



sign would have on the single-family homes across the street. She stated the petitioner is requesting approval for variations from Section 4-5-8(A)1 of the Glen Ellyn Sign Code to allow a second freestanding sign at Forest Glen Elementary School in lieu of the maximum of one freestanding sign permitted and from Section 4-5-4( E)11 and 4-5-8(a) of the Glen Ellyn Sign Code to allow an internally-illuminated sign in the R2 Residential zoning district where only external illumination is permitted. She stated the petitioner has provided additional materials about the proposed sign, and that staff sent letters to the residents who live across the street from the school.

Jennifer Lewis, former President of the Forest Glen Elementary School PTA, who resides at 221 Forest Avenue, Glen Ellyn, Illinois, stated that the proposed sign has been in the works for many years. She stated the sign would be an important tool for communication with the families of Forest Glen Elementary as well as help to build stronger partnerships between the school and the community. She stated one of the PTA members talked to some of the families across the street from the school, and these families are fine with the proposed sign. She stated they did consider putting the sign on Main Street; however, their targeted audience usually enters through the school's main entrance on Elm Street. She stated there are 40 to 50 events during the school year that do happen later in the afternoon and evening, and the sign could be turned off at 9:00 p.m. as opposed to 10:00 pm as indicated in the application. Ms. Lewis stated they have not heard any adverse comments about the proposed sign, and they did a lot of research to ensure the integrity of the neighborhood was maintained.

Commissioner Senak asked what types of signs the other schools in the district have. Brian Newton, Sales Manager with Parvin-Clauss Signs located at 165 Tubeway Drive in Carol Stream, Illinois, was sworn in and stated that many schools in the Village do have internally-illuminated signs. Commissioner Senak stated the proposed illumination of the sign is within code and asked if this is consistent with others schools. Mr. Newton stated it is. Commissioner Loftus asked about the example illumination source for the test to which Mr. Newton stated they used a light cabinet for this.

Commissioner Dickie asked about the proposed sign being perpendicular to Elm Street instead of parallel where it would be visible to parents waiting in the car line to which Mr. Newton stated the traffic on Elm Street is one-way at certain times of the day, and a perpendicular sign would not work. Ms. Lewis stated a perpendicular sign was considered, but due to the one-way traffic and the financial aspect, they felt it was optimal to have the sign parallel to the street. Mr. Newton stated a perpendicular sign would cost about 15 percent more, and a perpendicular sign would need to be moved up the hill toward the school.

Commissioner Thompson asked about a response from the neighbors to which Ms. Stegall stated the staff did not hear anything from the neighbors, and there were no neighbors in the audience. Commissioner Dickie stated he would be concerned about the resale value of the homes across the street due to this proposed sign and something in writing from the neighbors across the street would have been helpful.

Commissioner Senak moved to close the public hearing at 7:32 p.m. The motion was seconded by Commissioner Thompson and carried unanimously by a vote of 5-0.

Commissioner Thompson stated this is a challenging issue. She stated that she believes the proposed sign is beautiful, and that the architecture is spot-on. However, she stated she is concerned about the proposed illumination in a residential neighborhood, but there have been no comments from the neighborhood residents about this.

Commissioner Senak stated that the variation is balanced with the interests of the community, and the petitioner has done a good job of accommodating these interests. He stated the illumination has been dialed in due to a residential neighborhood which is good. He stated he does like the idea of the sign being turned off when school activities are done. He stated the style of the sign is favorable.

Commissioner Loftus stated his main concern was with the lighting level which has been shown to be within code. He stated he does prefer the sign at Ben Franklin School better as it has a black background, white letters and is illuminated from the top which is less intrusive to the neighborhood.

Commissioner Dickie stated the proposed sign is handsome and likes the landscaping plan. He stated he would like the 9:00 p.m. turn-off time worked into the motion. He stated he would have preferred a perpendicular sign.

Chairman Burdett stated he is in favor of this sign, and the petitioner has met the hardship standards due to the school being on a corner lot. He stated this will be a sufficient communication outreach, and the proposed sign is attractive.

Commissioner Senak made a motion to recommend approval of the requested sign variations based on 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 the purpose of the Code is to help people find what they need without difficulty or confusion.
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature or other condition 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 school building is located on a corner lot in a residential district and the main entrance is on the local street to the north of the building rather than on the main thoroughfare to the east of the building, which also needs signage.
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 signage is to be expected on the existing school

building in the neighborhood and the internally-illuminated manual reader board would only be lit from 4:00 p.m. to 9:00 p.m. Mondays through Fridays.

4. The variations, if granted, would not have an adverse impact on the existing or desired character of the surrounding area because the lighting of the sign would be controlled by a timer and lit from 4:00 p.m. to 9:00 p.m. Monday through Friday so not to disturb the surrounding residents.
5. The variations, if granted, would not endanger the public health, safety of welfare because the sign would be setback from the right-of-way on school property and should help guide students and families to the main entrance of the school building.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property because the signage is for a school building and the purposed of the sign is not for economic gain.
7. The supplemental findings of fact in the petitioner's application packet dated September 2, 2014.

subject to the following conditions:

1. The signage 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. The sign shall be turned off by 9:00 pm.

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

#### **6. Public Hearing – Young's Appliance, 500 Crescent Boulevard**

Commissioner Loftus made a motion to open the public hearing for 500 Crescent Boulevard at 7:45 p.m. The motion was seconded by Commissioner Senak and carried unanimously by a vote of 5-0.

Village Planner Stegall was sworn in and stated that Young's Appliances is requesting several variations from the Glen Ellyn Sign Code in order to accommodate the replacement of a portion of the sign face on their existing freestanding sign at 500 Crescent Boulevard and the restoration of the sign. She stated that the property is located on the north side of Crescent Boulevard between Glenwood Avenue and Main Street in the C5A Central Business zoning district. She stated the sign was installed in 1966 and has become a familiar face in Glen Ellyn's downtown central business district. She noted that the change to the sign face triggers conformance with all of the requirements of the Sign Code and that therefore many of the variations are to allow this existing nonconforming sign to be restored and maintained.

Doug Samuels, President of Young's Appliance located at 500 Crescent Boulevard in Glen Ellyn, Illinois, was sworn in and stated that this kind of sign fits with the historic mindset of the Village. He stated he would like to replace the neon "Frigidaire" section of the sign with a neon "Kitchenaid" section in addition to generally restoring the sign back to its original look and that the rotating mechanism would also be repaired.

Chairman Burdett stated that this is an iconic sign and asked if landscaping could be added at the bottom of the sign as this is the one variation that he was struggling finding a hardship for. Commissioner Senak concurred. Mr. Samuels stated that the landscaping might take away some of the parking, and he is unsure of the benefit to adding landscaping. Mr. Samuels stated the cost for the restoration of the sign is already at \$45,000 so adding landscaping would take the cost higher. Commissioner Thompson stated that she sided with the petitioner on this as plantings could be expensive and hard to maintain due to their location. Commissioner Thompson suggested that planters could possibly be placed in this area. Commissioner Loftus stated the plantings would be so close to the sidewalk that they would not disguise the base of the pole sign.

Commissioner Loftus stated he is on the Historic Preservation Commission (HPC), and the HPC had voted unanimously to support the restoration of this sign as it is an important structure in the Village.

Mr. Samuels stated the current street traffic on Crescent is a one-way street most of the time, and this sign helps to direct customers to the establishment. He stated the sign would rotate for several hours per day, and the sign's lighting would turn off around 10:00 p.m. or 11:00 p.m.

Robert Clauss, President of Parvin-Clauss Sign Company located at 165 Tubeway Drive in Carol Stream, Illinois, was sworn in and stated the neon lighting levels depend on the colors, and there is a math formula that is used to figure out the foot candles. He stated the sign would be under the foot candles allowed in the Sign Code. He stated the sign's lighting conforms to the narrative and not the picture.

Commissioner Senak moved to close the public hearing at 8:18 p.m. The motion was seconded by Commissioner Loftus and carried unanimously by a vote of 5-0.

Commissioner Dickie stated he is very pleased with the proposed restoration of this sign. He stated it would be good to have landscaping, but understands the practicality of not having this. He stated he is glad they will use LED lighting in the marquee.

Commissioner Loftus stated the restoration of this sign will be a great service to the community. He stated if the sign was landmarked, the petitioner might be able to qualify for grant money to help with the restoration. He stated he is not worried about adding landscaping to the bottom of the sign.

Commissioner Senak stated he applauds the efforts to restore the historic character of the sign. He stated the sign is well-designed and asked the petitioner to give thought to adding landscaping.

Commissioner Thompson stated she is happy to see this sign restored and is glad neon is coming back.

Chairman Burdett stated he is in favor of this sign and asked the petitioner to consider adding landscaping.

Mr. Samuels stated the Village maintains the big planters around the Village, and he would be supportive of having the Village add these.

Commissioner Thompson made a motion to approve the requested sign variations based on 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 the purpose of the Code is to help people find what they need without difficulty or confusion, and Young's Appliances is setback 40 feet from the street, making it difficult for customers to find without the help of a freestanding sign and the sign acts as a landmark from afar.
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature or other condition 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 store is setback quite a ways on a long and narrow lot and could become hidden amongst the neighboring buildings without any street signage. Additionally, the sign for which the requests are being made is existing and the subject sign has become somewhat of an iconic symbol in the downtown.
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 a parking lot is located across the street from the store and the sign for which the variations are being requested is existing.
4. The variations, if granted, would not have an adverse impact on the existing or desired character of the surrounding area because the sign for which the variations are being requested has been in place for roughly 50 years and has become an iconic symbol in the downtown.
5. The variations, if granted, would not endanger the public health, safety of welfare because the sign is getting older and parts need to be repaired and restored in order to ensure safety.

6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property because the replacement/restoration of the sign is costly.
7. The supplemental findings of fact in the petitioner's application packet dated September 30, 2014.

subject to the condition that the sign shall be constructed and maintained in substantial conformance with plans as submitted and the testimony presented at the public hearing of the Architectural Review Commission including that the message board shall be lit with LED lighting as indicated in the narrative rather than fluorescent lighting as indicated on the plans.

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

### **7. Pre-application Meeting – 1090 Roosevelt Road, Dunkin Donuts**

Village Planner Stegall stated that the petitioner Dunkin Donuts, contract purchaser of property located at 1090 Roosevelt Road, is here for a pre-application meeting regarding the renovation of the existing building and site at 1090 Roosevelt Road to accommodate a new Dunkin Donuts with a drive-thru. She stated there may be possible sign variations requested when the formal application is submitted. She stated the subject property is located on the north side of Roosevelt Road between Briar Street and Valley Road in the C3 Service Commercial zoning district. She stated in order to proceed with the project, the petitioner will need to receive approval of the proposed Exterior Appearance and any Sign Variations and will appear before the Plan Commission for a pre-application meeting on October 9, 2014 to discuss these requests.

Eric Carlson, Principal at ECA Architects and Planners in Geneva, Illinois, stated the property is the former Inland Bank building. He showed pictures of the proposed elevations and stated they will paint the building, add a signature tower element, cover the fascia with EIFS and redo the drive-thru among other updates. He stated they would have a landscape architect do a full plan for the formal application.

There was a discussion regarding possible sign variations, proposed locations for the mechanical equipment, changes to the drive-thru and updates to the lighting fixtures.

Chairman Burdett asked if there would be hardy plank as there is on the other Dunkin Donuts to which Mr. Carlson stated there would be. Chairman Burdett asked if the exterior walls are in good condition to which Mr. Carlson stated the walls are in good shape and just need to be painted.

Commissioner Loftus asked if the speed bumps in the parking lot would remain to which Mr. Carlson stated these would probably be removed.

Commissioner Thompson stated she is glad to see this site being used. She stated she is excited to see the landscape plan and outdoor seating.

Commissioner Senak stated he is glad to see they are rehabbing the existing structure and is favorable to the proposed plan. He stated he does want to see more landscape detail with the formal application.

Commissioner Loftus stated he hopes the building will closely resemble the rendering as he likes the clean lines and use the existing building. He stated any rooftop mechanical units should be screened.

Commissioner Dickie stated the design looks great, and he does want to see a landscape plan.

Chairman Burdett stated he likes the tower and clean lines of the building. He stated he does want to see the rooftop mechanicals screened and suggested the addition to bollards in the drive-thru. He stated he would like to see detailed lighting and landscaping plans as well as a material board when the formal application is presented.

#### **8. Chairman's Report**

Chairman Burdett stated he received a letter from the Civic Betterment Party about possible candidates to run for Village Trustee and Library Board Trustee.

#### **9. Trustee's Report**

Trustee Burket stated the Board is discussing the Opus and Next Generation projects, and budget meetings will start soon.

#### **10. Staff Report**

None

#### **11. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Senak to adjourn the meeting at 9:25 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner