

property. She also displayed the proposed landscaping plan and described some of those changes. Ms. Stegall described the three (3) sign variations being requested by the petitioners. Ms. Stegall added that a condition recommended by staff that was not included in the staff report is to replace the garage door or re-paint it in a color other than white which is a discouraged color in the appearance review guidelines. Ms. Stegall referred the ARC to a review memorandum prepared by Pete Pointner, architectural consultant.

B. Petitioners' Presentation.

David Kennedy, architect with PPK Architects, 444 N. Main Street, Glen Ellyn, Illinois gave a power point presentation. Mr. Kennedy stated that the deteriorating wood façade on the building and the lack of signage to identify the tenants are issues that the petitioners would like to address. Mr. Kennedy displayed the proposed landscape plan and stated that signage is necessary in the front and the rear because the property is on a through-lot and many customers park in the rear and use the rear entrance into the store. The parking lot will be re-stripped. Mr. Kennedy described the landscape plan and stated that the landscape is proposed to be lower in front of the building than the existing landscaping and that the islands in the rear will be landscaped. Planters are proposed on the south side of the building. Mr. Kennedy displayed the roof plan and stated that one of the three rooftop units overhangs the building footprint and, therefore, cannot be properly screened and a second unit is located on a slope, also making it difficult to screen. However, one of the units will be screened. The trash enclosure is three-sided brick with a wood gate. Mr. Kennedy displayed the proposed exterior elevations. The existing front façade will be covered with EIFS with signage bands for four potential tenants. The brick on the building will be stained and the top three header courses will be a darker stain. Mr. Kennedy indicated two color samples on display. Two stainless steel screens are proposed to be mounted to the west side of the building with ivy proposed to climb up the screens. Mr. Kennedy displayed a view of the proposed ivy plantings in approximately two years. Mr. Kennedy indicated proposed signage on the site plan and stated that the signage in the rear will be low and smaller than the signage in front which will be a monument sign. Mr. Kennedy displayed a rendering of a 3-D model of the proposed building and described some of the proposed materials that were on display for the ARC.

Mr. Kennedy addressed Mr. Pointer's concern regarding the use of wire ways by responding that using wire ways avoids patching and repairing dirty holes left by old letters on a façade. Mr. Kennedy then reviewed the requested sign variations. He stated that adding the proposed monument sign in the front is important for visibility purposes on Roosevelt Road and that the sign has been designed to match the architecture of the building. Mr. Kennedy also stated that the additional square footage on the four rear awnings is important for identity purposes because the stores have two entrances with the majority of the patrons entering from the south. He also stated that the additional square footage for an address sign is important for identity purposes because the businesses have two frontages.

C. Questions and Comments from the Commission.

Ms. Stegall responded to Chairman Burdett that in order to be considered a shopping center, a building must have a minimum of five (5) establishments and that a common identification sign

is not allowed unless a building is a shopping center. Mr. Kennedy responded to Chairman Burdett that a unique circumstance regarding the sign variation requests is that the site is a two-fronted retail building, and hardships regarding the sign variation requests are that the building is one unit short of qualifying as a shopping center which has different sign requirements and that the current economy has created a situation where getting and retaining tenants is difficult. Mr. Kennedy explained for Commissioner Wussow how a wire way works and added that the wire ways at the subject site will be painted to blend in with the façade. Commissioner Wussow stated that EIFS is a discouraged material and asked why it was chosen for this project. Mr. Kennedy explained that EIFS was chosen because it is an impervious material that works well as a façade, EIFS is economical and EIFS can be colored many different colors. Commissioner Wussow asked if the EIFS will be open to the interior spaces of the building in the event a mold problem develops, and Mr. Kennedy replied no. He added that mold is a much less significant problem than it was many years ago because of improved material and installation techniques. When Mr. Kennedy responded to Commissioner Wussow that the parking lot would be re-stripped only, she encouraged the petitioners to resurface the parking lot. Mr. Kennedy responded to Commissioner Albrecht that the utility poles and pipes at the site are located in an easement and will remain. Commissioner Faganel expressed a concern regarding the freestanding sign's proximity to the Linden and Elm trees. Mr. Kennedy responded to Commissioner Keasler that the white garage door is pre-finished aluminum and that a new door is not in the budget. He explained that if the door is painted, maintenance issues will occur. Mr. Kennedy responded to Chairman Burdett that the cornices are broken up to add an interesting architectural element and to allow flexibility if tenants change. Pete Pointner, architectural consultant, Corporate Services Inc., 1015 Lexington, Wheaton, Illinois, stated that this issue is not covered in the guidelines but felt that the broken up look would actually look more dramatic if the top fascia line was not cut. He added that there is a guideline that states there should be a clear definition between the face of the building and the roof of the building. Mr. Kennedy responded to Commissioner Wussow that the trash enclosure gate is proposed to be wood for aesthetic and durability reasons. Mr. Pointner explained that metal was chosen over wood in the guidelines because wood boards warp and there is less maintenance long term. Ms. Stegall responded to Commissioner Wussow that the proposed façade height is within the code regulations.

Commissioner Burdett asked about the easement issue on the east side of the subject building, and Mr. Kennedy stated that it is not feasible to landscape another owner's property. He added that the narrow strip at that location is piled with snow in the winter which is detrimental to plantings. Ms. Stegall added that Ace Hardware has verbally agreed to landscape that strip of land.

Mr. Kennedy responded to Commissioner Gorz that the martial arts sign on the front of the building will be removed. Commissioner Faganel asked about the storefront window frames not being painted as proposed, and Ms. Stegall responded that the guidelines call for a darker accent color--not a bronze color as they currently are. Commissioner Wussow suggested that the petitioners consider using a color that imitates the EIFS color. Commissioner Dickie asked if there are plans to replace the prominent mechanical equipment at the southeast corner of the building, and Mr. Kennedy responded that new equipment would not be much smaller. Mr. Kennedy also responded to Commissioner Dickie that because the roof is sloped, screening that

equipment is structurally difficult. Mr. Kennedy responded to Commissioner Gorz that the awning in the back would not be illuminated.

D. Public Participation.

Brad Ament, tenant and franchisee, and his partner, Pete Stewart, from Batteries Plus, 811 Roosevelt Road, Glen Ellyn, Illinois, stated that they are currently developing a series of Batteries Plus locations in the western suburbs. Mr. Ament stated that he became interested in the subject site when he learned of the proposed changes. He feels that a monument sign is critical for visibility purposes from Roosevelt Road for a retail store and that rear signage is also very important for identification purposes.

E. Commission Deliberation.

The ARC was mostly in favor of the exterior improvements and materials proposed by the petitioners. The Commissioners were in favor of the sign variations and felt that the monument sign was necessary for identification purposes and because of the building's proximity to Roosevelt Road. One Commissioner commented that the monument sign was a great addition to the architecture of the building. They felt signage off of Taft Avenue was also necessary for identification purposes.

Commissioners Dickie, Wussow, Allen, Gorz and Albrecht were in favor of the broken cornice which Commissioner Dickie commented creates a contemporary look and provides good visual articulation. Chairman Burdett preferred the broken cornice but was okay with either option. Commissioners Keasler and Faganel were not in favor of the broken cornices.

Commissioners Dickie, Keasler and Albrecht were in favor of wood for the trash enclosure gate with Commissioner Dickie commenting that wood is easier to replace than metal. Chairman Burdett was in favor of the metal trash enclosure gate. Commissioner Wussow found the trash enclosure and the garage door slightly objectionable and requested that the petitioners re-surface the parking lot. Commissioner Allen was in favor of a light color trim on the storefront windows, and Commissioner Keasler suggested painting the trim a light color to complement garage door. Commissioner Wussow was in favor of a slightly warmer color on the front window framing. Chairman Burdett was also in favor of painting the garage door. Commissioner Wussow complimented the landscaping on the site. Commissioners Wussow, Keasler and Faganel liked the wire way for signage. Commissioners Faganel and Albrecht liked the stained brick. Chairman Burdett stated that unique circumstances regarding the site include the limited visibility off Roosevelt Road and the rear entrances.

F. Motion.

Commissioner Faganel moved, seconded by Commissioner Allen, to recommend that the Village Board approve the exterior appearance and sign variations associated with the proposed remodeling of the building at 479-483 Roosevelt Road. 1. With regard to the petitioners' requests for variations to allow 3 primary signs per establishment in lieu of the maximum number of one primary sign permitted and to allow 10.67 square feet of additional primary sign

area per establishment, the Architectural Review Commission made the following findings of fact: a. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the additional signs and primary sign area allows for more effective communication to potential customers about the location of the establishments. b. The requested variations will not alter the essential character of the locality because many businesses located along Roosevelt Road have both freestanding and wall signs. c. The petitioners have demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because the shallow front yard setback of the building creates difficulty for motorists on Roosevelt Road in identifying the tenants and the rear awning signs are needed since many customers may enter the site from Taft Avenue and access the establishments from the rear parking lot. d. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because the requested variations will assist the owner in being able to obtain new tenants in the building which has been only 25% occupied for some time. 2. With regard to the petitioners' request to allow 12.4 square feet of address signage in lieu of the maximum area of 2 square feet permitted, the Architectural Review Commission made the following findings of fact: a. The requested variation complies with the purpose of the Glen Ellyn Sign Code because the requested variation allows the property to be more readily identified by motorists on Taft Avenue, thereby reducing confusion and improving public safety. b. The requested variation will not alter the essential character of the locality because the proposed sign will be low to the ground and will not clutter the streetscape. c. 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 the property is a through lot and a 2-square foot sign on the building may be difficult for motorists on Taft Avenue to see. Therefore, additional address signage is needed to assist motorists on Taft Avenue in identifying the site. d. The plight of the owner is due to unique circumstances because the property is a through lot and the building is significantly set back from Taft Avenue.

The recommendation for approval of the requested Sign Variations and proposed Exterior Appearance was subject to the following conditions: 1. The project shall be constructed and maintained in substantial conformance with the plans as submitted and the testimony presented at tonight's meeting. 2. Upon replacement of the two rooftop units on the building that are to be painted, the new units shall be screened and such screening shall match the screening on the third unit as closely as possible. 3. Of the additional primary sign area permitted for each establishment, 4.67 square feet shall be located on the monument sign and up to 6 square feet shall be reserved for placement on the rear awning. No more than one square foot per lineal foot of establishment frontage shall be permitted on the wall sign.

The motion carried unanimously with eight (8) "yes" votes as follows: Commissioners Faganel, Allen, Albrecht, Dickie, Gorz, Keasler, Wussow and Chairman Burdett voted yes.

IV. Chairman's Report.

Chairman Burdett welcomed new ARC member Rae Keasler.

V. Trustee Report.

Trustee Comerford reviewed the status of the budget currently in process.

VI. Staff Report.

Ms. Stegall reviewed upcoming ARC projects. She also announced that the ARC secretary has resigned.

VII. Adjournment.

Commissioner Faganel moved to adjourn the meeting at 9:00 p.m. and Commissioner Gorz seconded the motion. The motion carried unanimously by voice vote.

Submitted by:

Barbara Utterback, Recording Secretary

Reviewed by:

Michele Stegall, Village Planner