

MINUTES

BOARD/COMMISSION: Architectural Review

DATE: 02/10/10

MEETING: Regular

CALLED TO ORDER: 7:31 p.m.

QUORUM: Yes

ADJOURNED: 9:15 p.m.

MEMBER ATTENDANCE: **PRESENT:** Chairman James Burdett, Commissioners George Allen, Iain Dickie, Michael Gorz, Sharon Wussow

ABSENT: Commissioners Pamela Albrecht, Sharyl Faganel and Rae Keasler

I. Call to Order.

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) public meeting to order at 7:31 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

II. Approval of Minutes.

A. Motion

Commissioner Wussow moved and was seconded, to approve the minutes of the November 18, 2009 Architectural Review Commission meeting. The motion carried unanimously by voice vote.

III. Qdoba, 587-589 Roosevelt Road, Sign Variations.

A motion was made and seconded to open a public hearing with discussion, consideration and recommendation regarding a request for approval of variations from the Glen Ellyn Sign Code. The variations are being requested to allow Qdoba to have two primary signs in lieu of the maximum number of one primary sign permitted and to allow 45.5 square feet of primary signage in lieu of the maximum area of 36 square feet permitted. The subject property is located in the Market Plaza Shopping Center between Roosevelt Road and Park Boulevard in the C3 Service Commercial District. Qdoba plans to occupy a corner unit in the shopping center.

A. Staff Presentation.

Planning Intern, Alex Thorpe gave a brief description regarding the location of the property and the specifics of the requests which were being made to accommodate a second sign on the east corner elevation of the unit. He noted other similar previous requests to allow two primary signs on units in shopping centers that had been approved. In order to minimize the variation for the total area of primary signage, Qdoba amended their original application by removing the words "Mexican Grill" from the sign on the east elevation.

B. Petitioners Presentation.

Nicole Kaszniak, Corporate Sign Solutions, 5308 N. Northwest Highway, Chicago, Illinois 60630 and Sergio Lopez, Construction Manager for Qdoba Restaurant Corporation, 4865 Ward Road, Wheat Ridge, Colorado 80033 representing Qdoba were present. Ms. Kaszniak stated that the request for the additional sign area was mainly due to the size of the "Q" which is larger than the other letters and part of Qdoba's brand identity. Mr. Lopez stated that the big picture and the goal of the variances were to capture identity share in the market. Qdoba is new to this market and wants to maximize visibility. Mr. Lopez also said that Qdoba wants to do the "right thing in the community".

C. Questions and Comments from the Commission.

Commissioner Wussow indicated that she believed Qdoba's request was different from other previously approved requests for the number of primary signs on corner units because another building is located east of the unit and it is not adjacent to a street.

One of the Commissioners inquired if there was an entrance on the east corner elevation. The petitioner indicated that there is not.

Chairman Burdett asked the petitioner to discuss why they believed they had a hardship and why they felt the standards for granting approval of the requested sign variations had been met. He stated that the standards for granting the variances included whether the character of the area would be altered and if there would be a hardship if the request was not granted. Chairman Burdett said the business is located in a prime location and that there is no busier corner in the shopping center. It is a nice unique location directly aligned with the eastern Roosevelt Road access drive and he sees no hardship if the variances are not granted. Commissioner Wussow pointed out that part of the purpose of the Sign Code is to keep clutter to a minimum and feels that additional signage would create clutter.

D. Questions from the Public.

A motion was made and seconded to open the public hearing.

There was a question from the public as to whether Subway had a "waiver" for a larger sign. No one was aware of a waiver.

Commissioner Dickie moved, seconded by Commissioner Gorz to close the public hearing. The motion carried unanimously by voice vote.

E. Commission Deliberation.

Commissioner Allen commented that he was in favor of the extra sign and thought it was a nice compromise to drop "Mexican Grill". Commissioner Wussow commented that she was not in favor of the variances due to the fact that the 2nd sign would be so minimally viewed by the public and mostly by the shoppers at Jewel. She encouraged Qdoba to make the front sign as large as the Code would permit. She also appreciated the petitioner's cooperative manner. Commissioner Gorz commented that he was not in favor of the additional sign or the added square footage and did not see a hardship demonstrated. Commissioner Dickie commented that he did not see a hardship and suggested that the petitioner might want to consider a window sign as an alternative. Chairman Burdett

commented that he was not in favor of the variations as he felt the requests did not meet the criteria for a variance. He also appreciated the petitioner's cooperative attitude.

F. Motion.

Commissioner Wussow moved, seconded by Commissioner Gorz to:

A. Recommend denial of the request by Qdoba for a variation from Section 4-5-12(E) to allow the establishment to have two primary signs in lieu of the maximum number of one primary sign permitted because (1) the petitioner did not demonstrate a practical difficulty in adhering to the strict regulations of the Sign Code as the unit is essentially the same as all the other units in the shopping center with one main front entrance and the signage is not needed to adequately identify the establishment; and (2) the property in question can yield a reasonable return if permitted with a single primary sign; and to

B. Recommend denial of the requested variation from Section 4-5-12(B) to allow 45.5 square feet of primary signage in lieu of the maximum area of 36 square feet of primary signage permitted because without the second sign there is no need to increase the permitted sign area and the petitioner has not demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code.

The motion carried with four (4) "yes" votes and one (1) "no" vote as follows: Chairman Burdett, Commissioner Dickie, Commissioner Gorz and Commissioner Wussow voted "yes" and Commissioner Allen voted "no".

IV. Central DuPage Hospital Medical Office Building, 885 Roosevelt Road, Revised Exterior Appearance.

Discussion, consideration and recommendation regarding a request for amendments to the exterior appearance of the Central DuPage Hospital Medical Office Building at 885 Roosevelt Road approved on August 27, 2007 by Ordinance 5603. The request is to allow the building colors and window sills to remain as constructed and a change to the approved rooftop equipment screening. The subject property is located at the southwest corner of Roosevelt Road and Pershing Avenue in the C4 Office District.

A. Staff Presentation.

Village Planner Stegall stated that the Central DuPage Hospital medical office building at 885 Roosevelt Road was recently completed and when a site inspection was performed several items were found to not be in conformance with the approved exterior appearance plans. Some of these items have been addressed. However, the petitioner is requesting that some items be allowed to remain as constructed. The most notable item relates to building color. Various portions of the building are white while the approved plans show these areas to be green. This change has a significant impact on the appearance of the building. In addition, it conflicts with Guideline 1.8.1 of the Glen Ellyn Appearance Review Guidelines which states that "*harsh shades, including true white, should be avoided.*" The petitioner is requesting that the Ordinance be amended to allow the building colors to remain as constructed. The second item relates to the window sills. The approved building elevations show sills on the top and bottom of the windows. Sills were only constructed on the bottom on the windows. The last item relates to the

rooftop screening. The rooftop equipment is visible from several vantage points around the building. The approved plans show the equipment to be screened with the same colors as the roof. The screens were not installed. Screening is also encouraged by Guideline 1.8.3 of the Appearance Review Guidelines. It was originally staff's understanding that the petitioner planned to request a waiver from the requirement to install the screens. However, the application materials indicate that the petitioner is now requesting to change the coloring of the rooftop screening to a grey or silver color rather than to match the color of the roof as originally proposed.

B. Questions and Comments from the Commission.

Commissioner Wussow and Chairman Burdett questioned whether the colors were specified on the plans. Commissioner Gorz asked for an explanation as to the reasoning behind why the plans were not followed. Commissioner Wussow questioned whether our guidelines allow off-white as an approved color.

C. Petitioners Presentation.

Architect Alexander Faurot, RTKL Associates, Inc., 200 South Michigan Avenue, Suite 1800, Chicago, Illinois 60604 and Larry Bell, Director, Central DuPage Hospital, 25 North Winfield Road, Winfield, IL 60190 representing Central DuPage Hospital were present. Mr. Faurot presented information regarding the proposal and admitted that an error in construction occurred.

D. Commission Deliberation.

Commissioner Dickie commented that he did not object to the colors of the building as constructed. Chairman Burdett asked if painting the exterior was a feasible option. The petitioner expressed concern about being able to match the green color on the building as well as the ability of the paint to adhere to the buildings surface. Commissioner Allen commented that he felt these were unfortunate errors and the sills were a non-issue. Commissioner Wussow commented that the off-white color is a very unfortunate mistake and is surprised that no one on-site noticed the mistake, but she does not find the result objectionable. She also did not feel the sills are a problem. In regards to the screens she could agree to the amendment. Commissioner Gorz commented that the colors were troubling and questioned the value of the exterior review process if plans are not followed. He feels these are costly mistakes and requested further exploration of remedies. He also does not believe the sills/screens are a problem. Commissioner Dickie commented that he had no immediate objection to the color and sees limited options. In regards to the sills he did not see a problem. Chairman Burdett expressed his concerns with the cost of any remedies and felt it may be better to leave the result as is, which includes the sills as he feels they are fine as they are.

E. Motion.

Commissioner Wussow moved, seconded by Commissioner Allen to recommend approval of two of the proposed modifications to the exterior appearance that was previously granted to allow for the absence of the upper proposed window sills and to modify the color of the screening of the rooftop equipment to be a light gray, non-reflective color that would blend with the sky. The motion carried with five (5) "yes" votes.

Commissioner Wussow moved, seconded by Commissioner Gorz to table the discussion on the exterior color of the building in the areas where the building was made white rather than green as was previously approved until the petitioner can return with unanimously additional information. The motion carried unanimously with five (5) "yes" votes.

V. Midway Park Statue Donation.

Discussion, consideration and recommendation regarding a request to maintain a statue on Village owned property located on Midway Park. The property owners on Midway Park, located south of Crescent Boulevard between Hickory Road and Roger Road on the northern end of the Midway Park Boulevard, recently purchased a bronze "Boy and Girl Leapfrog" statue and placed it in the approximately 30 foot wide boulevard on Midway Park. After purchasing and paying for the installation of the statue, the neighbors graciously offered to donate the statue to the Village. The ARC was being asked to make a recommendation to the Village Board regarding the installation of the statue on Village property, particularly as it relates to the community's "*standards for excellence*" and desired community character. The Commission indicated general support for the project.

VI. Staff Report.

Ms. Stegall gave a brief update regarding upcoming projects that will go through the exterior appearance review process.

VII. Trustee Report.

Trustee Comerford gave the Commission an update as to the recent Board meeting activities.

VIII. Adjournment.

The Commission unanimously moved to adjourn the meeting at 9:15 p.m. The motion carried unanimously by voice vote.

Submitted by:

Ginny Cernick, Recording Secretary and

Michele Stegall, Village Planner