

MINUTES

BOARD/COMMISSION: Architectural Review **DATE:** **09/23/2009**

MEETING: **Public Hearing** **CALLED TO ORDER:** **7:30 p.m.**

QUORUM: **Yes** **ADJOURNED:** **8:59 p.m.**

MEMBER ATTENDANCE: **PRESENT:** Commissioners Wussow,
Dickie, Faganel, Weisman, Gorz,
Albrecht, Chairman Burdett

ABSENT: Commissioner Allen

ALSO PRESENT: Trustee Liaison Comerford, Village Planner
Stegall, Recording Secretary Kornblith

AUDIENCE ATTENDANCE: Brendan Reedy, Regency Centers
Guy Dragisic, Olympic Signs
Jan Langford, Glen Ellyn Historical Society
Dan Anderson, Glen Ellyn Historical Society

I. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) public meeting to order at 7:30 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

II. Approval of Minutes

A motion was made and seconded to approve the minutes from the June 3, 2009 Architectural Review Commission meeting. The motion carried unanimously.

III. Baker Hill Shopping Center, 830-944 Roosevelt Road, Public Hearing.

A motion was made and seconded to open a public hearing to consider a request for approval of an amendment to the Sign Variations for the Baker Hill Shopping Center previously approved by Ordinances 4484 and 5710. The motion carried unanimously.

A. Staff Presentation.

Recording Secretary Kornblith performed the swearing in of Village Planner, Michele Stegall.

Village Planner Stegall gave a brief overview of the project as set forth in the staff memorandum dated September 16, 2009. The petitioner is requesting approval of an

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additional variation from Section 4-5-12(C) of the Village Sign Code to allow one of the previously approved freestanding shopping center identification signs on the property to have a height of 20 feet in lieu of the maximum height of 15 feet permitted. The sign is proposed to be placed approximately 100 feet east of its current location. The existing sign is located at the corner of Roosevelt Road and Baker Hill Drive on property owned by First American Bank. First American Bank objected to replacing the sign in its current location as they believe it impedes the visibility of the bank building.

B. Questions from Commission.

Commissioner Wussow asked if there is an approved variance for the existing freestanding shopping center identification sign. Village Planner Stegall indicated that the petitioner had previously received approval of variations for the total number and area of shopping center identification signs on the property. However, she noted that the height of the existing freestanding sign conforms to the Sign Code. She added that the existing sign is approximately 37 square feet larger than the proposed sign.

Chairman Burdett asked if the Village team had received any comments or inquiries from the public related to the request. Village Planner Stegall indicated that no inquiries were received.

C. Petitioner's Presentation.

Recording Secretary Kornblith performed the swearing in of Brendan Reedy with Regency Centers and Guy Dragisic of Olympic Signs.

Mr. Brendan Reedy informed the Committee that approximately one year ago, Regency Centers had gained approval of amended variations for the shopping center identification signs on the property in order to allow for increased visibility of the Center. As part of this request, Regency Centers planned to replace the existing freestanding shopping center identification sign at the corner of Roosevelt Road and Baker Hill Drive with a new sign. While going through the review process, it was discovered that the existing freestanding sign is located on an outlot that is not owned by Regency Centers and that an easement was not maintained for the sign when the outlot was sold. It was determined that the land was owned by First American Bank. Therefore, approval of the amended sign variations was contingent upon Regency Centers receiving approval from First American Bank to replace the existing sign. After Regency Centers brought this issue to First American Bank, the Bank initially requested that the sign be removed entirely from the property as they believe that it interferes with visibility of the bank. After several meetings with First American Bank, Mr. Reedy stated that First American Bank has agreed to allow Regency Centers to build a sign on the bank's property in a location approximately 100 feet east the existing sign and in front of the bank building. There is a berm in this area. Therefore, the sign would be built on uneven ground with one leg extended lower to support the sign.

Commissioner Wussow questioned how many stores are identified on the sign. Mr. Reedy indicated that there would be 4 panels on the sign in addition to the larger panels reserved for Dominick's and First American Bank. He added that in order to make the project more

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appealing to First American Bank that Regency Centers has agreed to allow First American Bank to be placed on top of the sign.

D. Public Comment.

No members of the public commented on the request.

Commissioner Faganel moved, seconded by Commissioner Weisman to close the public hearing. The motion was unanimously approved by a voice vote of 7-0.

E. Commission Deliberation.

Chairman Burdett asked for comments from the Commission:

- Commissioner Wussow: Commissioner Wussow indicated that she believed the petitioner's request was reasonable and that the bank would be appeased.
- Commissioner Weisman: Commissioner Weisman indicated that she was in favor of the request. She questioned who would be responsible for the landscaping around the sign. Mr. Reedy responded by indicating that First American Bank technically would be the responsible party.
- Commissioner Faganel: Commissioner Faganel indicated that she was in favor of the request.
- Commissioner Albrecht: Commissioner Albrecht indicated that she was in favor of the request.
- Commissioner Dickie: He agreed with previous comments and commended the petitioner.
- Commissioner Gorz: Commissioner Gorz expressed support for the request. He asked if the existing and proposed signs would be up at the same time. Mr. Reedy responded by stating that the original sign would be taken down, with the new sign installed thereafter. Commissioner Gorz also questioned whether there would be any changes to the existing landscaping, particularly if the existing pine trees located to the east and west of the sign would be removed. Mr. Reedy responded by stating that there were no intentions of removing the trees and if that occurred, that they would be amenable to planting new trees on the site. Chairman Burdett asked Village Planner Stegall if this could be a condition of approval. Village Planner Stegall indicated that it could.
- Chairman Burdett: Chairman Burdett indicated that he believed the request met the criteria for granting approval of a variation as it would not alter the character of the area and the petitioner had demonstrated a hardship.

F. Motion.

Upon request, Village Planner Michele Stegall read the primary findings of fact for the requested variations from the petitioner's application packet which are as follows:

1. The requested variation will not alter the essential character of the locality because the proposed sign will enhance the property as it will be built with quality materials that are more consistent with the overall development.

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2. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because they are being forced to relocate the sign to an area of extreme grade conditions and the legs of the sign are therefore extremely disproportionate. In order to maintain sight lines to the intersection, where visibility is most critical only one leg needs to extend to 20 feet and the height of the sign measured from street grade will continue to be 15 feet.
3. The plight of the owner is due to unique circumstances relating to the property in question because the Baker Hill Shopping Center is built on a hill, visibility is extremely limited and the extreme changes in grade make sign placement very difficult. If the sign were shorter it would not be visible from the intersection of Roosevelt Road and Baker Hill Drive.

Based on the findings of fact in the petitioner's application packet as read into the record by Village Planner Michele Stegall, Commissioner Gorz moved to recommend approval of the request subject to the following conditions:

1. The signage shall be constructed and installed in substantial conformance with the plans as submitted and the testimony presented at the September 23, 2009 Architectural Review Commission meeting.
2. If any existing trees in the vicinity of the proposed sign need to be removed for visibility reasons, the petitioner shall install new trees of the same general size and species along the Shopping Center's Roosevelt Road frontage.

The motion was seconded by Commissioner Weisman and carried unanimously with seven (7) "yes" and (0) "no" votes. Votes as follows: Commissioners Gorz, Weisman, Wussow, Dickie, Faganel, Albrecht and Chairman Burdett voted "yes".

Village Planner Stegall indicated that the request was scheduled for consideration at the October 12, 2009 Village Board meeting.

IV. Historical Society Mural, 800 N. Main

Village Planner Stegall began initial discussion regarding an informal review and discussion of the Glen Ellyn Historical Society's plans to install a mural on the 800 N. Main Building as noted in the September 17, 2009 memorandum to the Architectural Review Commission.

Jan Langford from the Glen Ellyn Historical Society, addressed the Commission. She indicated that the Historical Society has looked at different ways to increase the exposure of the visitor center at the 800 N. Main building. After months of review, the Glen Ellyn Historical Society has agreed on plans to install a mural on the east (Main Street) elevation. The mural would also wrap around about 20 feet on the north elevation. The mural would consist of four historical pictures of Glen Ellyn and has been designed by Sign Identity. She presented a photo simulation of what the mural would look like on the building. The mural would not contain any words. Therefore, it is not considered to be a sign.

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Dan Anderson with the Historical Society indicated that the mural would consist of subdued colors. He also added that the existing vinyl siding would be covered with either an "Alumalite" substrate which is a cement fiber board or another similar material so that the photos were easier to apply. The photos in the sample drawing are not necessarily the exact photos that will be used on the mural. He stated that the graphic designer has many more samples, possibly more of a time line, etc. In the end, he pointed out that this would be very dramatic, something individuals would see and appreciate and that it would transform the landscape.

- Commissioner Weisman questioned if the mural would wrap around the building. Mr. Anderson indicated that it would wrap around the building.
- Commissioner Fagenel questioned if artists from College of Dupage would be painting the mural. Mr. Anderson stated that paint cannot be applied over vinyl and that the Historical Society was running out of time, hence only photos will be used.
- Commission Wussow stated her concerns as the mural is so eye-catching that it could be a distraction to the traffic flow on Main Street especially since this is located near a school crosswalk. Mr. Anderson stated that the mural would not draw such attention and that their best interest was the children. Commissioner Wussow added that this could be something to dispute as photos require more concentration and this could cause a great distraction. Mr. Anderson stated that this is a low speed zone and that a crossing guard is present.
- Commissioner Dickie stated that while there should be some consideration to Main Street. The area is well controlled and given that the exterior is semitone and muted that the mural should not cause a distraction. In summary, he believed it would improve the appearance of the building.
- Chairman Burdett inquired about the plans for the history park. Jan Langford indicated that the Society still plans to move forward with the history park and that the main purpose of the mural project is to increase tourist and local traffic to the visitor center and make it more readily identifiable.
- Commissioner Wussow asked if the cleaners located nearby would be moving. Mr. Anderson indicated they are not moving at this time.
- Commissioner Gorz stated that this was a great use of wall space and good improvement to the intersection. He indicated that he was not concerned with this being a distraction. He questioned if the Historical Society has a provision in the budget for an aging sign. Mr. Anderson responded that the life of the sign is approximately 5-6 years and that after that it may have to be replaced. The inks used in this mural outlast the vinyl material.

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- Commissioner Weismann stated that she liked the mural. Her main concern was that when Einstein Bagels painted the mural on their building that paint cannot be removed from brick and she did not want to see precedence to this. Mr. Anderson stated that if at some point the signage panels required replacement, they could be taken off and replaced with the same or new photo.
- Commissioner Wussow questioned if there was any future plans to create a sign for this building. Commissioner Dickie stated that there is a sign on the north side of the building. Commissioner Wussow stated that it was not a very effective sign.
- Commissioner Albrecht commented that the mural was a very innovative and creative way to display Glen Ellyn's history.
- Chairman Burdett stated that this was an effective project and that he liked the mural.

Ms. Anderson closed the discussion informing the ARC that the funds received for this project were from donations only. Otherwise the Society could not afford this project.

VII. Traveling Trophy and Vivian Ball Landscape Awards.

Village Planner Stegall opened discussion with the ARC for review, nomination and selection of eligible projects as stated in the Staff Report memorandum dated September 8, 2009. She added that the trophy presented had been replated and has a new base. Both awards are traveling in that the selected winners keep it in their possession until the winner is selected for the following year. Award winners also receive a certificate to retain and plaques with pictures of the winning properties are placed on display in the Planning and Development Department. The 5 projects eligible for consideration are as follows:

1. Dupage Medical Group
2. US Bank
3. Crowne Plaza Hotel
4. Bells and Whistles
5. Noodles and Company

Village Planner Stegall also added that honorable mentions can be considered and that Chairman Burdett will present the awards at an upcoming Village Board meeting. Chairman Burdett then opened the discussion to the Commission. After much discussion between the Trophy and Landscape Awards, Chairman Burdett stated that the landscaping vote should take place first.

A motion was made and seconded to not award a Landscape Award this year. The motion carried unanimously with seven (7) "yes" and zero (0) "no".

The Commission members then discussed each of their individual choices for the Traveling Trophy architectural award as follows:

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- Commissioner Albrecht: Trophy: Crowne Plaza
Honorable Mention: Bells & Whistles
- Commissioner Faganel: Trophy: Crowne Plaza
Honorable Mention: Bells & Whistles, DuPage Medical Group
- Commissioner Weisman: Trophy: None
Honorable Mention: Bells & Whistles, DuPage Medical Group
- Commissioner Wussow: Trophy: None
Honorable Mention: Bells & Whistles
- Chairman Burdett: Trophy: Crowne Plaza
Honorable Mention: Bells & Whistles
- Commissioner Dickie: Trophy: Crowne Plaza Hotel
Honorable Mention: Bells & Whistles and DuPage Medical Group
- Commissioner Gorz: Trophy: Bells & Whistles
Honorable Mention: DuPage Medical Group and Crowne Plaza

The majority of the vote was 4 votes to award the Trophy award to the Crowne Plaza Hotel

A motion was made and carried to award the Architectural Review Commission Traveling Trophy award for architecture to the Crown Plaza Hotel with Honorable Mentions to Bells and Whistles and the DuPage Medical Group.

The motion carried unanimously seven (7) “yes” and zero (0) “no”.

VIII. Commission Protocol.

Village Planner Stegall opened the topic of Architectural Review Commission Protocol Amendment as set forth in the memorandum dated August 21, 2009. She then stated that the definition of quorum was changed on April 27, 2009 for all Village Boards and Commissions to better facilitate continued business if a vacancy occurs. The proposed amendments to the Commission’s Protocol are intended to bring the Protocol in line with these recent Code amendments.

Commission Weisman moved, seconded by Commissioner Gorz to approve the proposed amendment that a quorum of the Commission shall be made up of a majority of Commissioners then in office.

The motion carried unanimously seven (7) yes and zero (0) no.

IX. Chairman’s Report.

Chairman Burdett had nothing to report at this time.

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X. Trustee's Report.

Trustee Comerford discussed the upcoming October 5 Village Board meeting which will be a review of the Downtown Strategic Plan. At this meeting, the Village Board will perform a detailed line item review. He also discussed a proposed Special Service Area taxing district in which unincorporated areas will have to pay for fire service. The Village Board is considering the renewal of several Special Service Areas in the Village used to support economic development activities. He stressed that the Village was experiencing tough financial times as there is a shortfall of approximately \$400,000 of the revenue budget. He then asked if there were any questions. There were no questions from the Committee.

XI. Staff Report.

Village Planner Stegall informed the Commission of the following upcoming projects:

- Glen Oak Restaurant-Sign Variations
- 479-483 Roosevelt Road- Exterior Appearance

XII. Adjourn

The Commission approved a motion to adjourn the meeting at 8:59 p.m.

Submitted By: Tina Kornblith, Recording Secretary

Reviewed By: Michele Stegall, Village Planner