

ARCHITECTURAL REVIEW BOARD - 4: 00 PM (Monday, August 22, 2016)Generated by Janet Duellman on Tuesday, August 23, 2016

1. OPENING OF MEETINGPresent: Joe Clarke, Pam Langan, Alderperson Bryan Bitters and Pete StrysickExcused: Richard Linde, Scott Matula and Jerry JonesStaff:

Steve Sokolowski and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the August 8, 2016 meeting.Alderperson Bryan Bitters moved to approve, Pete Strysick seconded.

Motion passed unanimously.

2.2 Addition to Dairy Queen located at 2263 Calumet Drive.Lesley Adam from Fourteen Foods was present to represent Dairy Queen.

Lesley Adam gave a brief background of the of Dairy Queen stating that since their purchase in 2008 there has been no updates so they are looking to add 400 square feet off the front of the building (towards Calumet Drive) and bump out the wall along the drive thru to be even with the existing bump out at the drive thru window.

The signature Dairy Queen Grill and Chill building uses a stone chimney accent on the front façade of the building flanked by corten colored metal panels with a metal eyebrow below. The main body of the building uses a warm colored wainscoting of 8 x 8 block with a neutral field of EIFS above. The window frames are clear aluminum and are topped with dark red fabric awning accent. Above the drive thru window, there is a blue metallic panel and silver eyebrow that is a tribute to the original Dairy Queen walk up treat stores.Joe Clarke asked Steve Sokolowski if the staff had anything to add.

Steve Sokolowski stated he had spoken to Leslie about how visible the South side of the building is to Calumet Drive and recommended adding the stone chimney accent on the south entrance of the building as well.

Joe Clarke asked Leslie Adam about adding the stone to the South side.

Leslie stated that it is not a corporate requirement that it is usually a jurisdictional requirement.

The existing entrance is flush with the building and if the stone is added to the south side of the building it will overhang onto the sidewalk which could cause the sidewalk to no longer be ADA code compliant.

If made to add the stone which could cause the sidewalk to become non ADA Compliant this could cost around \$15,000.00 which that money could be better used elsewhere like in the interior remodel.

She further stated that she believes that it is not a code requirement.

Joe Clarke asked if she would consider using the dark brown color that is around the base of the building around the door to help anchor it.

Alderperson Bryan Bitters added that he feels like everything just ends at the door and that something else is needed to transition the addition to the existing building.

Leslie Adams sated that yes Dairy Queen could add the color around the door.

Joe Clarke inquired if there were going to be any windows on the front of the building once the chimney is added.

Leslie Adam stated that she didn t believe that there were windows there now.

A few of the committee members stated that yes there are windows facing Calumet Dr.

Joe Clarke stated that his concern for the lack of windows is for safety on the patio and the inability for staff to monitor the patio.

Leslie Adam stated that she has not heard of any issues nationwide with Dairy Queens patios that would require windows on the west side.

Joe Clarke inquired about if any changes would be happening with the parking lot or traffic flow.

Leslie Adam replied that nothing was going to change with the exception of the 5 parallel spaces they will be adding on the south.

Joe Clarke asked about the visibility of the roof top mechanicals and if anything new would be added to the roof.

Leslie Adam stated she wasn't sure if anything new was going to be added.

She further asked if screening the roof top mechanicals was a code requirement?

Steve Sokolowski stated that more than likely both the Architectural Review Board and the Plan Commission will make it a condition of approval.

Leslie Adams stated they would have no problem with screen any roof top mechanicals.

Pete Strysick inquired about the height of the parapet. He expressed concern about roof drainage and if screen was really necessary if the parapet is high enough.

Joe Clarke inquired how the blue and red metal panels are installed.

Leslie Adam stated she didn't know.

Joe Clarke further stated are they screwed on or glued on?

In the past, applicants have omitted that they would be screwed on and we don't want that.

Pete Strysick mentioned that more than likely it will be a channel system that they will slide them into.

Leslie Adam showed a picture of another Dairy Queen which appeared to show that there are no visible screws.

Pam Langan clarified that the committee is looking for the dark brown around the door to go all the way to the top and that we want to see roof top mechanicals screened.

Committee members said yes.

Steve Sokolowski inquired about the fence and mentioned to Leslie Adam to be aware of the vision triangle on the north exit on Calumet Drive.

Pam Langan stated that yes it can be a little tricky to turn south so the vision triangle does need to be noted.

Alderperson Bryan Bitters moved, Pam Langan seconded to approve with the following conditions: Applicant shall install the dark brown colored wainscoting around and above the entrance door located on the south side of the building wainscoting shall be

located on the sides of entrance door and above the entrance door and shall go from grade to peak. All roof top mechanicals need to be screened. New elevations must be submitted to staff for review.

### 3. ADJOURN

3.1 Motion to Adjourn Pam Langan moved to adjourn, Pete Strysick seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 40 pm.