



Chairman Burdett asked if the existing sign on the corner would remain to which Planning Intern Carlisle stated it would as the proposed signs will be classified as traffic-directional signs. Commissioner Senak asked how the signs compared dimensionally to the Hadley Junior High signs which are close-by to which Planning Intern Carlisle stated he thinks the proposed signs for the church are smaller than the school's signs. Commissioner Senak asked if the current signage makes for traffic issues to which Planning Intern Carlisle stated the proposed signs would provide clarity as they would be double-facing.

Karen Schultz, Facilities Manager at Glen Ellyn Evangelical Covenant Church, 277 Hawthorne Boulevard, Glen Ellyn, Illinois, and Andy Kay, Leadership Director at Glen Ellyn Evangelical Covenant Church, 277 Hawthorne Boulevard, Glen Ellyn, Illinois were sworn in. Mr. Kay stated the proposed signs will be 4 feet in height. He stated since the church is close to Hadley Junior High, there are certain times of the day when traffic is backed up, and there is not enough signage to provide adequate warning about the turn approaching. He stated the church has worked with the Glen Ellyn Police Department to put up barriers to avoid cars cutting through the church's parking lot to get to the junior high.

Mr. Kay stated the concrete material for the proposed signs would have a more contemporary look to match the new addition at the west entrance of the building. Commissioner Senak asked if the materials were chosen due to aesthetics or cost to which Mr. Kay said the choice was a blending of the two. Commissioner Senak asked if there had been a discussion with the Village staff about some use of brick in the signs and the cost difference to which Mr. Kay stated they had spoken with staff about this, and it would cost an additional \$500 to \$600 per sign if brick was used. Ms. Schultz stated each sign will cost approximately \$2,350 without the brick. Chairman Burdett asked if the signs would be lit to which Mr. Kay stated the signs would not be lit.

Mr. Kay stated the directional signs need to be bigger than permitted due to the length of the church name. Mr. Kay stated that the current main establishment sign is limestone with the name of the church etched on the sign, and it can be hard to read. The church plans to replace their main sign and a permit has been issued to allow it to be replaced with a more legible sign.

Commissioner Dickie made a motion to close the public hearing at 7:34 p.m. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

Commissioner Thompson stated the plan for the signs is good. She stated she understands the hardship. She stated she is concerned about the legibility and readability of the sign with so much information on the sign.

Commissioner Dohrer stated there is a definite need for the signs, and the signs look good. He stated he thinks some brick on the sign would look better, and this would be a better use of materials.

Commissioner Senak stated he understands the need for the directional signs and encouraged them to change the graphics a bit so they are more readable. He stated the concrete base should not be very visible.

Chairman Burdett stated the hardship standards have been met for sign variances, and either concrete or brick would look fine on the base of the sign.

Commissioner Senak made a motion to recommend approval of the requested variations from the Glen Ellyn Sign Code as follows:

1. A variation from Section 4-5-6(II) of the Glen Ellyn Sign Code to allow two (2) freestanding traffic directional signs that exceed the maximum height of 4 feet and area of 4 square feet; the signs have a proposed height of 4.02 feet and a proposed area of 10.57 square feet.
2. A variation from Section 4-5-4(R)7 of the Glen Ellyn Sign Code to allow the signs to use a material for the support structure that differs from the primary material on the front façade of the building.

The recommendation was made based of the following findings of fact:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because it would allow signage that helps visitors find church and preschool entrances without difficulty or confusion.
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district because the subject property is a corner lot and its approaching traffic currently passes parking entrances before seeing the church's main sign, leading to unnecessary traffic congestion on neighboring streets.
3. The variation, if granted, would not have an adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because there are very few signs in the neighborhood, and the proposed signs would not create sign clutter.
4. The variation, if granted, would not have an adverse impact on the existing or desired character of the surrounding area because the proposed non-illuminated signs are simple in design and conform to the character of the building and surrounding properties.
5. The variation, if granted, would not endanger the public health, safety of welfare because the proposed signs would make traffic flow more efficient, and would not significantly affect sight lines or present safety concerns.

The Commission also adopted the supplemental findings of fact identified in the petitioner's application packet.

The motion was made subject to the following conditions:

1. That the signs shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Architectural Review Commission.
2. That the petitioner work with staff and consider further changes to the sign as discussed during the public hearing.

The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

### **5. TMC<sup>2</sup>, 450 Duane Street – Exterior Appearance**

Village Planner Stegall stated petitioners Thom and Susan Martin are seeking exterior appearance approval of proposed modifications of the existing building at 450 Duane Street to accommodate a new business TMC<sup>2</sup>. She stated the subject property is located at the northwest corner of Duane Street and Prospect Avenue and is zoned C5B Central Business District, Central Service sub-district. She stated the petitioners currently operate this business out of their home in Glen Ellyn, and the Village is pleased that they have decided to remain in Glen Ellyn. Ms. Stegall stated in order to accommodate the new business, several changes are proposed to the existing building, including the removal of the front entrance and the relocation of the entrance to the east side of the building, the addition of a handicap ramp, new siding in certain areas, painting the building and the addition of two awnings.

Mr. Martin stated the ramp is an ADA requirement so they do need to add this. He stated the colors will be a muted purple and fig, and the vinyl awnings will be the same color as the trim on the building.

Chairman Burdett complemented the landscape plan and asked about the siding. Mrs. Martin stated they will repaint the building except they will replace the siding on the elevation where the porch will be pulled off. Chairman Burdett asked about the sign material to which Mrs. Martin stated the signs will comply with the Glen Ellyn Sign Code.

Commissioner Dickie stated he is happy the petitioners are doing something with this building. He stated the improvements to the building are appropriate, the awnings are great and the ramp looks good.

Commissioner Senak stated the plan is nice, and he is glad they will be adding to the Glen Ellyn business community.

Commissioner Dohrer stated he is glad the petitioners will stay in Glen Ellyn, and he thinks the plan is a good improvement.

Commissioner Thompson stated purple is her favorite color, and she likes the plan.

Chairman Burdett stated the landscape plan and color are good choices.

Commissioner Dickie moved to approve the proposed plans as presented. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

#### **6. HarborChase, 2S678 Park Boulevard – Pre-application Meeting**

Village Planner Stegall stated petitioner HarborChase is the contract purchaser of the property located at 2S678 Park Boulevard and is at this pre-application meeting regarding the potential development of a 98-unit, 2-story assisted living facility at this property. She stated the property is located on the west side of Park Boulevard between Abruzzo Lane and Butterfield Road in unincorporated DuPage County. She stated the site is 3.84 acres, and there is a 10-12 foot upward slope on the property. She stated the Village plans to annex this property as well as the other properties in the area with the exception of the School District 89 property located directly northwest of the intersection. She stated upon annexation, the property would be zoned C2 Community Commercial. She stated this proposal went before the Plan Commission last week.

Charlie Jennings with Harbor Retirement Associates in Vero Beach, Florida, stated they do operate a facility in Plainfield already, and the Glen Ellyn facility will be their next foray into the Chicago market. He stated Harbor Retirement is the developer and will remain the operator of the facility. He stated the project is intended to serve the population in a 5-mile radius, and 75% to 80% of the residents will be from this 5-mile radius. He stated the project is a hospitality-driven design.

Architect Ati Rahimpour from Solomon Cordwell Buenz in Chicago, Illinois, stated this is the second time they have worked with Harbor Retirement Associates, and this design has been adapted for the Midwest. She stated the bulk of the building façade will be brick and stone, broken up with recessed siding and other decorative elements. She stated there will be a lot of landscaping, and the roof equipment will be concealed. She stated the topography and grade change of the site dictated their use of different elevations on different sides of the building as they do not want to regrade the property. She stated at staff's suggestion, the setbacks were moved back. She stated the signs and trash enclosures will be per code, and these will be extensions of the building.

Chairman Burdett asked if the other Harbor Chase facilities are similar to which Ms. Rahimpour stated the physical building was modified to fit the Midwest environment, but operationally, it will reflect the other facilities. Ms. Rahimpour referred the commissioners to the material sample boards.

Chairman Burdett stated the cupola does not seem to fit in with the Midwest architecture to which Mr. Jennings stated the cupola introduces natural light into the building as well as gives the building a warm feeling. Commissioner Senak asked if there were any unique challenges in the design to which Ms. Rahimpour stated they are more aware of mobility requirements and safety as it is an assisted living facility.

Commissioner Senak asked about a buffer between the facility and Glenbard South High School to which Mr. Jennings stated the Plan Commission suggested a soft-edge screening as seniors do enjoy watching others be active. Mr. Jennings stated in the Memory Care Garden, there will be an opaque fence to create a feeling of safety due to the nature of these residents.

Chairman Burdett suggested more landscaping along Park Boulevard. Commissioner Thompson asked about a buffer by the service entrance to which Ms. Rahimpour stated this is on the southwest corner of the building, and they can add more landscaping.

Chairman Burdett stated this is a good plan and summarized the commission's suggestions:

1. Add landscaping to Park Boulevard
2. Addition of a soft buffer to the west side of the building
3. Retaining walls should not be made of concrete

#### **7. Chairman's Report**

Chairman Burdett stated Commissioner Hartweg has been moved to the Plan Commission, and Student Commissioner Howard's term is completed. Chairman Burdett thanked both for their service.

#### **8. Trustee's Report**

Trustee Burket stated Village President Demos confirmed the reappointments of Commissioners Dickie, Thompson and Wussow to ARC. He stated the French Market has moved to Sundays from 9 a.m. to 2 p.m. in the Glenwood Lot. He stated the Board reviewed the feasibility study for an underpass/overpass. He stated the Board did pass a shortened year budget and will start on next year's budget talks soon.

#### **9. Staff Report**

Village Planner Stegall stated there will be a meeting on June 11, 2014.

#### **10. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Thompson moved, seconded by Commissioner Dickie to adjourn the meeting at 8:33 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner