

# MINUTES

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BOARD / COMMISSION: Architectural Review      DATE: April 6, 2016

MEETING: Regular      CALLED TO ORDER: 7:00 PM

QUORUM: Yes      ADJOURNED: 7:30 PM

MEMBER ATTENDANCE:      PRESENT: Chairperson Burdett, Commissioners Albrecht, Burket, Dieter, Klimala, Loftus, Thompson, and Wussow

ABSENT: Commissioner Dickie

ALSO PRESENT:      Village Planner Stegall, Temporary Recording Secretary Blake

AUDIENCE:      None other than regarding Petition

## **I. CALL TO ORDER:**

Chairperson Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:00 PM in the Civic Center at 535 Duane Street; Glen Ellyn, Illinois. Roll call was taken, and a quorum was present

## **II. PUBLIC COMMENT (NON-AGENDA ITEMS)**

None

## **III. APPROVAL OF MARCH 9, 2016 MEETING MINUTES**

Commissioner Wussow asked that page 4 of the March 9, 2016 minutes be clarified to indicate that storefront windows extending to the ground would be viewed differently in the downtown. Commissioner Wussow moved to approve the March 9, 2016 meeting minutes as amended. The motion was seconded by Commissioner Loftus and carried unanimously by a vote of 8-0.

## **IV. PUBLIC HEARING – 444 ROOSEVELT ROAD**

Commissioner Loftus moved, and Commissioner Wussow seconded opening the public hearing. The motion was passed by a vote of 8-0.

Planner Michele Stegall presented the project and summarized the Staff Report. The Petitioner is requesting from this Commission approval of a variation from Section 4-5-5(J) of the Glen Ellyn Sign Code to allow the existing pole sign on the property to remain whereas it would otherwise be prohibited, and a variation from Section 4-5-10(A)2 of the Glen Ellyn Sign Code to allow a freestanding sign with an area of 72 square feet in lieu of the maximum area of 50 square feet permitted.

The new store is DeSitter Flooring, located in the old Bende store. It is on the northwest corner of Sunset Avenue and Roosevelt Road in the C3 Service Commercial Zoning District.

A new wall sign on the building complies with Code and has been issued a permit. However, the pole sign is not in conformance, in that it is a pole sign and exceeds the maximum allowed square footage. The Petitioners have stated that they are willing to replace the pole sign with a compliant freestanding sign within 30 months. The new Sign Code adopted in 2014 no longer allows pole signs. The Petitioners have some options for a new monument or other type of sign.

Petitioner and Co-Owner Steven DeSitter, whose office is at One Timber Court; Oakbrook, Illinois was sworn in. He expressed his appreciation for the Commission being willing to hold a special meeting for this petition. He is petitioning for more time to address the pole sign matter rather than to argue with the Code. The financial focus has been the grand opening, and it will cost approximately \$25,000 to remove and replace the sign, in addition to being unable to accomplish it before the opening. He also said that, given more time, the petitioner will be able to create the best looking sign for the company and the Village. It will be replaced within 30 months.

In response to Commissioners' questions, Mr. DeSitter said that the replacement sign will be as shown in the packet. The building sign has previously been approved by staff. The pole sign will be internally lit, although the wall sign is not. The wall sign will include the words "carpet, hardwood, tile and more".

There being no more questions, Commissioner Loftus moved, and Commissioner Wussow seconded closing the public hearing. The motion carried by a vote of 8-0.

#### COMMISSIONERS' COMMENTS

Commissioner Thompson said that the Petitioner presented the case well. There is a hardship in this case, and appreciated that the 30 months are necessary.

Commissioner Dieter acknowledged the Petitioner's appreciation for the Village Code, and he was in support of the request.

Commissioner Wussow felt the variation was appropriate.

Commissioner Loftus was in support of the request.

Commissioner Burket expressed support for the variance and thanked the Petitioner for moving his business to Glen Ellyn.

Commissioner Klimala echoed the comments made and expressed support for the variance.

Commissioner Albrecht stated her support for the request.

Mr. DeSitter noted the willingness of the Village staff to assist with the relocation of his business, and expressed appreciation for the building itself, the location and the community in general.

Commissioner Loftus moved, seconded by Commissioner Klimala to recommend approval of the requested sign variations based on the following findings of fact:

1. The request complies with the Statement of Purpose in the Glen Ellyn Sign Code because the sign is well maintained and has been in place for 26 years. It does not obscure the efforts of other local businesses along Roosevelt Road and will be replaced with a conforming sign within 30 months; and
2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, 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 petitioner is proposing to reface the existing sign and has agreed to bring the sign into compliance with the Code within 30 months; and
3. The variation, if granted, would have no 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 the sign was engineered with a 10 x 10 steel post, is well maintained and was repainted last October. The sign has been in existence for 26 years; and
4. The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area because the sign has been in place for 26 years and will have a simple and clear message that will not adversely conflict with the signage efforts of neighboring properties ; and
5. The variation, if granted, would not endanger the public health, safety, or welfare.

The recommendation for approval is made subject to the following conditions:

- A. The sign shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Architectural Review Commission.

- B. That the variations shall only be valid for a maximum of 30 months after which time the Petitioners shall remove the freestanding pole sign and replace it with a sign that confirms with the Sign Code.

The motion carried unanimously by a vote of 8-0.

**V. TRUSTEE'S REPORT**

None

**VI. CHAIRMAN'S REPORT**

Chairman Burdett announced that he is stepping down as Chair and is leaving the Commission. He will stay on until the end of the month. All Commissioners expressed that he will be missed.

**VII. STAFF REPORT**

Village Planner Stegall said there will be two more meetings in April. True North is coming back before the Commission for an additional pre-application meeting for the project at Stacy's Corners. It is possible that the owner of Roosevelt Glen will be before the Commission later in the month.

Commissioner Wussow asked how it was that the existence of a pole sign on the property was not caught earlier in the approval process. Village Planner Stegall said that there is a checklist for each new business, and it was suggested that Sign Code compliance be added to it. Commissioner Wussow asked if the Dominick's sign at Baker Hill is not in compliance as the location is vacant, but the sign is still backlit. Staff will investigate. Staff will also follow up on the condition of the signage and fence at the apartment building behind the new DeSitter location.

**VIII. ADJOURN**

There being no other business, Commissioner Wussow moved, several seconds were heard, to adjourn the meeting at 7:30 PM. The motion carried unanimously by a vote of 8-0.

Submitted by Karen Blake, Acting Recording Secretary

Reviewed by Village Planner Stegall

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