

expansion of the parking lot and service building; Phase II would include an expansion of the visitor's center and relocation and enhancements of the animal exhibits. She stated the architectural plans for Phase II have not yet been fully developed, and the Forest Preserve will submit an exterior appearance application for the Phase II improvements at a later date. She noted that a variety of informational, educational and other signage is anticipated with the project which is technically defined as incidental signage. The Forest Preserve is requesting approval of sign variations to allow incidental signage in the CR Conservation Recreation zoning district and to waive the associated regulations for incidental signage. After the project is complete, considerable distance and trees will continue to separate the improved portion of the property from the surrounding residential uses and therefore such signs would not be visible to the surrounding residential properties nor are they anticipated to be visible from Park Boulevard. Therefore, the public benefit in regulating such signs is questionable.

Tim Whelan, Commissioner for District 4 of the Forest Preserve District of DuPage County, 1200 Roosevelt Road, Suite 150; Glen Ellyn, IL, stated the master plan vision of this unique Wildlife Center has been long in planning and hopes the ARC will approve the plans so they can make the project a reality.

Jessica Ortega, Forest Preserve District Landscape Architect Supervisor in the office of Planning, 3 S. 580 Naperville Road, Wheaton, Illinois, stated the Wildlife Center has been at this site for 50 years and serves as an education and rehabilitation center for animals. She presented information on the different educational programs and rehabilitation programs that happen at this location. She stated discussions for the master plan began in 2009 with an open house to collect feedback and comments in March of 2010; the master plan has been approved by the Forest Preserve District. She stated the master plan includes expansion of the visitor center, the out-building and the parking lot among other items.

Commissioner Senak joined the meeting at 7:55 p.m.

Jason Dwyer, Project Executive of Wight and Company, 2500 N. Frontage Rd.; Darien, Illinois, stated the proposed improvements will be done in 2 phases so they can maintain an operational facility. He showed pictures of the existing buildings and a rendering of the master plan and stated the support building will be done in simple materials with fiber-cement siding and a metal shingle roof. He passed around material samples.

Mr. Dwyer stated the parking lot would be done in permeable pavers and expanded to 99 parking spaces. He stated the area around the current parking area is heavily landscaped, and they will need to remove some trees to expand this area, but they also will add more trees back to the area. Ms. Ortega stated the landscape plan includes species chosen from the Appearance Review Guidelines and will be species that are food for birds and resting places for butterflies. She stated they will replace many trees and screening shrubs and add additional flowers, perennials and grasses for color and interest. She stated the building is setback far from Park Boulevard, and the building should not change the character of the neighborhood. She stated about 20% of the removed trees will be ash trees.

Mr. Dwyer showed a picture example of what the incidental signage could look like and stated the sign variation requests are for signage that would be installed on the property providing general information about the property and different exhibits, and many signs would be educational in nature.

Mr. Dwyer stated the parking lot lighting will be LED site lighting for durability and long life. He stated the height of the light poles will be 20 feet and referred to the picture of the lighting in the ARC's packet.

Commissioner Albrecht asked about the parking lot to which Mr. Dwyer stated there are now 53 spaces, and they will expand the lot to 99 spaces. He stated the Zoning Code requires 98 spaces once the visitor's center is updated in Phase II.

Charles Warren, 22W280 Glen Valley Drive, Glen Ellyn, Illinois, asked when Phase II would happen to which Mr. Dwyer stated it will be multiple years before the entire master plan is completed. Mr. Warren asked if they were considering solar power and other green measures to which Mr. Dwyer stated the details have not been finalized; however, sustainable options are being discussed.

Chairman Burdett asked about the signage waiver to which Mr. Dwyer stated there is not a specific category for interpretive signage in the ordinance so this educational signage fell in the category of incidental signage as there is a wide variety of signage. Commissioner Senak asked if there would be any signage that would be dramatically different than other signage that is out in forest preserves already to which Mr. Dwyer stated there would not be as the signage will be in character with the other sites. Village Planner Stegall stated the Forest Preserve would still need to comply with the regulations related to primary signage and that no changes are currently planned to the primary sign near the Park Boulevard entrance. Any primary signage for the main building would be reviewed when the Forest Preserve District comes back for the Phase II improvements.

Commissioner Dohrer made a motion to close the public hearing at 8:15 p.m. The motion was seconded by Commissioner Senak and carried unanimously by a vote of 6-0.

Commissioner Dohrer stated the exterior appearance looks tastefully done and will be a vast improvement. He stated the materials work well together, and the signage is a necessity for this unique property.

Commissioner Thompson stated she thinks the plan is good and likes the landscape plan. She stated she likes the idea of the permeable pavers.

Commission Draths stated she thinks the plan is wonderful and will be well-received. She stated the permeable pavers will be good as well as the materials. She stated she is fine with the signage.

Commissioner Senak stated this looks like a fiscally-responsible plan as there is a balance of the design with the materials. He stated the signage is for a unique use and will enhance the interactive experience of the visitors.

Commissioner Albrecht stated she likes the landscape plan as well as the additional parking spaces and permeable pavers. She stated this 1st step will be a huge improvement and likes the natural organic palette and design. She stated the unique signage variations make perfect sense.

Neighboring property owner Warren suggested that the Forest Preserve will need to look carefully at the drainage in the parking lot to ensure it will be appropriate.

Chairman Burdett stated the service building will fit in to the natural setting, and the colors are appropriate. He stated the landscape plan is appropriate and within guidelines. He stated he is in favor of the signage waiver.

Commissioner Senak made a motion to recommend the approval of:

1. A variation from Section 4-5-11 of the Glen Ellyn Sign Code to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage is not visible from adjacent public ways and adjacent properties;
2. A variation from Section 4-5-5(G) of the Glen Ellyn Sign Code to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties; and
3. The exterior appearance in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508;

subject to the condition that the project shall be installed in substantial conformance with the plans as submitted and the testimony presented at the ARC meeting.

The recommendation for approval of the requested sign variations was made based on the following findings of fact:

1. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the purpose of the Code is to protect adjacent public areas and adjacent properties from an overload of graphic messages. The proposed variances are requested with the understanding the subject signage will not be visible from adjacent public areas and adjacent properties and as such will not detrimentally affect public areas or adjacent properties.
2. If granted, the requested variations will not alter the essential character of the locality because the signage for which the variances are requested will not be visible from adjacent

public areas and adjacent properties, and will be in excess of 300 feet from any lot line and therefore will not affect the character of the locality.

3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because specialized information and interactive signage is desired to promote the uniqueness of the outdoor animal exhibit areas.
4. 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 should the variances not be granted then it may eliminate the ability to provide specialized information and interactive signage within the outdoor animal exhibit area.
5. The supplemental findings of fact in the petitioner's application packet dated May 23, 2013 and recommended approval of the following:

The motion was seconded by Commissioner Draths and carried unanimously by a vote of 6-0.

5. Traveling Architecture and Landscape Awards

Village Planner Stegall stated the Appearance Review Guidelines authorize the ARC to present a "Traveling Trophy Design Award" each year which is "intended to acknowledge excellence in building design." She stated the Vivian Ball Landscape Award "is intended to acknowledge excellence in achieving the aesthetic landscape objective of the Village."

There was a discussion about the about the 6 projects that have been completed since the ARC last reviewed the awards in July 2012.

Commissioner Draths made a motion to award the Traveling Trophy Design Award to The Stand and to not award the Vivian Ball Landscape Award this year. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

6. Public Comment.

None

7. Chairman's Report.

None

8. Trustee's Report.

None

9. Staff Report.

Village Planner Stegall stated there would probably be a meeting on July 24, 2013.

10. Other Business.

None

11. Adjourn.

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Dohrer to adjourn the meeting at 8:44 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner