

signage is proposed to stay as it is currently and Mr. Skiouris wanted to make his case directly to the ARC to allow the signage to remain as constructed. She stated she spoke with Project Architect Susan Robaczewski last week and that the architect was working with Mr. Skiouris to select the style, material and color of the awnings and should have that information to share with the Commission.

Petitioner Peter Skiouris stated that he reviewed the written correspondence between the Planning and Development Department, the project architect and himself. He stated one of the questions asked was why brick was extended to the top of the building instead of using the approved Dryvit. He stated when the exterior appearance request was originally made two years ago, the ARC had asked him to use brick and to delete the awnings. He stated a transition was requested between where the brick ended and the Dryvit began. He stated as the building was constructed, field changes were made as the bricklayer stated it would be the same cost to do all brick as it would be to do Dryvit and brick. Mr. Skiouris stated he gave the bricklayer the OK to do the brick as he knew the ARC had originally asked for an all-brick building so he thought the ARC would be happy with this. He stated the proposed awnings were not put up as they were not needed and the ARC had asked him to leave the awnings off the building.

Mr. Skiouris stated that he understood he did not come back to the ARC and ask permission for these field changes as he knew there would be a time delay of 1-2 months and he was doing what the ARC had originally asked for. He stated that when the inspector came out at a later date, he thought he would communicate the changes and the changes would be OK.

Mr. Skiouris stated the east wall sign that is now above the window and not above the door as proposed, did not fit due to the size of the canopy as the measurements were originally wrong. He stated the west wall sign is above the window. He stated the Roosevelt Road wall sign that does not have calligraphy letters are the block type of letters that all Giordano's Restaurants have been asked to do. He stated this block-letter sign was to be in the original blueprints, but was omitted in error by the architect's office.

Chairman Burdett stated he was present when the original petition was made and there was debate over the awnings as there were some awnings proposed over windows and some awnings just on the building itself, but not over windows which some Commissioners questioned. He stated he is OK with the brick, but the ARC was disappointed the petitioner did not come back to the ARC with the changes as the ARC has had a light schedule for the past year and could have accommodated Mr. Skiouris' request quickly.

Mr. Skiouris stated the field changes were not done intentionally in disrespect to the ARC, but in reaction to what was best for them at the time. He stated he did not specifically understand why the ARC was opposed to the east wall sign being above the window to which Chairman Burdett stated there is no entry door on the west so that sign is fine above the window but the east sign should be centered above the entry door on that side of the building to put emphasis on the main entry as recommended by the Appearance Review Guidelines.

Mr. Skiouris stated customers are raving about how nice the building looks since the renovation.

Commissioner Wussow referred to the drawing of the east side of the building and stated it appeared the width of the sign is precisely the width between the two walls where the sign was originally supposed to go to which Mr. Skiouris restated the measurements of the sign ended up being a little bigger than the originally proposed space.

Commissioner Albrecht questioned the sign on the west side of the building which is over a window. Planner Stegall responded that this sign was installed as approved.

Commissioner Dickie questioned if the east wall sign was relocated due to visibility from Roosevelt Road to which Mr. Skiouris stated that it was only relocated due to the lack of space between the canopy arms. Commissioner Dickie asked if it was an installation issue to which Mr. Skiouris stated that it was not.

Commissioner Albrecht asked if the petitioner was going to present specifications for the awnings that were proposed to be added back on the building as originally approved. Mr. Skiouris stated that he has dealt with awnings before which can be a nightmare and have maintenance issues. He stated the previous awnings needed to be repaired and waxed at least once a year. He stated he would like the ARC to approve the revised exterior appearance with no awnings.

Commissioner Albrecht stated that the ARC's comments made at the April 13, 2011 meeting indicated that the ARC understands the difference in building height and the use of brick, but she also stated that the ARC asked specifically for drawings and other types of suggestions that would take care of the big difference in not having awnings or animation on the building. She stated she does not see any suggestions. Mr. Skiouris stated he wanted to present his case to the ARC personally.

Commissioner Dickie stated it is difficult since there were no new drawings of the proposed awnings presented to the ARC which was part of the comments from the April 13, 2011 meeting. He stated there are different materials for awnings than just fabric which may help with Mr. Skiouris' concerns with the awning maintenance. Commissioner Dickie stated the brick usage could be forgiven since it enhances the building but there needs to be awnings to bring the mass of the building down which he was hoping to see in the new proposals this evening.

Mr. Skiouris asked the ARC if they wanted to see awnings on the building. Commissioner Wussow asked Planner Stegall about the Village's Appearance Review Guidelines about awning specifications of supporting fabric awnings with valances and sides to which Planner Stegall stated fabric or canvas awnings are preferred in the downtown area but there are no specific Guidelines for awnings on Roosevelt Road. Commissioner Wussow asked what the Guidelines stated about having awnings or not to which Planner Stegall stated there is a preference of having awnings in the downtown area but no preference is indicated for other areas of the Village except for having something to break up the mass of a building for animation and interest. Commissioner Dickie stated more durable awnings would be OK. Commissioner Albrecht stated that if there were no awnings then some type of architectural detail needs to be added so the building is not so massive. She stated the ARC was open to ideas and hoping to see newly proposed plans this evening to which Commissioner Dickie agreed.

Commissioner Wussow stated some of the building changes made in the field that were improvements such as the all-over brick and stone cornice, but she also stated she was disappointed in the way the petitioner went about doing it. She stated she has no objection to the building materials used. She stated she would like to see the awnings over the windows as a nice added detail, but she also stated the building as it stands does look attractive. She stated the east sign should be over the entry door to help identify the entrance as the Guidelines state. She stated it makes for a better appearance to the building, it is less cluttered and it gives instruction to the customer as to where to enter.

Commissioner Loftus asked how different the measurements were of the east wall sign so it did not fit the originally proposed location to which Mr. Skiouris stated he did not remember but he can re-measure if need be. She stated that at the April 13 meeting, Project Architect Robaczewski stated that the east wall sign was moved due to visibility to which Mr. Skiouris stated the architect was mistaken. He stated it is now more visible from Roosevelt Road. He stated he will revisit the possibility of placing the east wall sign over the entry door and can possibly reverse the canopy posts to go underneath so the sign can be above the entry door. Commissioner Wussow asked if he would add posts to the canopy to which he stated the posts are already there and he drew a picture on the overhead to illustrate the proposed change.

Commissioner Wussow asked about the Guidelines for the canopy posts and being an obstruction to which Planner Stegall stated there are no Guidelines. Commissioner Wussow asked if the canopy is over the driveway to which Mr. Skiouris said the canopy is over the sidewalk and there is 7-8 feet of sidewalk between the entry door and drive aisle. Commissioner Albrecht asked if the canopy arms are structural to which Mr. Skiouris stated yes and he will talk to the steel worker who put the canopy up, but Mr. Skiouris stated he is confident the posts can be reversed. Commissioner Wussow asked if there was a safety concern of the posts being in the way of vehicles and asked if Mr. Skiouris would look into the possibility of placing the sign over the entry door without moving the posts to which Mr. Skiouris stated the posts would be reversed on an angle so there should be no issue.

Commissioner Albrecht stated since the ARC received no specification for awnings at this meeting, would Mr. Skiouris do something else to which Mr. Skiouris stated he prefers no awnings. Commissioner Albrecht stated she wants to see awnings.

Commissioner Loftus asked if the posts are strong enough to support the canopy from underneath to which Mr. Skiouris stated they are. Planner Stegall stated that the petitioner would need to check with the Building Division to ensure that all Codes are met and that the structural integrity of the canopy would be maintained.

Commissioner Wussow asked about the north wall sign with the block letters where the script sign was proposed in error to which Mr. Skiouris stated it was always supposed to be block letters and thought this was what was proposed. He stated he can take pictures of other Giordano's signs to show the use of block lettering which is also on the menu. Mr. Skiouris stated he has to keep this sign as is or take it down completely. He stated he will not bear the cost of a new sign as the current wall sign cost \$10,000. Commissioner Loftus asked if the north wall

sign is visible in the summer since the pictures show a leafy tree blocking it to which Mr. Skiouris stated it may be blocked some. Chairman Burdett stated it can be seen more from the side.

Commissioner Wussow stated she understood that Mr. Skiouris would put up awnings if the ARC insisted but that he does not want to, which Mr. Skiouris stated it is very expensive so he does not want to put them up.

Commissioner Loftus asked if the east wall sign is moved does the west wall sign also need to be moved to which Planner Stegall stated that the west wall sign was installed as shown on the previously approved plans. Mr. Skiouris stated he would not move this sign.

Chairman Burdett asked if any members of the public would like to speak about the requests. There was no response and Commissioner Dickie made a motion to close the public hearing on the petitioner's request for revised Exterior Appearance and Sign Variation approval for Giordano's Restaurant & Pizzeria located at 455 Roosevelt Road. The motion was seconded by Commissioner Wussow which carried unanimously by a vote of 5-0.

Chairman Burdett asked the Commissioners for any discussion.

Commissioner Loftus stated that she is in favor of allowing the east wall sign to remain where it is located. She stated she would like to see awnings added to break up the monotony of the building. She stated the front wall sign is OK.

Commissioner Wussow stated she is in favor of allowing the front wall sign to remain as is. She stated she is OK with no awnings. She stated she would like to see the east wall sign relocated over the entry door to more closely adhere to the Village's Guidelines.

Commissioner Dickie stated he can go either way on the awnings as there is no specific preference in the Guidelines. He stated the location is off of Roosevelt Road which is not a pedestrian approach. He stated the north wall sign and west wall sign are fine. He stated the east wall sign is appropriate unless a compromise can be struck and the sign can be relocated above the entry door.

Commissioner Albrecht stated she would like to see the east wall sign relocated above the entry door. She stated she does think awnings are necessary. She stated there is a variance for signage on this building, and the ARC is wiggling on these. She stated the north wall sign can stay. She stated she believed the petitioner needs to get the building back to where it needs to be due to the increased mass of the building resulting from the differences that have occurred.

Chairman Burdett stated that the north wall sign is OK. He stated the east wall sign should be relocated above the entry door. He stated he can go either way with the awnings as he is concerned with the maintenance aspect.

Chairman Burdett stated a summation of the Commissioners to where they are all OK with the north wall sign, a majority would like to see the east wall sign relocated above the entry door, and there was no consensus on the awnings as two like them and two can go either way.

Commissioner Wussow made a motion that the Architectural Review Commission recommend approval of the petitioner's request for revised exterior appearance and sign variance approval based on the original findings of fact for the sign variation in Ordinance 5844.

This motion was made subject to the condition that the Giordano's sign on the eastern elevation of the building is relocated to the tower over the entry door. In doing so, there may be a minor modification to the support of the canopy provided that the change complies with all building codes and the canopy remains.

Commissioner Dickie seconded the motion which carried with a vote of 3-2 with Commissioners Albrecht and Loftus dissenting.

Commissioner Albrecht stated many of the things that happened were good things, but she stated she is not comfortable with the scale of the building without awnings.

IV. Public Comments

There were no public comments.

V. Chairman's Report

Chairman Burdett stated a new member, Jill Mulvihill, has joined the ARC but could not make it tonight as she was ill. Commissioner Mulvihill has historic preservation background.

Commissioner Wussow asked about the window signs at Advanced Auto Parts. Planner Stegall stated that she and Interim Village Manager Burghard went to see the Advanced Auto Parts manager today. She stated Advanced Auto Parts will be submitting an application to amend the condition in the approved ordinance that limits their window signage to 10 percent of the lower window panes. In the meantime, Burghard has given Advanced Auto Parts permission for the installation of the large banner sign recently installed east of the door, as a demonstration of what increased window signage may look like.

Planner Stegall stated that a stone base will be installed around Advanced Auto's pole sign as approved and more landscaping will be installed around the base. Commissioner Wussow asked if the monument sign was put in the place and in the dimensions that the Board approved to which Planner Stegall stated it was.

Commissioner Albrecht stated that the meeting where Advanced Auto Parts came in was an extremely long meeting and the ARC was very specific with them. Commissioner Wussow stated Advanced Auto Parts has not put any signs higher than what they were told. Chairman Burdett stated the store is unusual since there is so much glass in front.

VI. Trustee's Report

No Trustee Report. Planner Stegall stated that President Pfefferman is in the process of assigning a new trustee liaison to the ARC.

VII. Staff Report

Planner Stegall stated there are some ARC meetings on the horizon, possibly June 8th. She stated an eye clinic may be constructing a new building on Taft Avenue.

VIII. Adjourn

Commissioner Albrecht moved, seconded by Commissioner Wussow, to adjourn the meeting at 8:43 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner