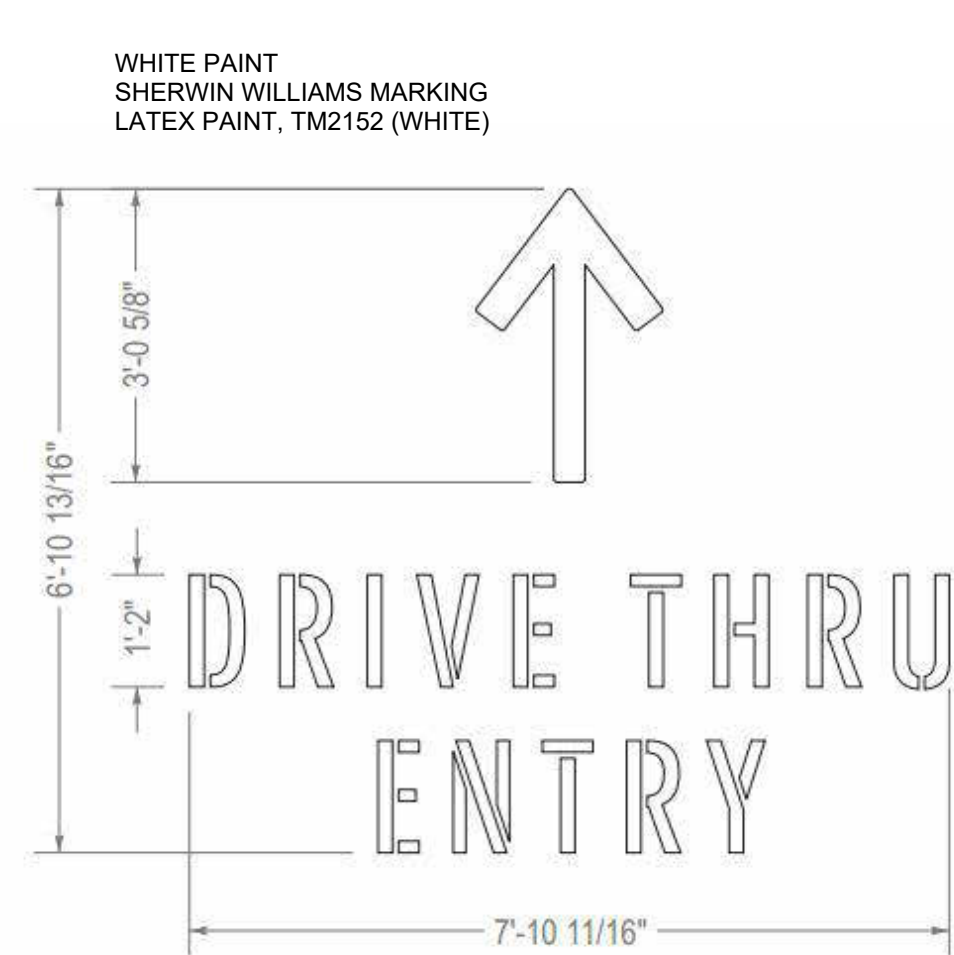
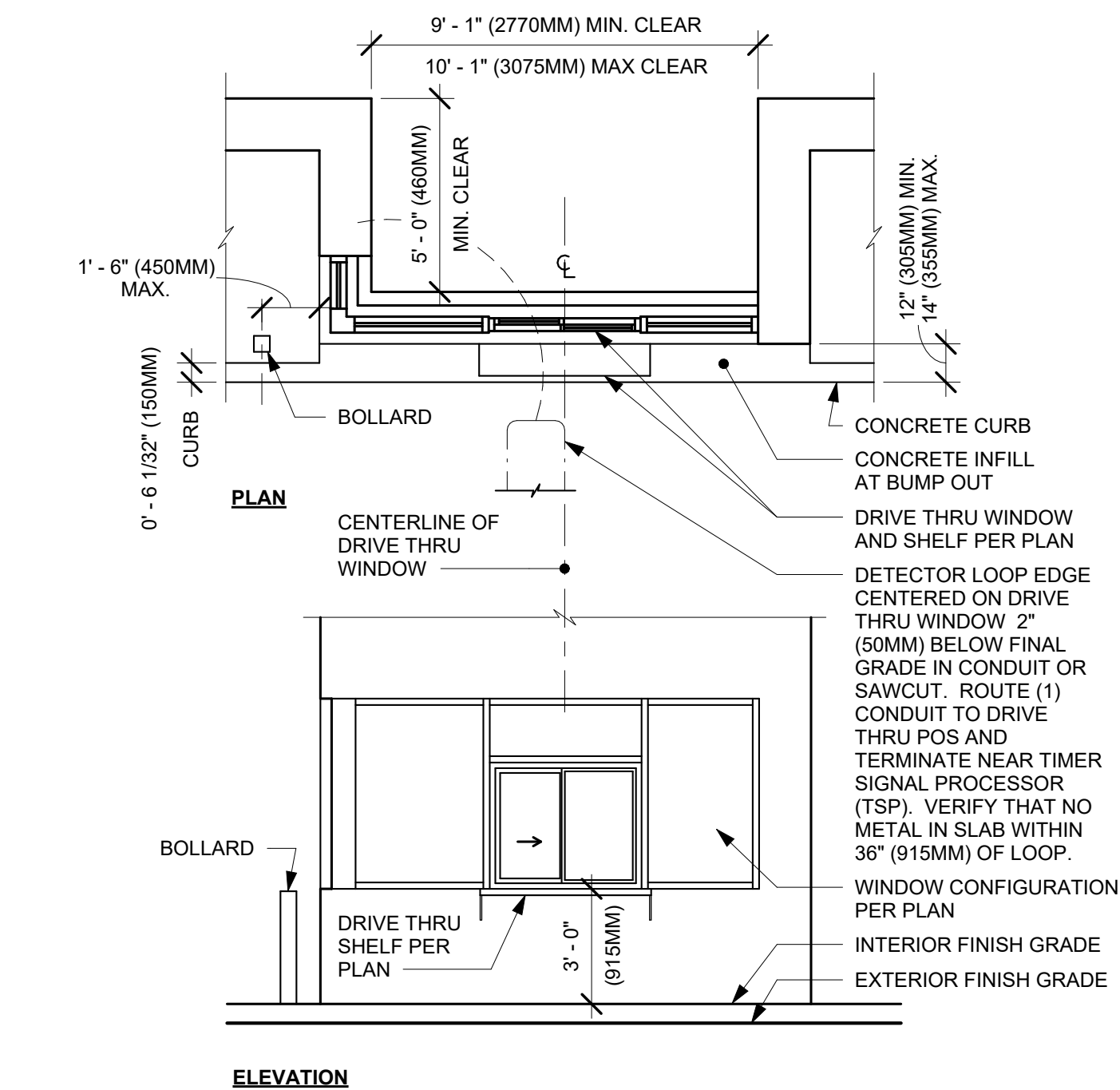
3 DTE DOS CANOPY BASE PLATE



2 DTE DOS CANOPY BOLT PATTERN (TOP VIEW)
Scale 1" = 1'-0"



4 DTE DOS CANOPY ANCHOR ROD
Scale 3" = 1'-0"



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GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

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DATE 10-28-2024

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DRAWN	Author
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APPROVED Approver

TITLE

ARCHITECTURAL SITE DETAILS

SHEET

A117

1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING.
3. STONE CAP SHALL MATCH MATERIAL AND PATTERN OF MAIN BUILDING. _____



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TITEL

FNI ARGE

ENLARGED TRASH ENCLOSURE DETAILS

A120

SURVEY OF EXISTING TREES

BEST 5					
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	3"	Ulmus ssp	Hybrid Elm	5	Parkway - Preserve
102	3"	Gleditsia triacanthos v. Iner.	Thornless Honeylocust	4	Preserve
103	3"	Ulmus ssp	Hybrid Elm	5	Parkway - Preserve
104	1"	Pyrus ssp.	Flowering Pear	1	Topped - Replace
105	3"	Acer miyabei 'Morton'	State Street Maple	5	Preserve
106	3"	Acer miyabei 'Morton'	State Street Maple	4	Preserve
107	3"	Acer rubrum	Red Maple	5	Parkway - Preserve
108	3"	Acer rubrum	Red Maple	5	Parkway - Preserve
109	3"	Gleditsia triacanthos v. Iner.	Thornless Honeylocust	5	Parkway - Preserve
110	3"	Gleditsia triacanthos v. Iner.	Thornless Honeylocust	5	Parkway - Preserve
TOTAL TREES REMOVED = 1 = 1 TOTAL CAL. INCHES					

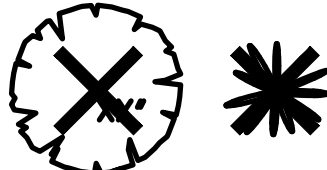
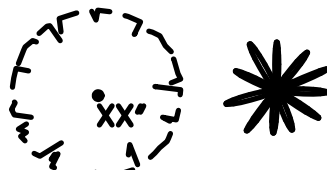
EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT WITH DEVELOPED FRONTAGE ROADS AND PARKING. SEVERAL PARKWAY TREES AND PERIMETER TREES AND SHRUBS EXIST ON THE PROPERTY AND WILL BE PRESERVED. 1 - 1" CAL. TOPPED PYRUS WILL BE REMOVED AND REPLACED AS PART OF THIS CONTRACT.

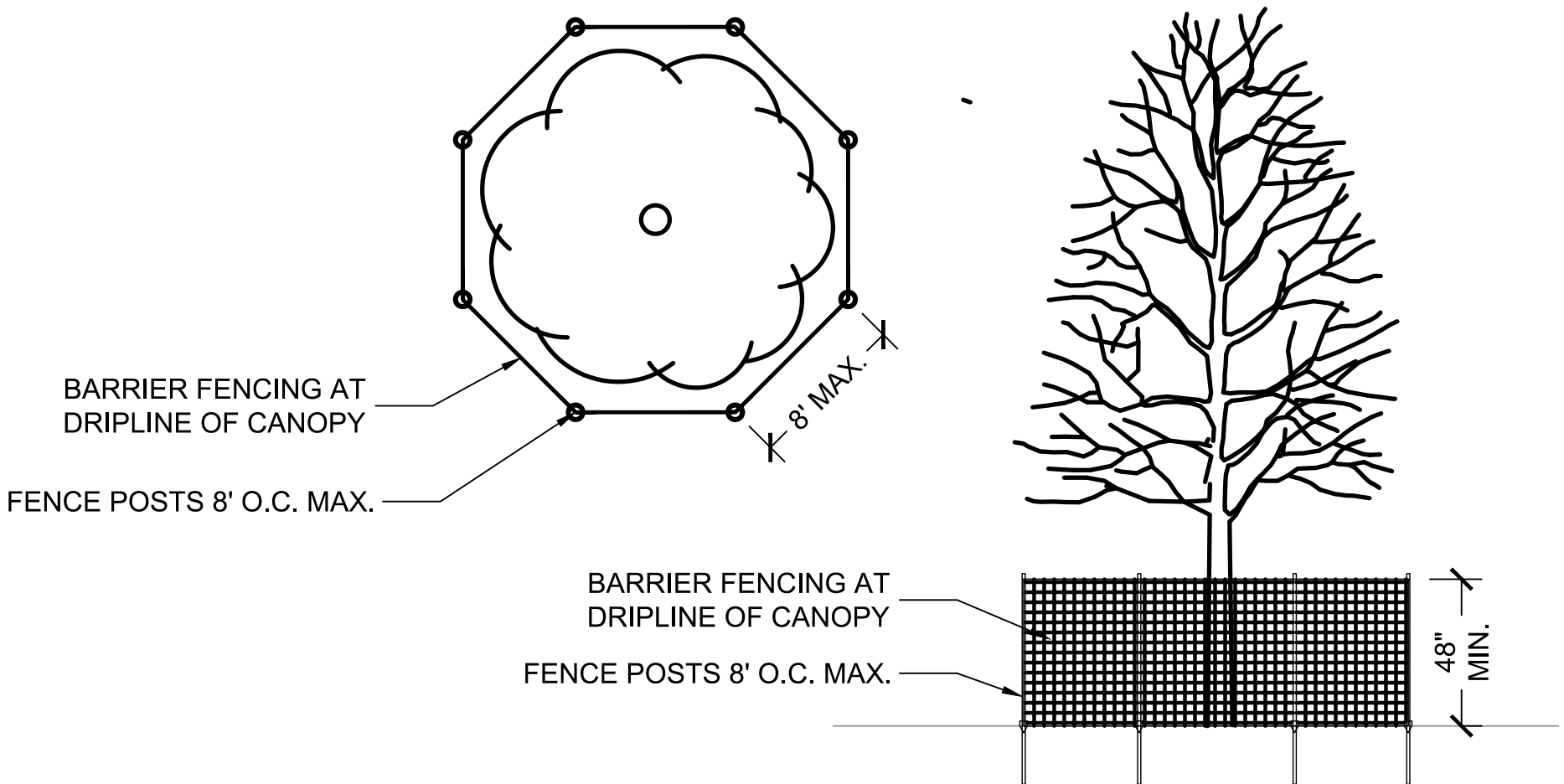
TREE PROTECTION & REMOVAL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND



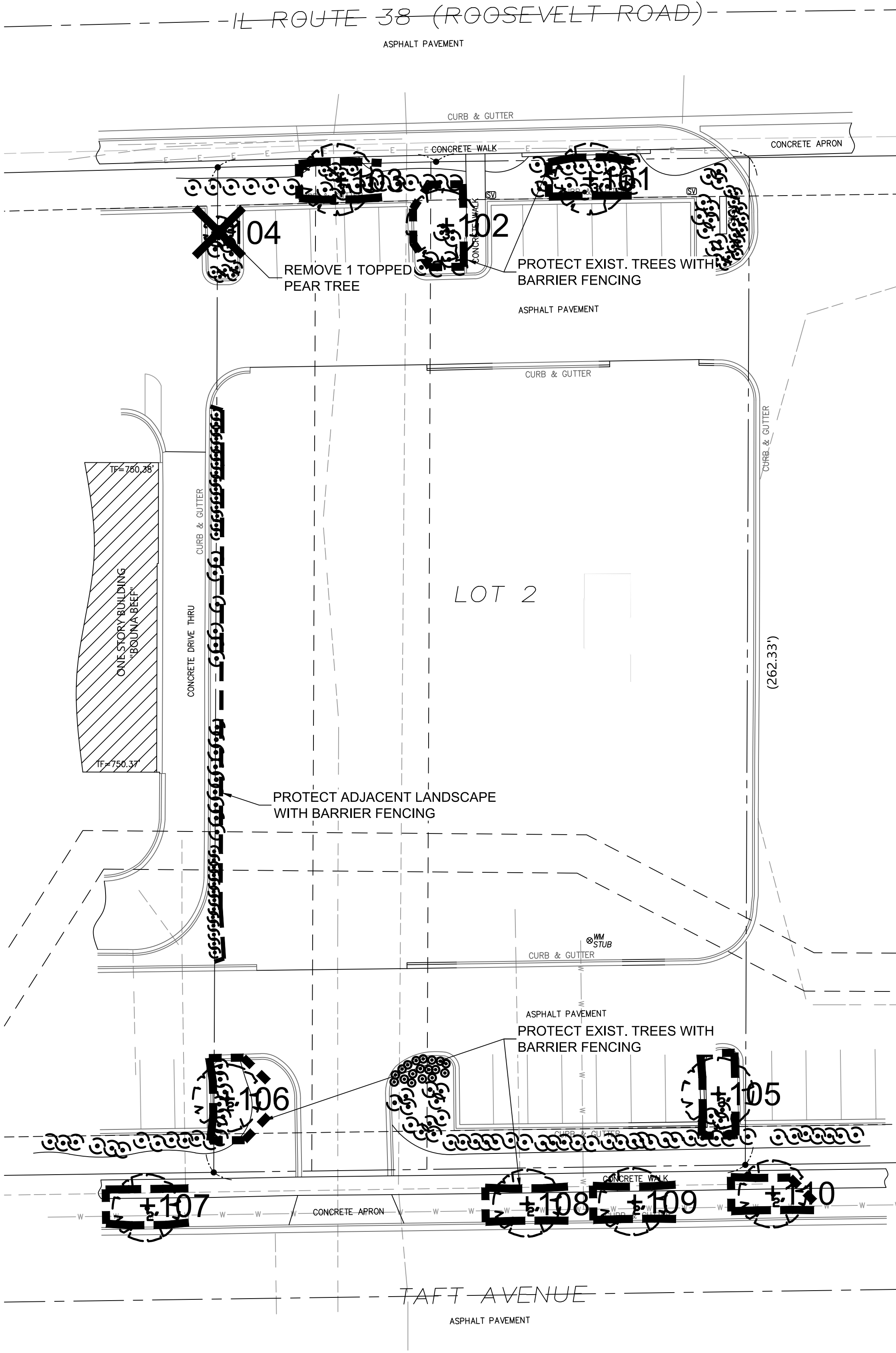
BARRIER FENCING TO BE INSTALLED



2

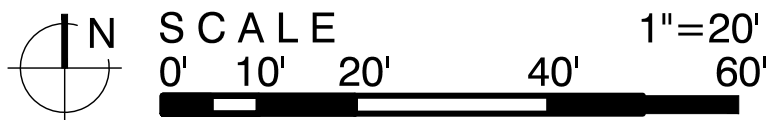
TREE PRESERVATION BARRIER FENCING DETAIL

NOT TO SCALE



1

TREE PROTECTION & REMOVAL PLAN



SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

STARBUCKS

405 Roosevelt Road,
Glen Ellyn, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Submitted for Permit	05/20/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2305032

DATE
05-16-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL
PLAN

SHEET NUMBER

L.1

PLANT LIST

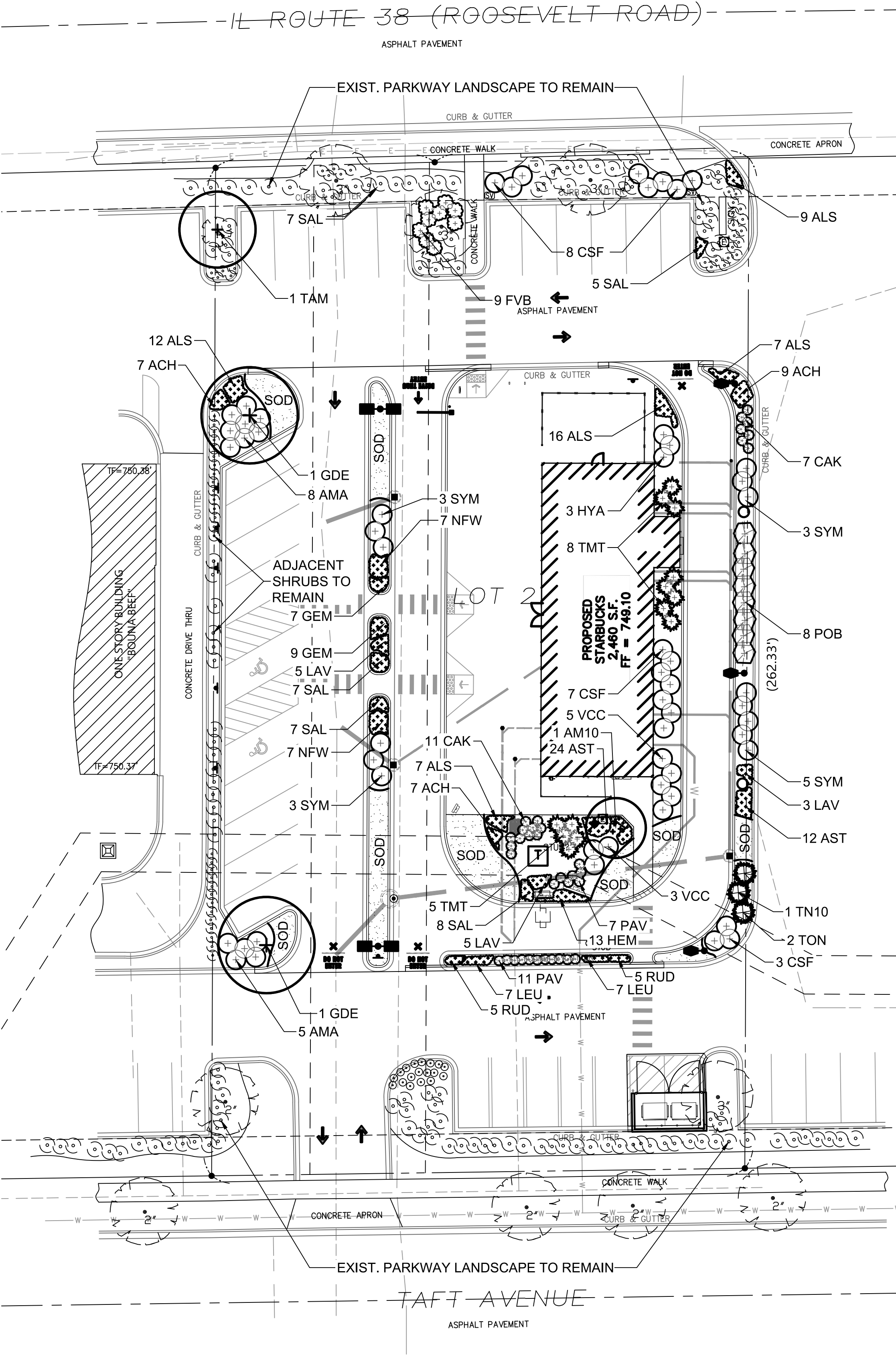
SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
GDE	2.5" cal.	2	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
TAM	4.0" cal.	1	Tilia americana 'MckSentry'	American Sentry Linden	B&B
ORNAMENTAL TREES					
AM10	10' multi...	1	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
EVERGREEN TREES					
TON	6' HT.	2	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
TN8	8' HT.	1	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
DECIDUOUS SHRUBS					
AMA	24" ht.	13	Aronia melanocarpa	Black Chokeberry	B&B
CSF	24" ht.	18	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
FVB	18" w.	9	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	3	Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	B&B
POB	24" ht.	8	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
SYM	24" ht.	14	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VCC	24" ht.	8	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	B&B
EVERGREEN SHRUBS					
TMT	24" w.	13	Taxus x media 'Taunton'	Taunton's Yew	B&B
ORNAMENTAL GRASSES					
CAK	#1 cont.	18	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	
PAV	#1 cont.	18	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
GROUNDCOVER / PERENNIALS					
ACH	#1 cont.	23	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	51	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.	36	Aster 'Woods Light Blue'	Woods Light Blue Aster	18" O.C.
GEM	#1 cont.	16	Geranium sanguineum 'Max frei'	Max Frei Bloody Cranesbill	18" O.C.
HEM	#1 cont.	13	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
LAV	#1 cont.	13	Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.
LEU	#1 cont.	14	Leucanthemum x 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	18" O.C.
NFW	#1 cont.	14	Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
RUD	#1 cont.	10	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	18" O.C.
SAL	#1 cont.	41	Salvia nemerosa 'Caradonna'	Caradonna Salvia	18" O.C.
SOD	sq. yd.		Sodded Lawn		

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED
TOTAL SITE		36,243 SQ. FT. 0.83 Acres	
TOTAL BUILDING		2,640 SQ. FT.	
TOTAL GREEN SPACE		7,794 SQ. FT. 0.18 Acres	
TREES	24 trees per acre of green space	7,794 SQ. FT. 24 X 0.18 Acres = 4.3 Trees	7 TREES
DECIDUOUS SHADE TREES	2"-2.5" cal. - 6x (Ac. of green space) 3-4" cal. - 5 4.5" cal. - 3	6 X 0.18 = 1.1 5 X 0.18 = 0.9 3 X 0.18 = 0.5	2 SHADE TREES 1 SHADE TREE 0 SHADE TREES
ORNAMENTAL TREES	6'-8' tall - 3 (Ac. of green space) 8.5' + tall - 2	3 X 0.18 = 0.5 2 X 0.18 = 0.4	0 ORNAMENTAL TREES 1 ORNAMENTAL TREE 0 SHADE TREES
EVERGREEN TREES	6'-8' tall - 3 (Ac. of green space) 8.5'-10' tall - 2 10.5'+ tall - 1	3 X 0.18 = 0.5 2 X 0.18 = 0.4 1 X 0.18 = 0.2	1 EVERGREEN TREE 2 EVERGREEN TREES 0 EVERGREEN TREES

LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED LARGE SHRUB
	PROPOSED SHADE TREE		PROPOSED MEDIUM SHRUB
	PROPOSED EVERGREEN TREE		PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED LOW SHRUB
			PROPOSED ORNAMENTAL GRASS
			PROPOSED PERENNIAL PLANTINGS
			SODDED LAWN



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SEAL



PROJECT TEAM

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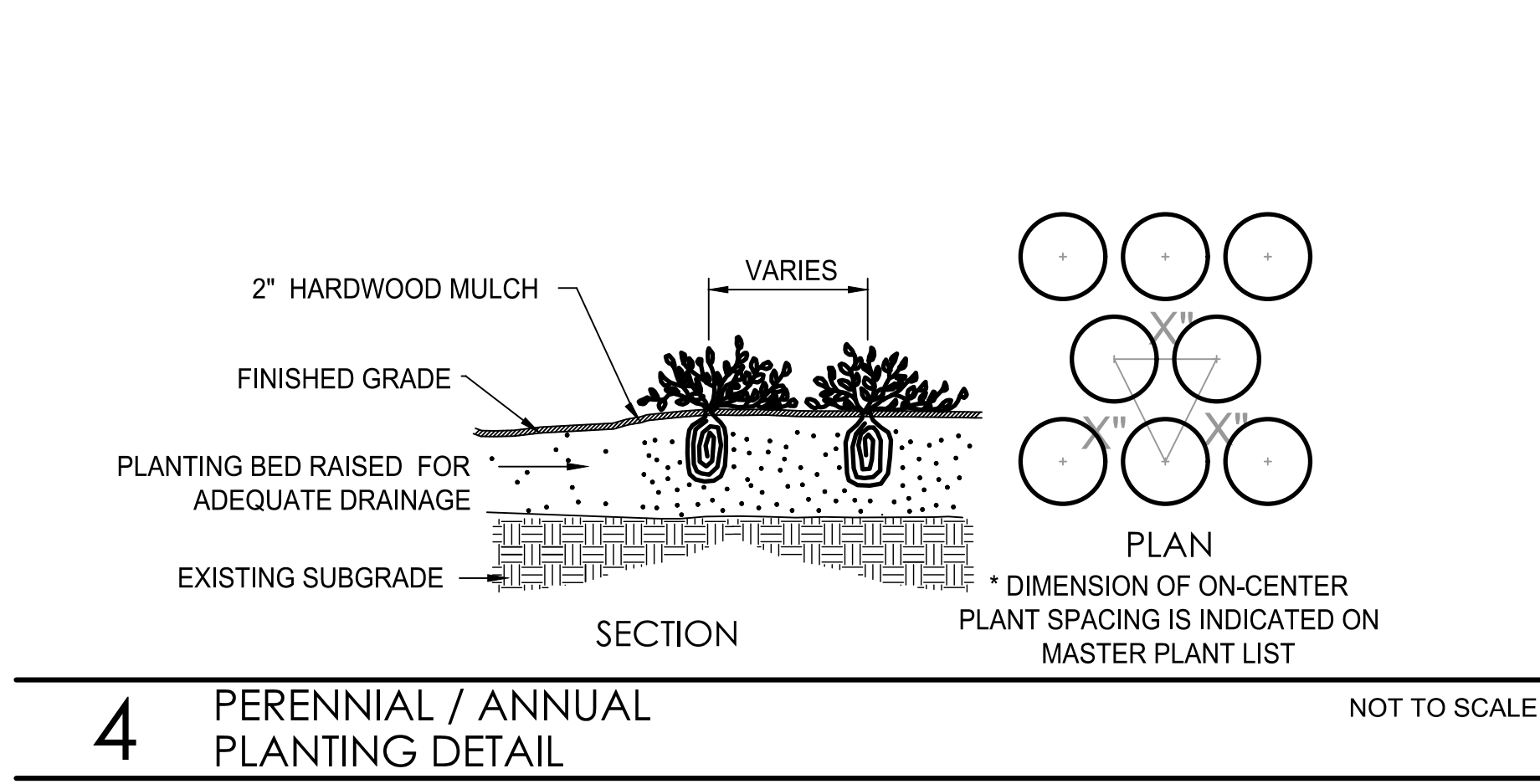
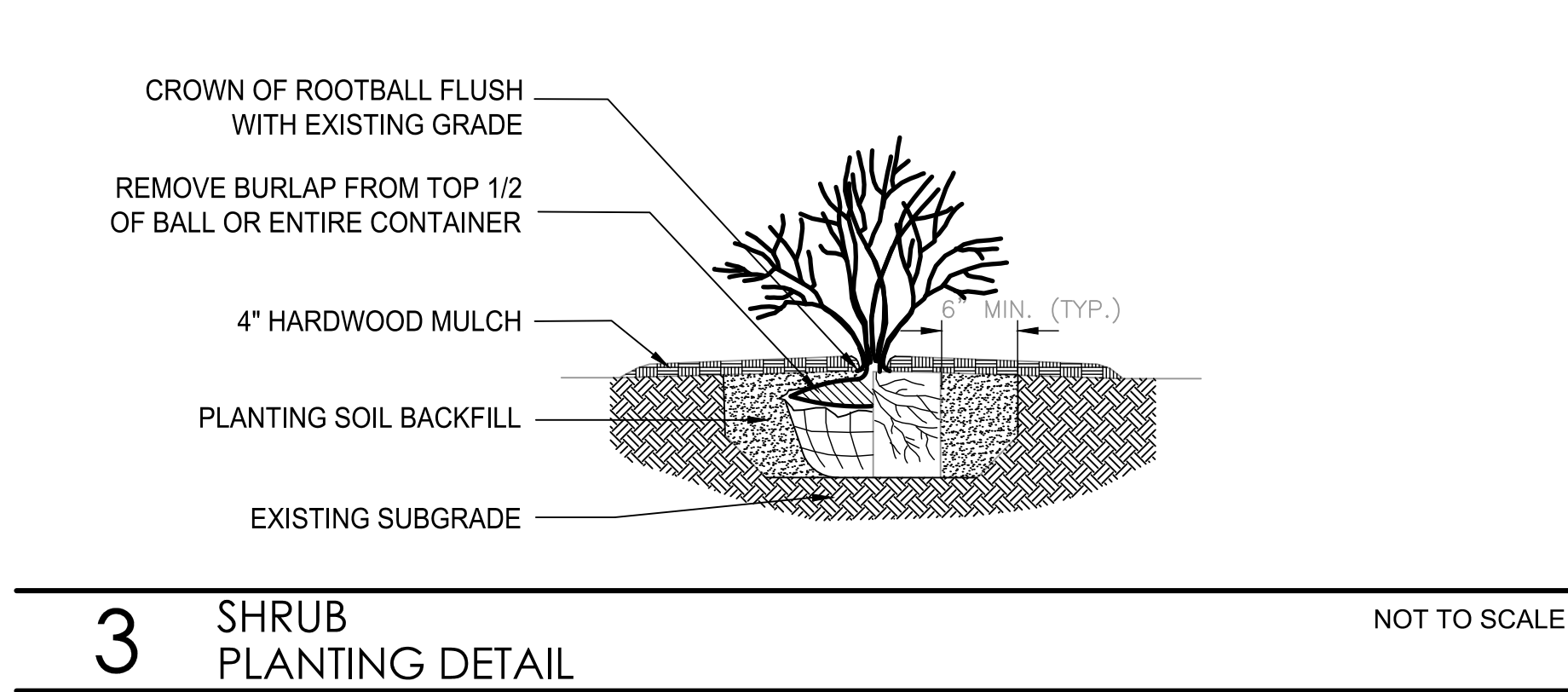
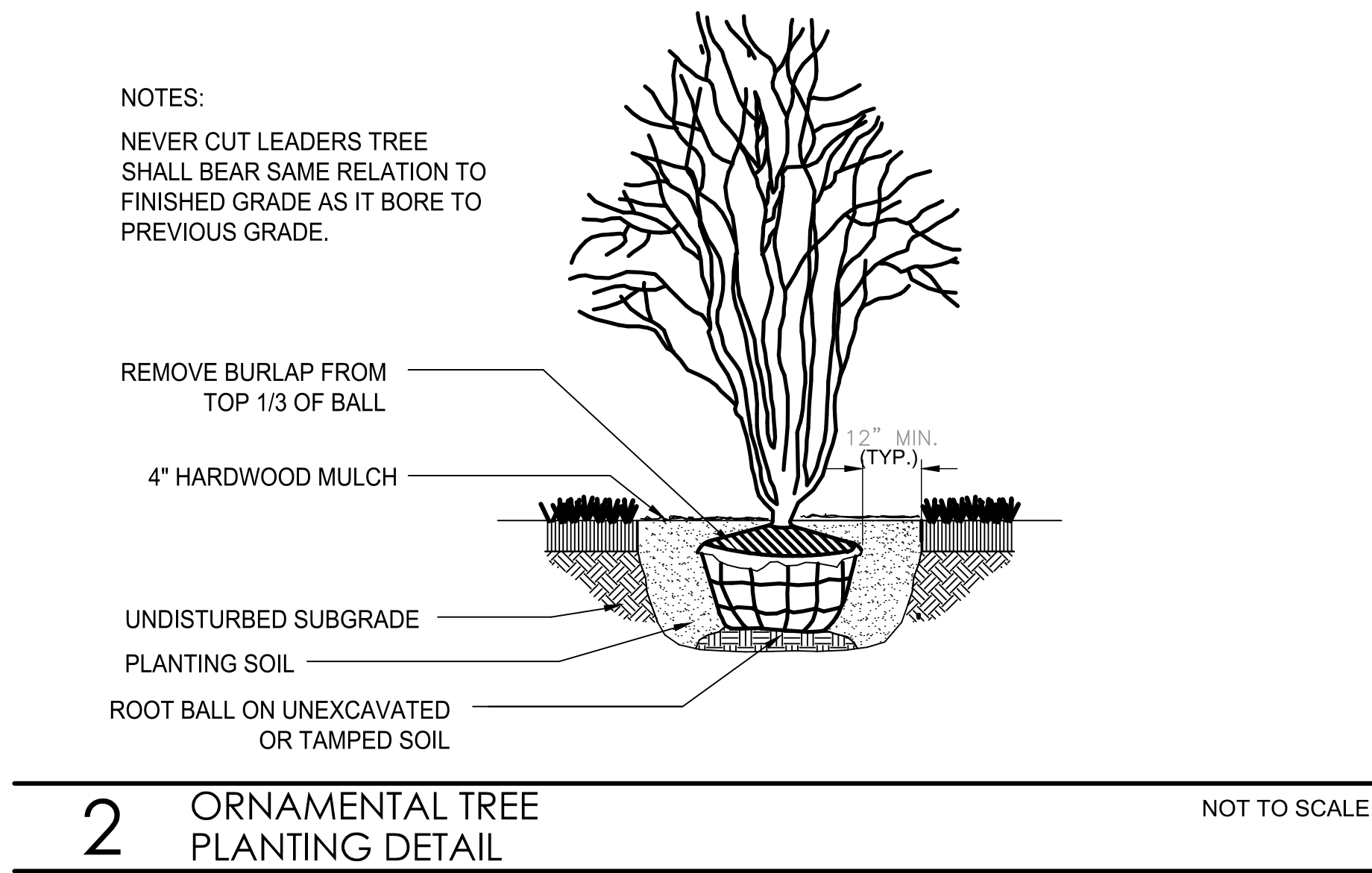
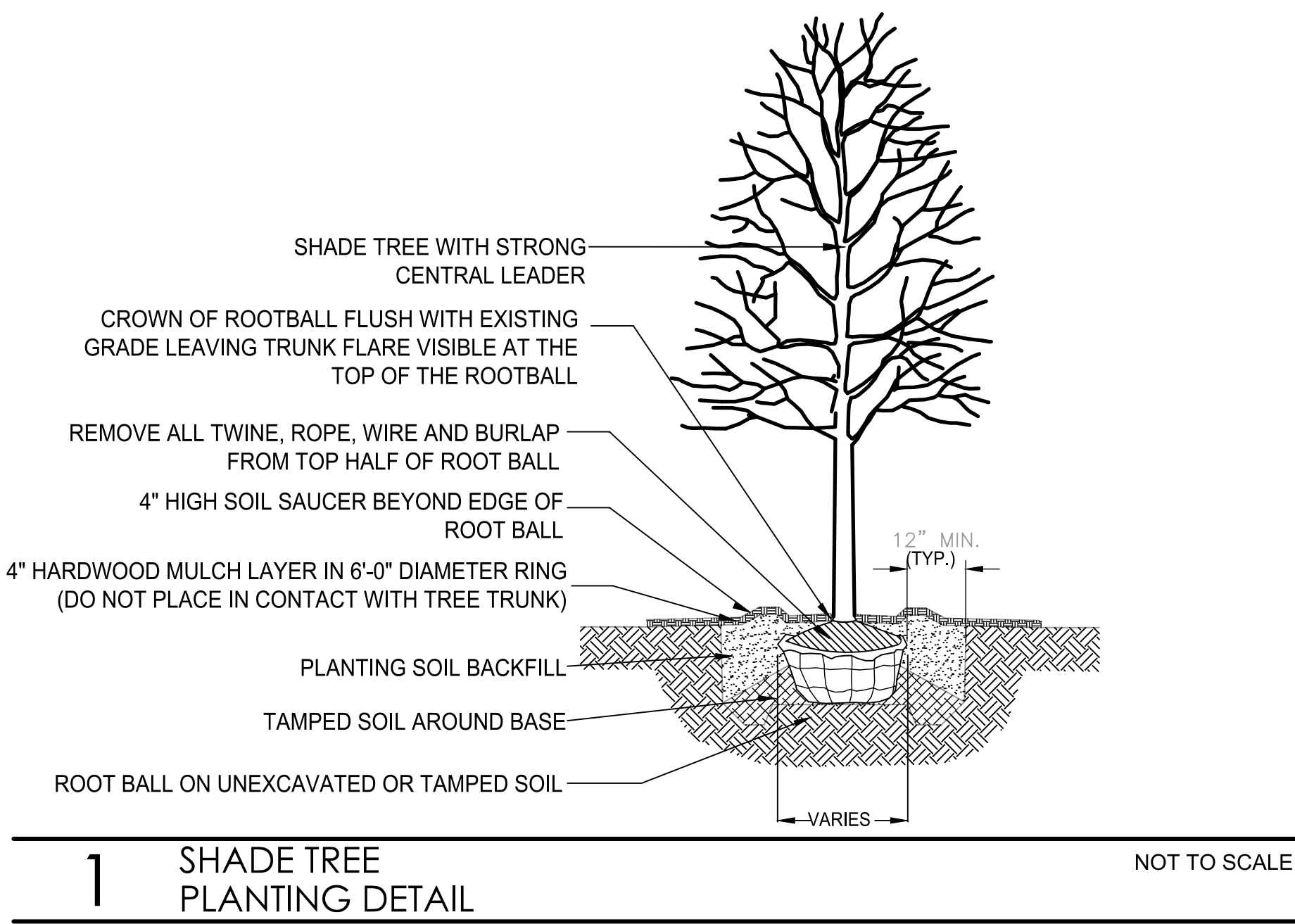
LANDSCAPE PLAN

SHEET NUMBER

L.2

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

STARBUCKS

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Glen Ellyn, IL

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LANDSCAPE DETAILS &
NOTES

SHEET NUMBER

L.3

STARBUCKS COFFEE 84395
405 ROOSEVELT RD
GLEN ELLYN, IL



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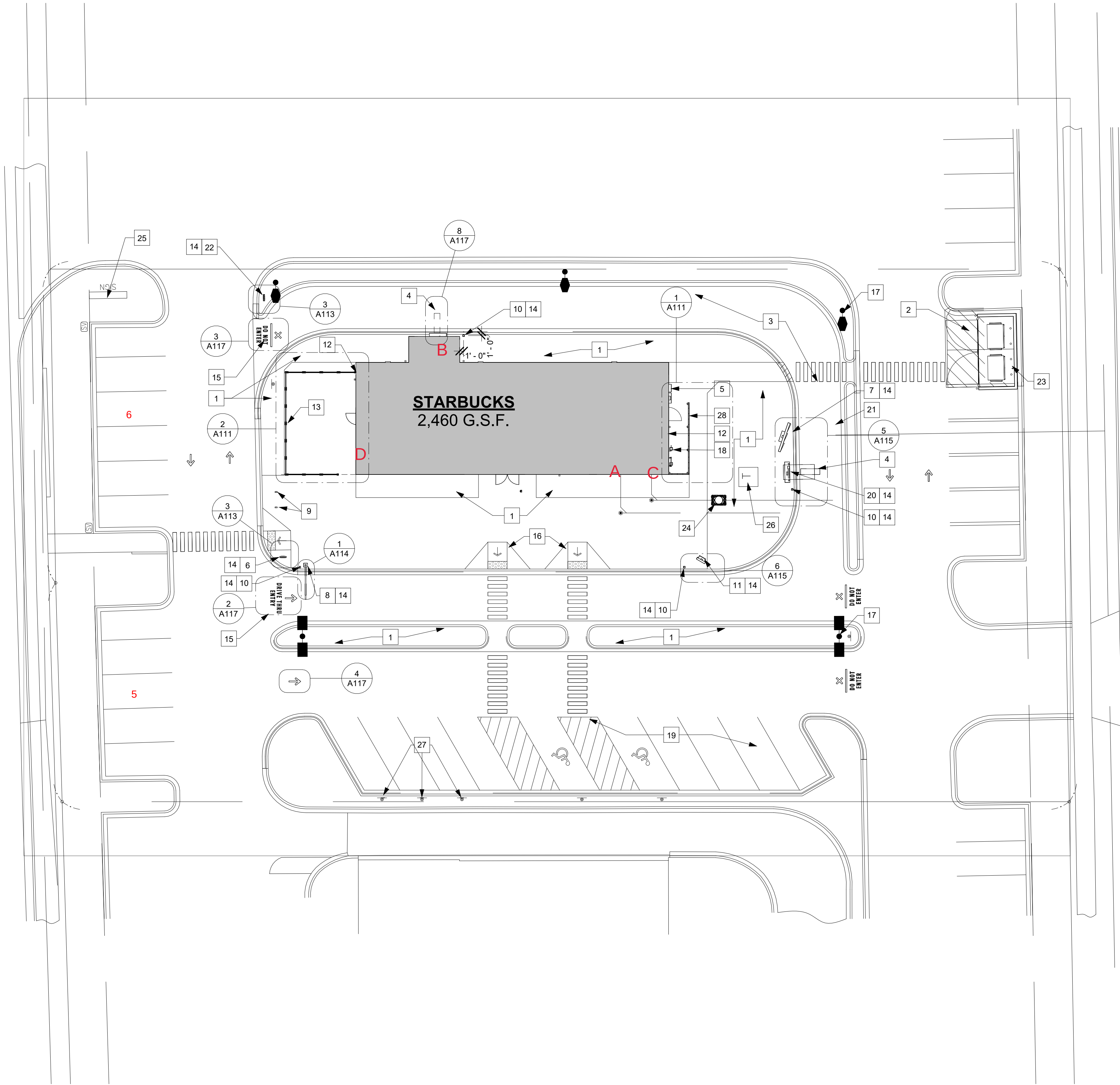
SW PRINCE PL

IL ROUTE 38 (ROOSEVELT ROAD)

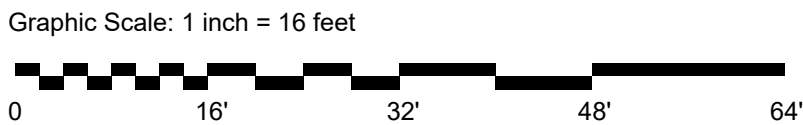
TAFT AVENUE

SITE PLAN

- A 72" Siren
- B 60" Siren
- C "Drive Thru" Channel Letters
- D "Starbucks" Channel Letters

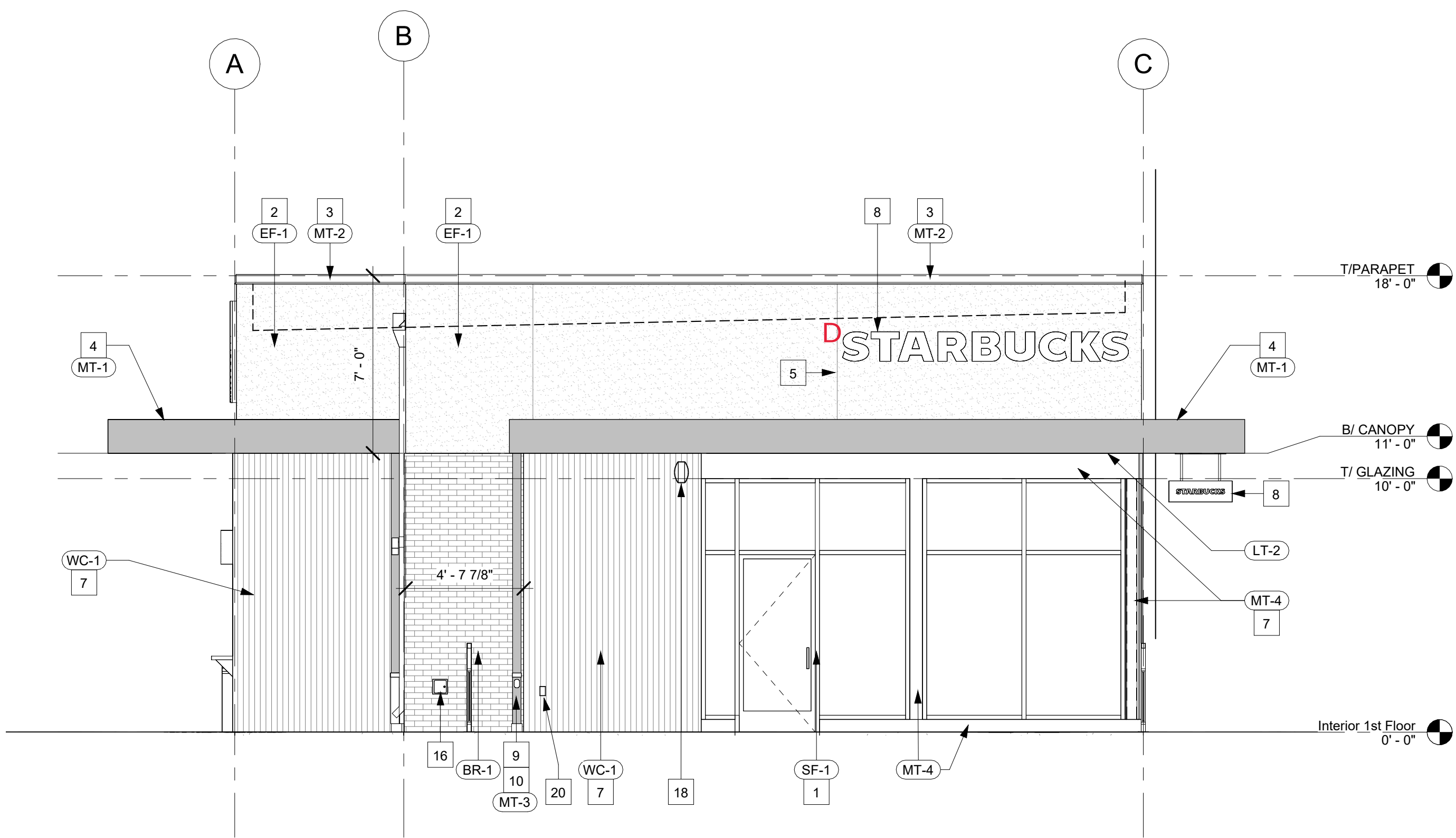


1 SITE PLAN
1/16" = 1'-0"

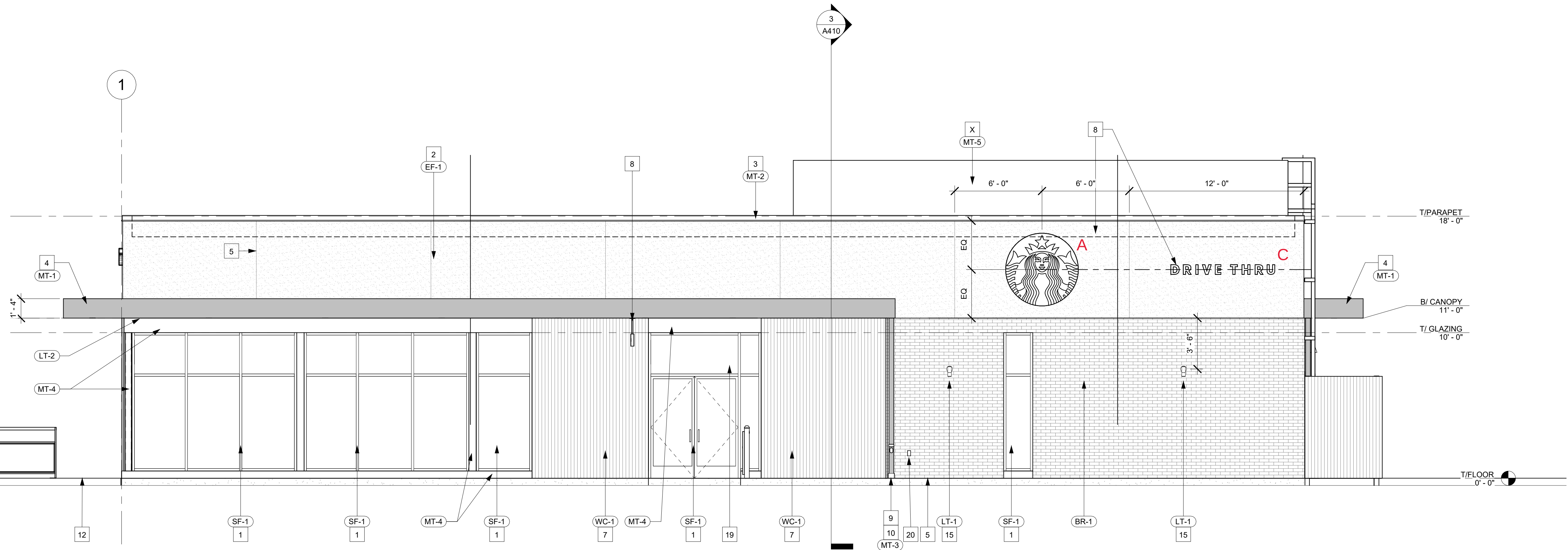


SITE PLAN

- A 72" Siren
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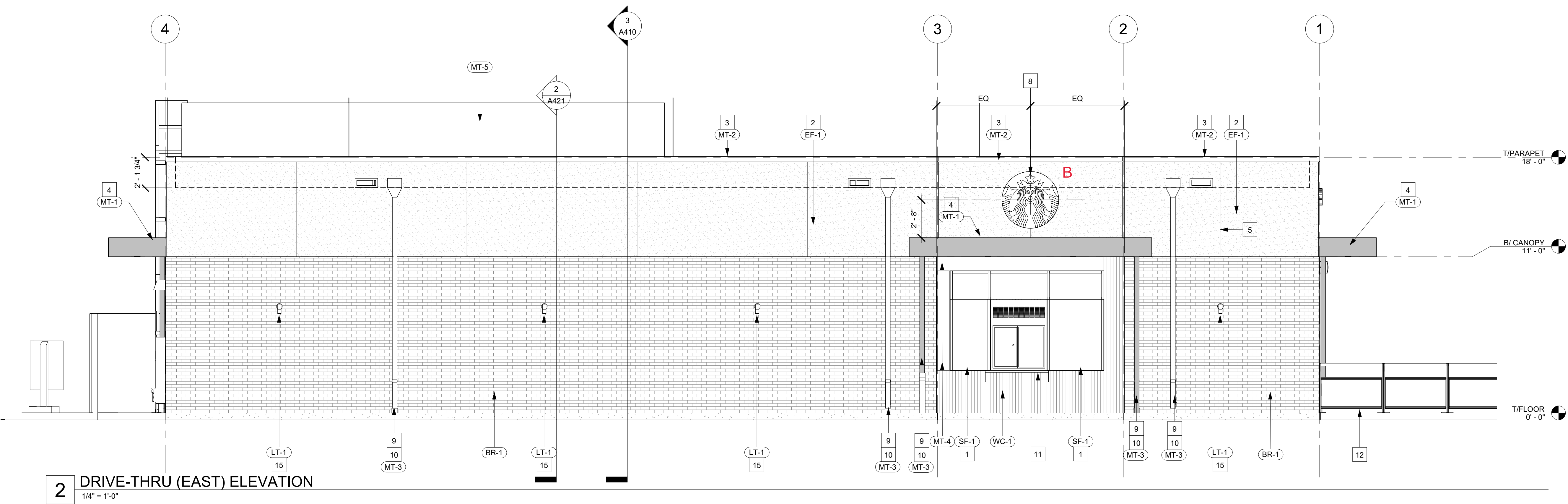
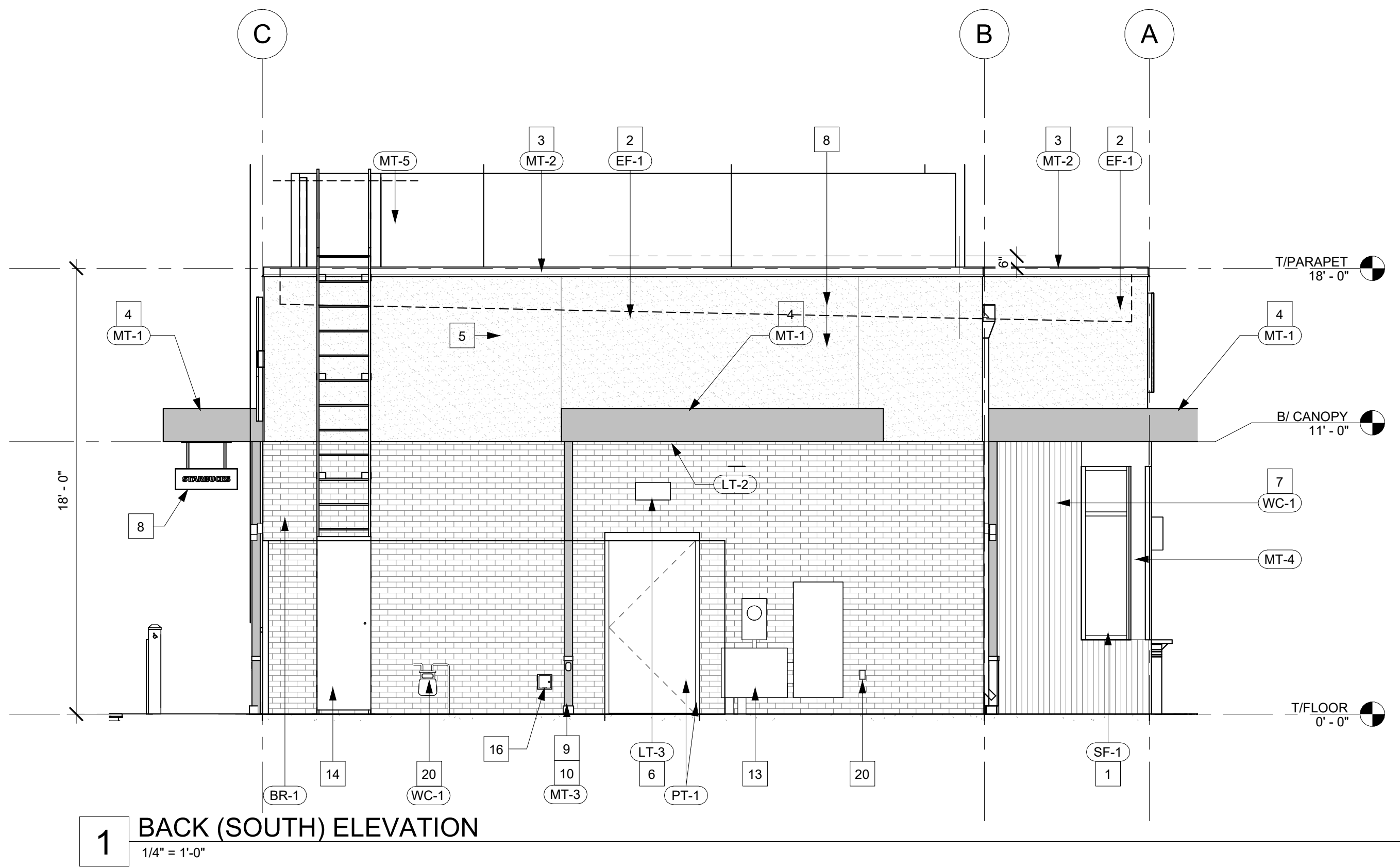
4 SIDE (NORTH) ELEVATION
1/4" = 1'-0"



2 FRONT (WEST) ELEVATION
1/4" = 1'-0"

SITE PLAN

- A 72" Siren
- B 60" Siren
- C "Drive Thru" Channel Letters
- D "Starbucks" Channel Letters



S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

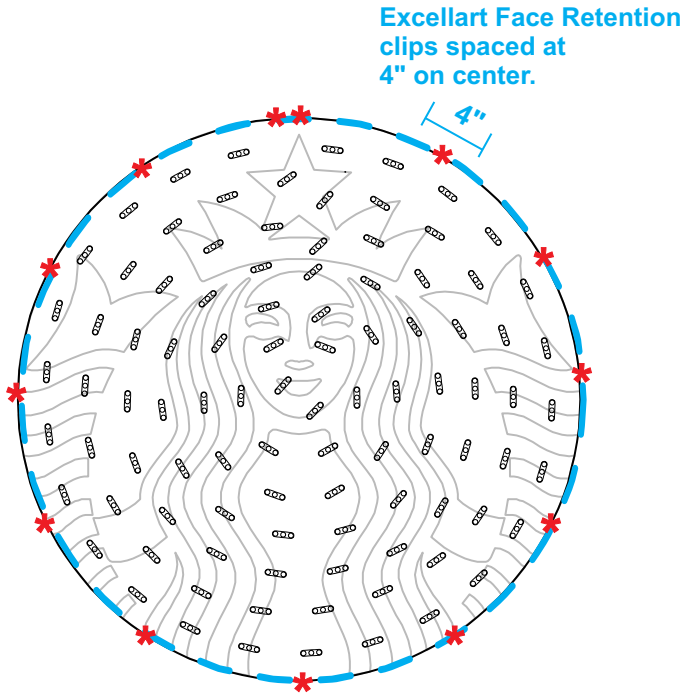
Qty. 1

SBC-S22606-72-FF

A



1 FRONT VIEW
Scale: 1/2" = 1' (11x17 Paper)

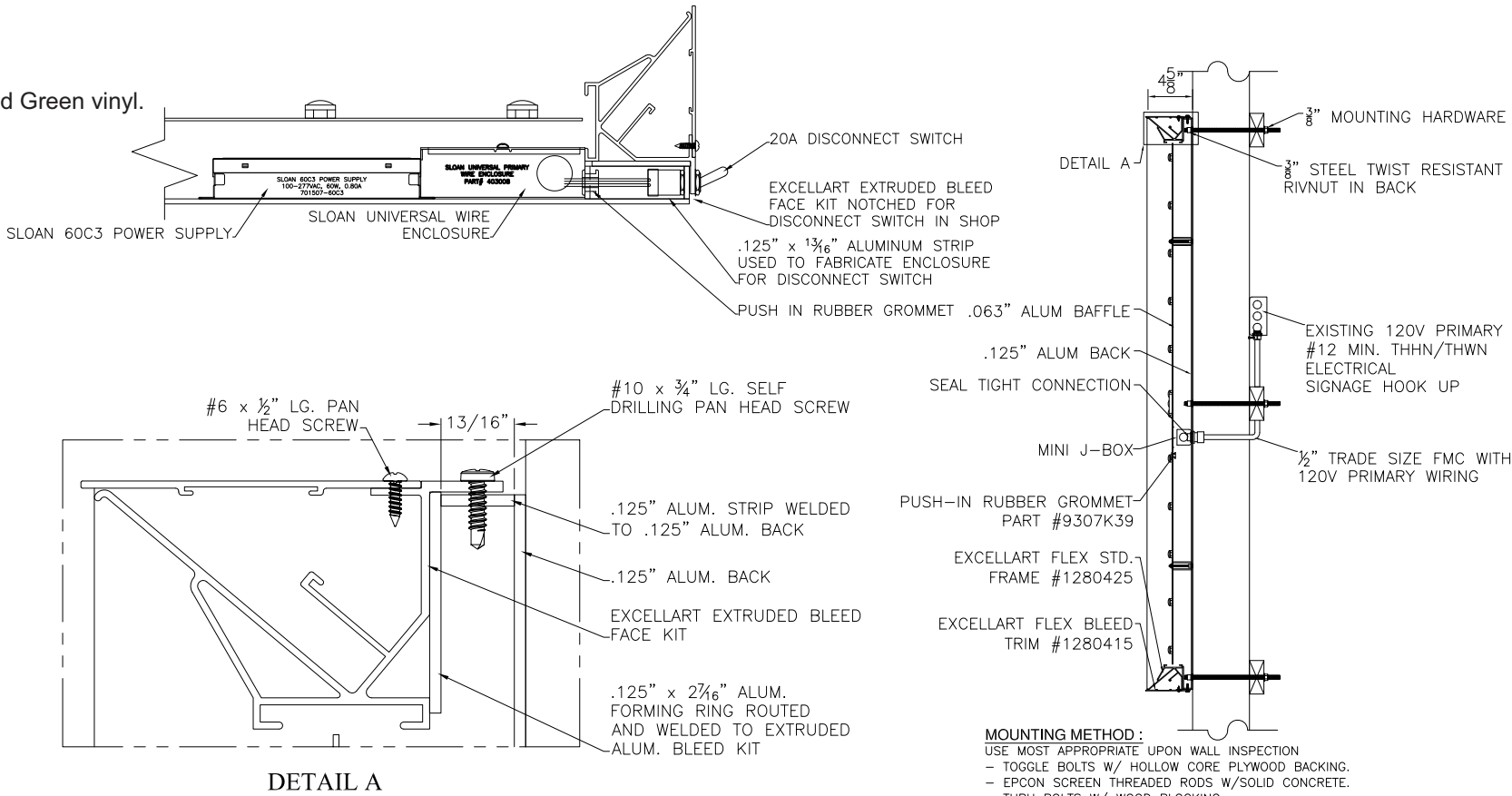


* #6 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
 - 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
 - 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
 - 4) LAYOUT BASED ON A 2.5" CAN DEPTH
 - 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
 - 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
 - 7) PRIMARY SYSTEM POWER: 90.94 WATTS
 - 8) LED MODULE POWER USAGE (secondary): 72.75 WATTS
- ESTIMATED PRODUCT B.O.M. PER SIGN:
97 Each Prism Enlighten White 6500K Modules – 65'
PN: 701269-6WEJ1-MB
2 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F Drain holes to be covered with drain hole covers to reduce light leaks.



MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING.
- EPCON SCREEN THREADED RODS W/SOLID CONCRETE.
- THRU BOLTS W/ WOOD BLOCKING.

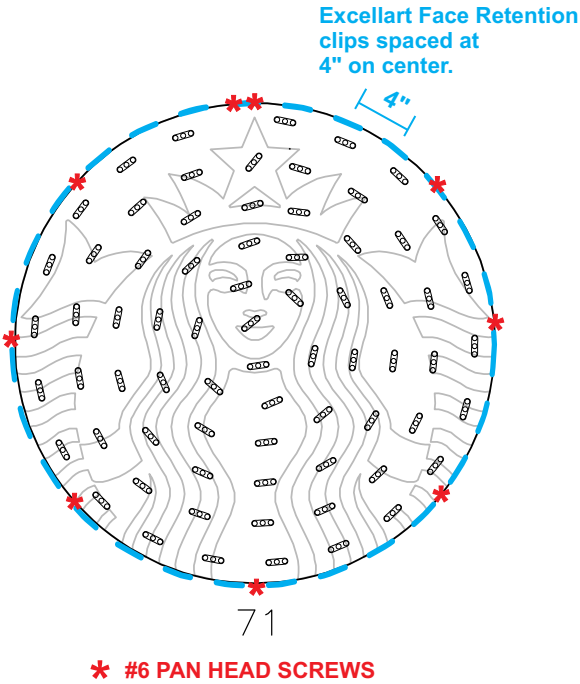
COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty. 1

SBC-S13164-60-FF

B



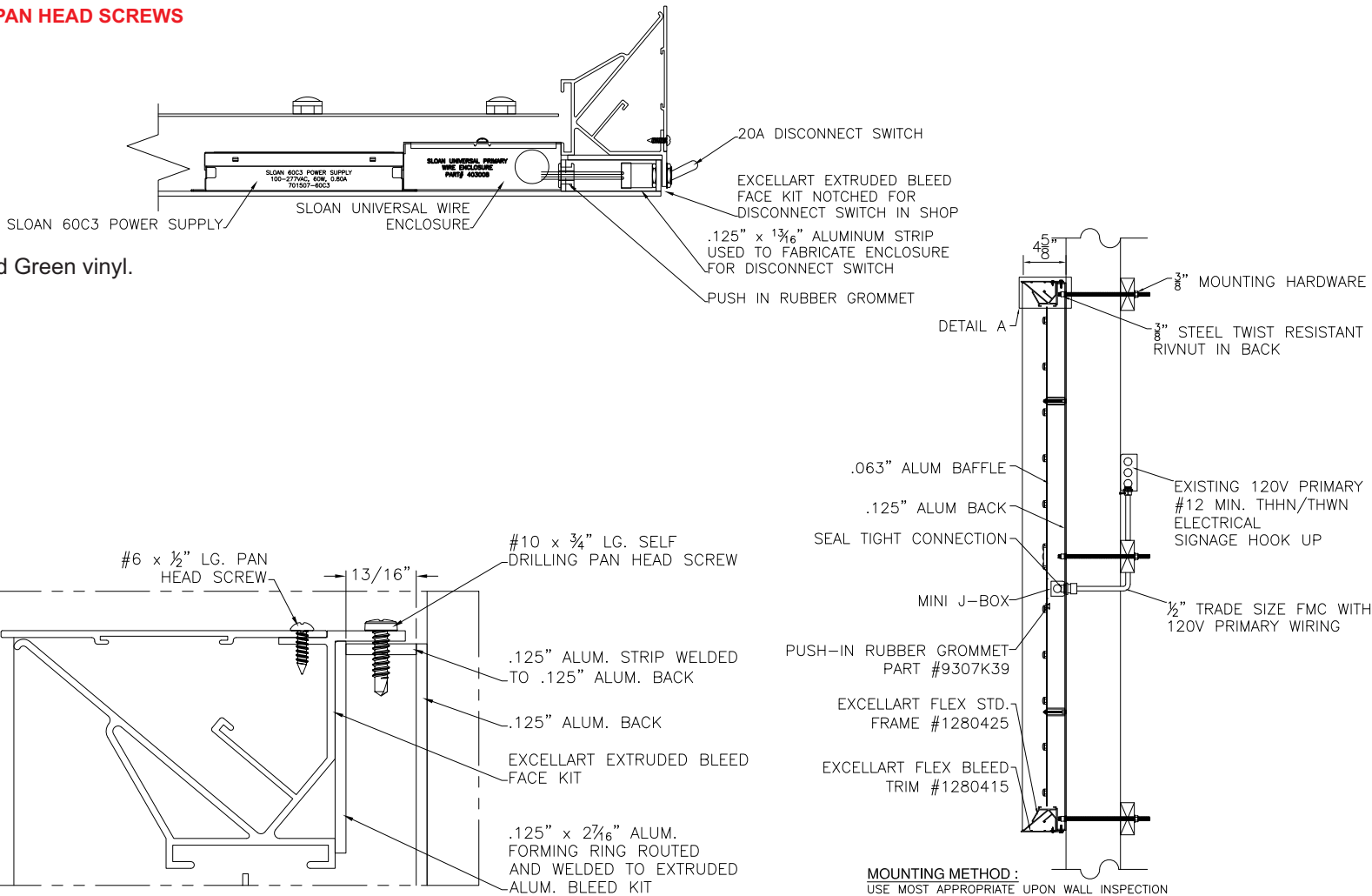
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- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 66.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:
71 Each Prism Enlighten White 6500K Modules - 48'
PN: 701269-6WEJ1-MB
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

1 FRONT VIEW
Scale: 1/2" = 1' (11x17 Paper)

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
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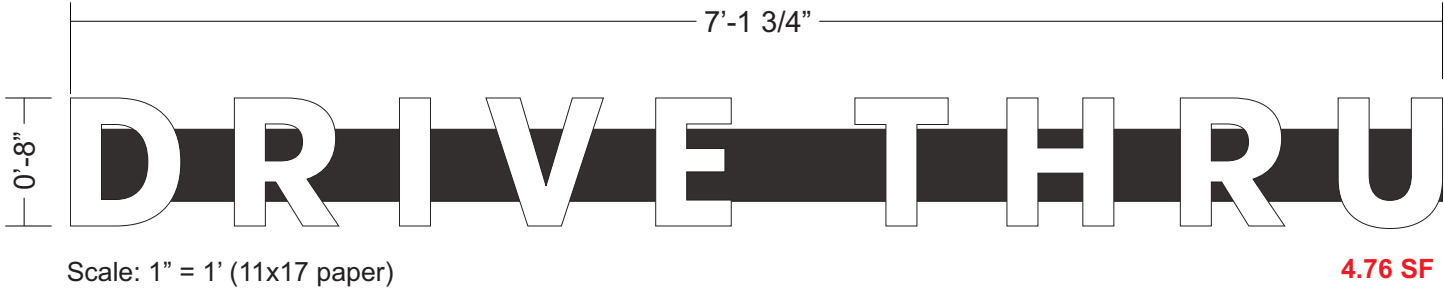
MOUNTING METHOD:
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- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING.
- EPCON SCREEN THREADED RODS W/SOLID CONCRETE.
- THRU BOLTS W/ WOOD BLOCKING.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

ILLUMINATED CHANNEL LETTERS - RACEWAY

Qty. 1 SBC-S23090-RWCL-DT-W-8

C



- New Illuminated Letterset
- Raceway Wired
- Trim-less Drop In Face Construction
- Illuminated with LED.
- Raceway to be mounted with clips hidden behind letters.



LED used only for 6" Letters



Sloan Prism12 Nano 6500k

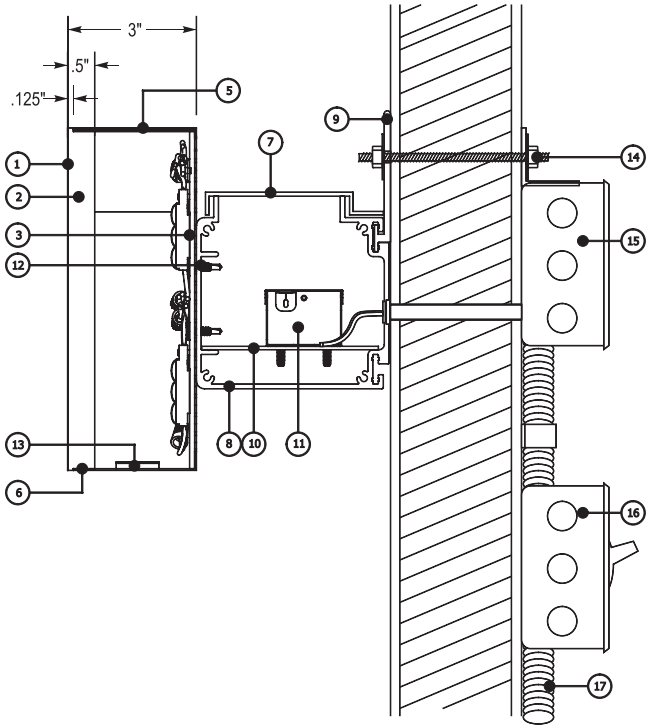
Colors:

- Face to be #7328 White Acrylic
- Returns Painted Pantone 419 Black (satin finish)
- Raceway Painted to Match Elevation Color (satin finish)

1	NA
2	acrylic face shoulder routed to fit inside returns
3	6500k white LED
4	3mm ACM back
5	.040 aluminum return
6	#4 1/4 undercut countersunk phillips flat head screw
7	4.5 x 4.5 EMS aluminum raceway cover
8	4.5 x 4.5 EMS aluminum raceway
9	EMS aluminum raceway clip
10	.080 aluminum raceway bridge panel
11	power supply
12	#10 zinc self cutting tech screw
13	weep hole cover (under side painted black)
14	mounting varies upon wall condition and material
15	junction box
16	disconnect switch
17	primary power source

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

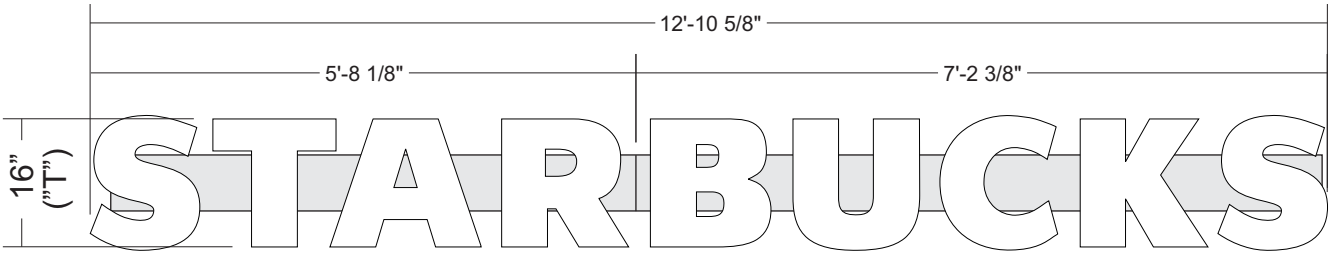


16” CHANNEL LETTERS - RACEWAY

SBC-S18505-SB-W-SL

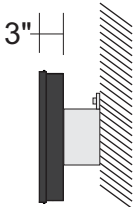
Qty. 1

D



1 Front View

Scale: 1/2" = 1' (11x17 Paper)

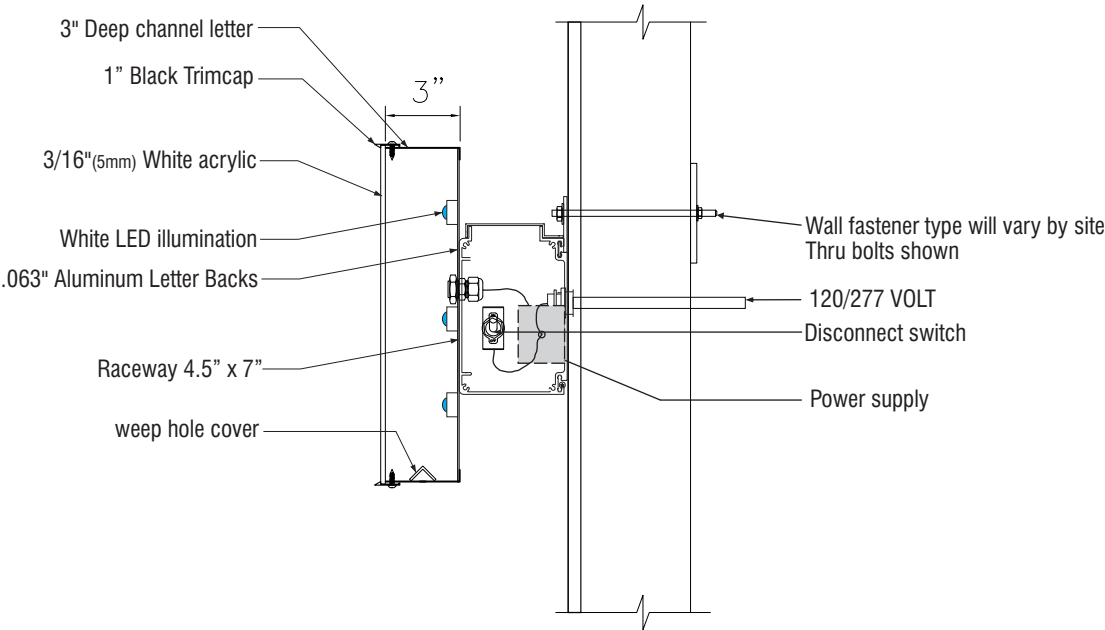


2 Side View

Note: Max lengths of raceways to be no more than 10 ft. in length for shipping

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040 aluminum with pre-painted White interiors and painted black. Letter backs to be aluminum stapled to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" Black trimcap retainer edging.
- C** Internally illuminated letters with Sloan Enlighten White 6500k LEDs with LED drivers located within raceway
- D** Raceway painted to match building.



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/11/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2024-828)

DOC ID: 2024-828

Exterior Appearance Review - 534 Duane Street, Glen Ellyn IL 60137

Statement of the Issue:

The applicant, Ashlee Rooney, is proposing an alteration to the exterior appearance of the property located at 534 Duane Street.

Analysis:

PROJECT SUMMARY

The project includes the replacement of the existing angled cedar siding with painted horizontal and vertical lap siding, the addition of divided-light windows and doors, and new exterior lighting sconces. The proposed design was chosen to enhance the current architecture of the building and “make the building more pedestrian friendly.”

Building: The building is located downtown in the C5B Commercial Zoning District. It occupies approximately 1,270 square feet of area and will be occupied upon completion by Fuchsia Boutique for retail use.

Design: The proposed design includes the removal of the existing cedar wood siding and the replacement with new cedar wood siding in both horizontal and vertical orientations. Divided light windows and doors are to be added to the front of the building with exterior lighting sconces to be installed near the entrance. No landscaping will be changed as part of this application.

ARCHITECTURAL APPEARANCE GUIDELINES: The Village's Appearance Review Guidelines are designed to encourage quality design, which will enhance property values and the proposed uses while reflecting the unique identity of the Village. Relevant sections of the guidelines can be found in Chapter 1 (General Design Principles) and Chapter 3 (Central Business District).

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Utilize design elements to create an alteration that is in harmony with the surrounding buildings.
2. Consider the proposed alteration in the context of the larger downtown area.
3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

Staff recommends the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the December 11, 2024, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

Attachments:

1. Application
2. Aerial Map
3. Zoning Map
4. Proposed Elevation and Floor Plan
5. Color Sample
6. Exterior Lighting Cut Sheet

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

CLEAR PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 10/9/24 B. Application No. _____

C. Project Name: 534 DUANE - FRONT ELEVATION REMODEL

D. Project Description:

EXTERIOR REMODEL OF EXISTING 1 STORY
FRAME BUILDING

E. Address of Property: 534 DUANE ST.

F. Permanent Index No.: 05-11-321-008 G. Zoning: C5B

H. Name of Applicant: ASHLEE ROONEY

I. Address of Applicant: _____

J. Phone No. (Business): _____ (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: ~~ASHLEE.ROONEY@FUCHSIARELLC.COM~~ _____

N. Name of Property Owner: Fuchsia RE LLC

O. Address of Property Owner: _____

P. Phone No. (Business): _____ (Home) _____

Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

The existing frame structure is to remain and
is to be remodeled.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

530 DUANE - single story block/brick addition to a 2 story frame building. Both structures are painted light gray.

538 DUANE - two story masonry mid-century retail and office building. First level has natural brick. Second level is a mix of metal and tile panelling.

T. Please explain how the project complies with the Appearance Review Guidelines:

The existing building does not comply.
There is no architectural style present.
There are no windows on the front elevation.

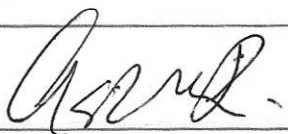
U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

The existing building has angled cedar siding that is painted brown. The building does not have windows.

The existing siding will be replaced with a traditional lap siding ~~wood~~ that will also be painted.

Windows will be installed on the front elevation to warm the facade and make the building more pedestrian friendly.

Signature: _____



Date: _____



OWNERSHIP BY A CORPORATION

Date: 10/8/24

Address: 534 DUANE ST

Legal Description:

PIN 05-11-321-008

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: ASHLEE ROONEY Address: 601 FOREST, G.E. % 100

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Legend

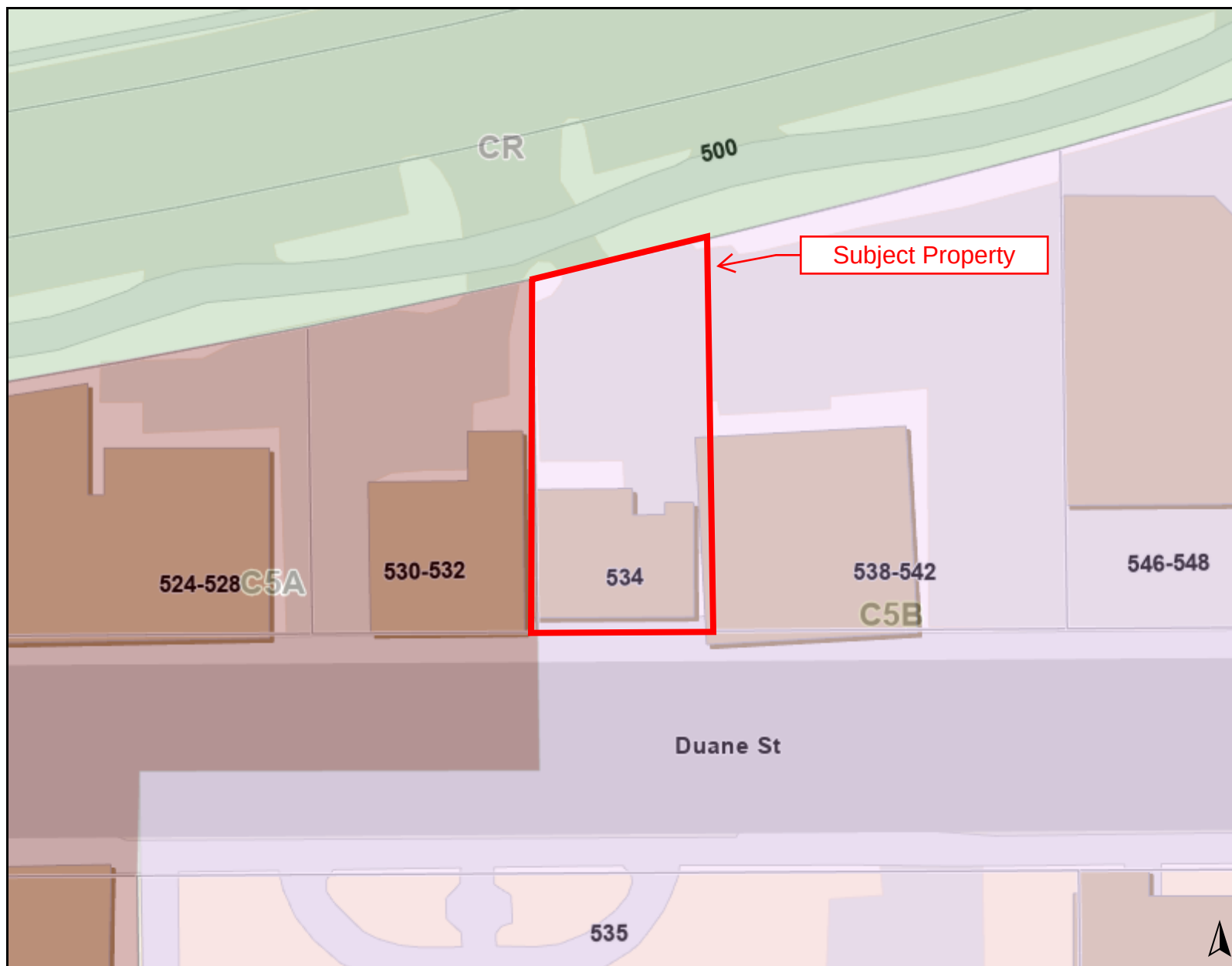
0 50 100
ft

Print Date: 11/27/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GIS Consortium | 534 Duane Street - Zoning Map



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District

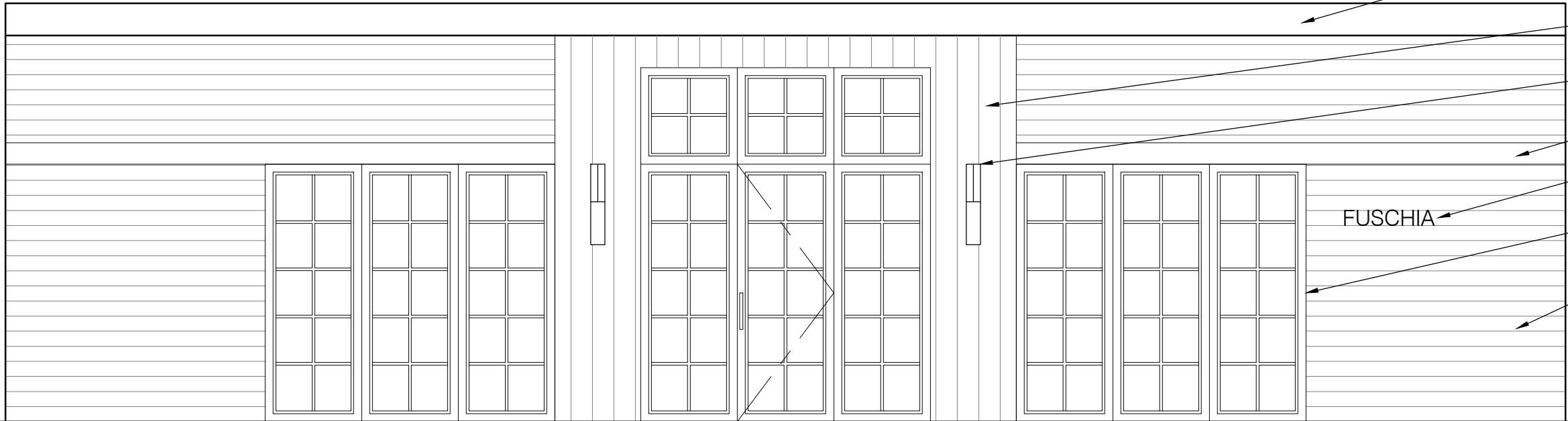
0 50 100
ft

Print Date: 11/27/2024

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13'-0"
8'-0"
3'-4"
1'-0"



EXISTING ROOF TO REMAIN. NEW
METAL COPING TO MATCH
WINDOW FRAMES

NEW 8" VERTICAL CEDAR SIDING
FOR PAINT

NEW EXTERIOR LIGHTING PER
SPEC

NEW 8" CEDAR TRIM FOR PAINT

NEW RAISED BACK-LIT METAL
SIGNAGE

MARVIN ELEVATE DIVIDED LIGHT
WINDOWS AND DOORS

NEW 6" HORIZONTAL CEDAR
SIDING FOR PAINT

FUSCHIA

2

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

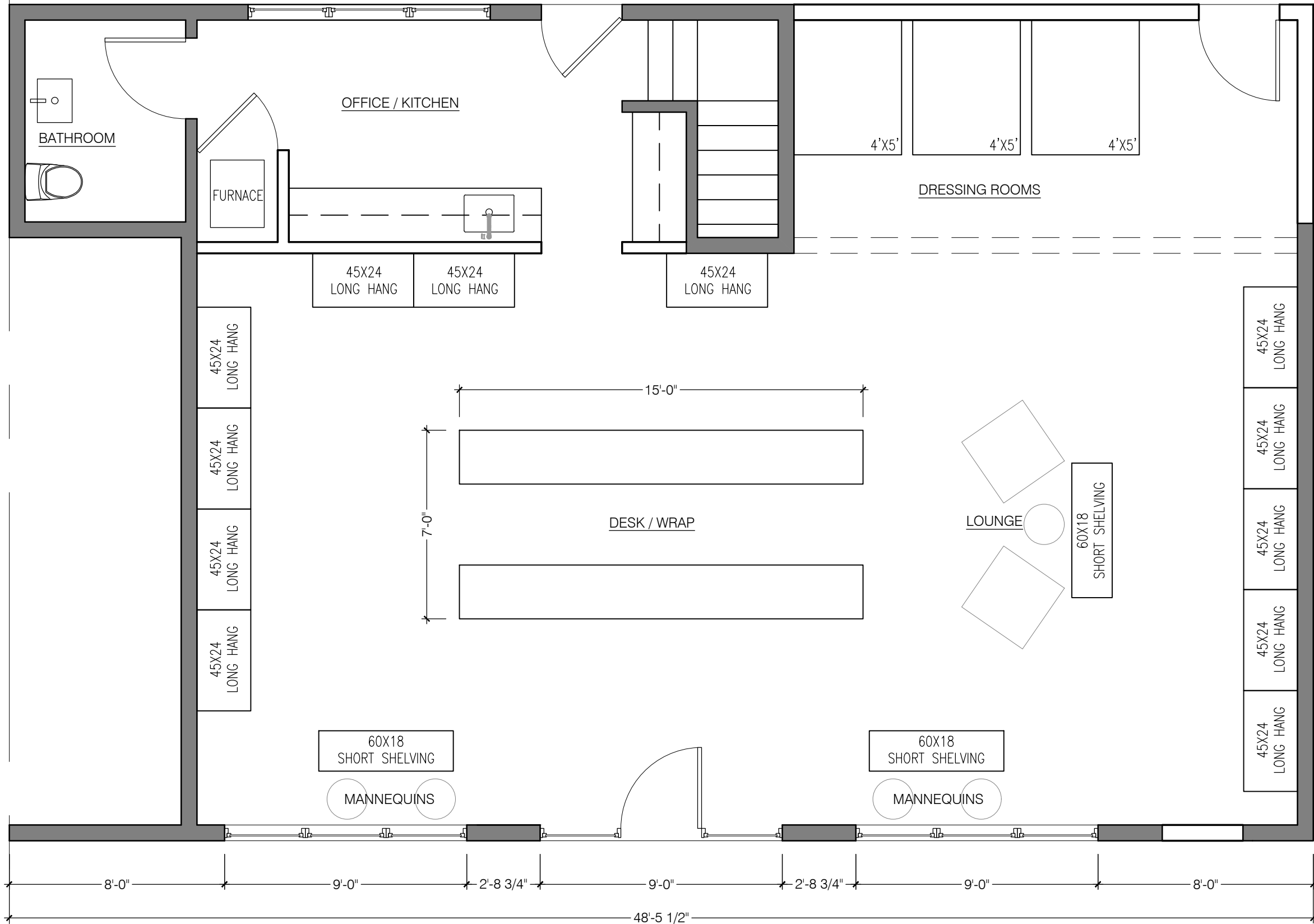
SOUTH ELEVATION

FUSCHIA BOUTIQUE

534 DUANE AVENUE
GLEN ELLYN, IL 60137

JULIA SMITH
ARCHITECTURE · INTERIORS

10.11.2024



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



White Dove

OC-17

Unerring style defines this clean and classic white.

Best-Selling Colors

LRV ⓘ
83.16

Also Known As
PM-19

TEAR SHEET



Rega 30" Folded Sconce

Item # KW 2783BZ

Designer: Kelly Wearstler

Height: 30"

Width: 5.25"

Extension: 3.25"

Backplate: 4.5" x 30" Rectangle

Finishes: AB, BZ

Lightsource: Dedicated LED

Wattage: 12w (1000lm)

Weight: 8 Pounds

