

**Minutes of the Community Design Commission/ Forestry Sub-Committee Special Meeting
Held on Nov. 30, 2016 at 7:15 p.m.
At Village Hall in Room 101**

Attendees: Chair Douglas Chien; Commissioners Juan Betancur, Julie Carpenter, Susan Ebner (left at 8:55p.m.), Teresa Heit-Murray, Adam Kallish, Richard Katz, Lloyd Natof, Nick Sinadinis and Cindy Wong

Absent: Commissioners Mitchell Murdock, C. Scott Smith and Aaron Stigger

Also present: Craig Failor, Village Planner; Mike Bruce, Zoning Administrator
Philip Barash and Sam Pease, Sasaki Associates, wayfinding consultants

Community Design Commission Meeting called to order at 7:15 p.m. and roll was called. A quorum was present.

Non-Agenda Public Comment:
None.

Chair Chien said due to a lack of a quorum, the Forestry Subcommittee did not meet.

Forestry Superintendent Report Overview:

Chair Chien reviewed the Forestry Superintendent's report. He said 194 trees were planted through mid-November. The forestry department would be putting out for bid contract work like tree pruning, planter maintenance, etc.

Minutes:

Chair Chien asked for corrections. Commissioner Sinadinis moved to approve the minutes from October 26, 2016 as submitted. Commissioner Carpenter seconded. A voice vote was taken and the minutes were approved unanimously.

Public Hearing(s); Sitting as the Design Review Committee:

Roll was called; a quorum was present.

Cal. No. 05-16-DRC: 1010 Lake Street; Regus

Regus, the Applicant, is requesting that a variation be granted from Section 7.7.15 (D) (5) of the Sign Code of the Village of Oak Park, which section requires that wall signs shall be located on the sign frieze or the sign band of the building immediately above the first floor window and below the second floor window sill in the case of a two-story building, in order to install a wall sign located approximately 26 feet above grade just below the third-story window sill.

Ms. Karen Dodge, from South Water Signs was representing Regus, the applicant. She said as Regus rents space in the building, the variance request was due to a lack of exposure and the signage would increase awareness. She showed commissioners pictures of signs on existing businesses above the first floor. Chair Chien asked if Regus owned the building. Ms. Dodge said they leased the entire second floor. Commissioner Betancur asked if the sign would be lit at night. Ms. Dodge indicated it would.

Mr. Failor reviewed the staff report. He said staff was not in support of the proposal. One major reason was that 1010 Lake Street has multiple tenants and the concern was allowing one sign might trigger additional requests from businesses in the building. Chair Chien asked about the Shaker sign downtown. Mr. Failor said the sign has been there a long time and Mr. Shaker owns the building. Commissioner Carpenter asked about the Sushi House sign. Mr. Failor said they occupy the first floor of the building and they might have gotten a

variance. Commissioner Ebner said seeing the sign wouldn't necessarily alert you that Regus was leasing space as she didn't know what type of business Regus was. Mr. Bruce said for Sushi House, a sign existed previously on the second floor and was grandfathered in when the façade was redone. Commissioner Kallish said the sign code should be updated to address the increasing high rise developments as traditionally, Oak Park has had mid and low-rise buildings. Commissioner Betancur said in Chicago there weren't multiple floors of signage on every high rise showing the occupants of the building. Commissioner Katz asked if the sign would be in compliance if it was placed on the band where '1010' was on. Mr. Bruce said as the business wasn't located at that floor, it would then be classified as an off-premise sign. Commissioner Kallish said the code needed to be updated. Commissioner Sinadinos said conventional signage for this type of building calls for suspended sign boxes hanging in the arcade, identifying ground level tenants. He said he doesn't believe he's ever seen upper level tenants identified. Commissioner Betancur noted retail tenants had signage, non-retail tenants typically did not. Commissioner Sinadinos agreed, saying if the applicant owned the building then it wouldn't be unusual to have an owner's name on it. Commissioners reviewed pictures of the first floor signage.

Commissioner Katz moved to approve the variance. Commissioner Natof seconded. A roll call vote was taken:

Katz – no
Natof – no
Carpenter – no
Heit-Murray – no
Ebner – no
Kallish – yes
Sinadinos – abstain (he is involved in a project with South Water Signs)
Wong – no
Betancur – no
Chien – no

The motion failed 1-8 with one abstention.

Other Business:

Resolution Approval

Free Church; 921 North Kenilworth Ave

Commissioner Katz moved to approve the variance resolution. Commissioner Kallish seconded. A voice vote was taken and the motion passed unanimously.

Pilgrim Church; 460 Lake Street

Commissioner Carpenter moved to approve the variance resolution. Commissioner Heit-Murray seconded. A voice vote was taken and the motion passed unanimously.

Wayfinding Signage Update

Mr. Philip Barash, from Sasaki Associates the consultant for the wayfinding project, gave an overview of the project. He said they were at the conclusion of the concept design phase of the project. There were three initial design prototypes that commissioners could comment on. He said the prototypes would be displayed at Village Hall for the next two weeks to solicit feedback from the public.

He said scheme one simplified the message in a modern way but paid attention to detail. Mr. Sam Pease, Sasaki Associates, said it was a modern structure with color and texture. He said district identification was identified through different color schemes. He said the missing link from the current system was pedestrian and bike signage- so they would be focusing a lot on this. He reviewed the prototypes and the renderings.

Mr. Barash said scheme two was influenced by the prairie style as a philosophy and the prairie as a natural, timeless landscape. Mr. Pease reviewed the prototypes and the renderings. Mr. Barash noted there was an extra side to the sign face on the pedestrian kiosks in scheme two.

Mr. Barash said scheme three retained the tradition and design legacy of Oak Park but would reduce the number of components and keep it streamlined and slick. Mr. Pease reviewed the prototypes and renderings. He said they were considering patina bronze or oxidized metal with a veneered stone on the bottom panel of some signs.

Commissioners discussed the various schemes and reviewed the prototypes around the room. After discussion, Chair Chien asked for a preliminary, nonbinding vote on the schemes. Commissioners noted a vote on each board. Commissioner Carpenter asked about long-term maintenance of the schemes. Mr. Barash said after the recommended scheme was chosen, they would get maintenance information from the fabrication vendor and present that to commissioners. Mr. Pease said they will propose a maintenance plan and a facing plan as all signs will not be implemented at once, due to cost and fabrication timing. A short discussion ensued about the cost of fabrication and maintenance. Mr. Barash said at this initial design phase, determining costs would be very difficult. Mr. Pease said once a scheme was recommended, they would send out the package to fabricators to get some initial pricing.

Staff Report

Mr. Failor said there would be a public hearing tomorrow night for the proposed changes to the zoning code before the Plan Commission. He said any comments commissioners might have should be directed to him before January.

Adjournment:

The meeting ended at 9:10 p.m.

Angela Schell,
Recording Secretary