

**Minutes of the Community Design Commission/ Forestry Sub-Committee Meeting
Held on August 26, 2015
At Village Hall in Room 101**

Forestry Sub-Committee Meeting called to order at 6:45 p.m.

Attendees: Chair Douglas Chien; Commissioner James Rolfes

Absent: Commissioner Michele Wheeler

Also present: Craig Failor, Village Planner; Rob Sproule, Village Forester

Discussion regarding forestry issues:

Mr. Sproule gave an update on the forestry division. He said the division has requested money in the 2016 budget to fund landscaping for plantings on Kenilworth Avenue. The subcommittee discussed the parkway plantings education effort. The subcommittee will research information for a future meeting. This will then be added to the Village website.

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

Attendees: Chair Douglas Chien; Commissioners Teresa Heit-Murray, Adam Kallish, Richard Katz, Christina Loranz, Lloyd Natof, James Rolfes, Nick Sinadinos and Aaron Stigger

Absent: Commissioners Julie Carpenter, Susan Ebner, John Schiess and Michele Wheeler

Also present: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator

Non-Agenda Public Comment: None

Mr. Bruce noted that 812 Madison Street, Sugar Beet Co-op, has asked for a continuance to the next meeting.

Minutes:

Commissioner Rolfes moved to approve the minutes from July 22, 2015. Commissioner Sinadinos seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

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

Cal. No. 03-15-DRC: 855 Madison Street, Core Power Yoga: Michael Chin, applicant, is requesting that variations be granted from Section 7-7-15 (D) (1) (b) and 7-7-15 (D) (5) of the Sign Code of the Village of Oak Park, to permit the installation of two wall signs, one along the east elevation of the building on the mansard roof, where there is no street frontage, and one on the west elevation of the building on the mansard roof.

Mr. Bruce reviewed the application. Mr. Michael Farley, on behalf of the applicant, said the business was relocating from River Forest into Oak Park. He said the trees obstruct visibility on Madison Street. He said the building was not a true two-story building as the first level was partially below grade. He said the trees block everything on the west side except for the top of the building. He said there was an alleyway and a commercial building next to them and having signage on the west side would be extremely beneficial. He said they were doing a lot of improvements to the building and the signs would be tasteful.

Mr. Farley showed renderings of the signs. Commissioner Natof said putting signage on the mansard was concerning because the mansard was a defining architectural element. He said there was a lot of wall space that the signs could go on, especially on the brick. He said it was more of a landscaping problem. Commissioner Katz said he felt the sign on the mansard was in the right place as it was not a true two-story building.

Commissioner Sinadinos asked if the applicant considered putting the sign right above the sill line. Mr. Farley said it would cover some of the windows and above the sill would still require the same variance. Commissioner Natof said the current tenant has a sign that reads well that was below the sill line and there was a lot of space below the sill line and even above, but he was not in favor of it on the mansard.

Commissioner Heit-Murray said it reminded her of the School of Rock application where the business painted on the side of the building and she suggested this to the applicant. Mr. Farley said the business was a higher-end business and that look wouldn't fit with the brand. Commissioner Rolfes asked if they considered a blade sign. Mr. Farley agreed but said it would not be large enough or visible enough. Commissioner Loranz said a lot of buildings don't have side signs and still generate business from the front signage. Commissioner Stigger said they've seen larger and brighter signs and this application seemed reasonable. Commissioner Kallish agreed.

Commissioner Natof said the variance was not about size, it was about location and it was placed on what architecturally reads as a roof. He said it was concerning. He said most of the trees were on the property. Commissioner Sinadinos agreed and said there was plenty of space on the brickwork and the mansard was an awkward place for a sign. Commissioner Loranz said she hasn't seen an argument for a sign on the west, typically signage on the side was allowed when signs on the front were not possible. Mr. Farley said it was like a corner lot with the parking and alley and they believed it was an obvious place for signage. Mr. Farley said it was also not a true roof so it was not above the roof line.

Mr. Bruce recapped the variances requested. Commissioner Heit-Murray suggested voting on each variance.

Commissioner Loranz moved to approve the variance on the west elevation- putting the signage on the mansard roof. Commissioner Stigger seconded. A roll call vote was taken:

Loranz- no
Stigger – yes
Sinadinos- no
Heit-Murray – no
Natof – no
Katz – yes
Rolfes – yes
Kallish –yes
Chien – yes

The motion passed 5-4.

Commissioner Natof moved to approve the variance on the east elevation- allowing signage. Commissioner Sinadinos seconded. A roll call vote was taken:

Natof – yes
Sinadinos – no
Loranz – no
Heit-Murray – yes
Stigger- yes

Katz – yes
Rolfes –no
Kallish – yes
Chien – yes

The motion passed 6-3.

Commissioner Stigger moved to approve the variance on the east elevation- allowing a sign on the mansard. Commissioner Kallish seconded. A roll call vote was taken:

Stigger – yes
Kallish – yes
Sinadinos – no
Loranz – yes
Heit-Murray – no
Natof – no
Katz- yes
Rolfes –yes
Chien – yes

The motion passed 6-3.

Cal. No. 04-15-DRC: 1107-1109 South Boulevard, Connolly Public House Inc.; Connolly Public House Inc., applicant, is requesting a variation from Section 7-7-15 (D) (1) (a) of the Sign Code of the Village of Oak Park, which section allows only one wall sign per street frontage, to permit the installation of ten (10) wall signs along the north elevation (South Boulevard) of the building.

Mr. Bruce reviewed the application. Mr. Michael Connolly and Ms. Natalie Connolly were present. Mr. Connolly said they were looking to do a façade construction with signage that was common on traditional Irish pubs. He said the scale fits the large building. Commissioners agreed it was within character and an improvement. Commissioner Natof asked about lighting. Mr. Connolly said there would not be any backlighting, only goose-neck lighting.

Commissioner Natof moved to approve the variance with the condition that the lighting does not change from the application. Commissioner Loranz seconded. A roll call vote was taken:

Natof- yes
Loranz – yes
Sinadinos –yes
Heit-Murray –yes
Stigger- yes
Katz- yes
Rolfes –yes
Kallish – yes
Chien – yes

The motion passed 9-0.

Cal. No. 02-15-DRC: 812 Madison Street, Sugar Beet Co-op; Sugar Beet Co-op, applicant, is requesting a variation from Section 7-7-15 (C) (1) of the Sign Code of the Village of Oak Park, which requires that permanent window signs affixed to or painted on the inside of a window shall occupy no more than twenty-

five percent (25%) of the surface of each window area, in order to maintain their existing window signage that covers more than 50% of certain window areas.

Mr. Bruce said the applicant requested this be continued to the next CDC meeting. Chair Chien asked commissioners for a vote of continuance for the application. A voice vote was taken and it was approved unanimously.

Other Business:

Sign Ordinance Review

No updates at this time.

Cavalcade of Pride Awards Discussion

Mr. Failor reviewed the selections so far with pictures that were available:

Zone 1: 715 N. Oak Park Ave.

Zone 2: 438 Augusta Street

Zone 3: 818 N. Ridgeland Ave.

Zone 4: 338 Wisconsin Ave.

Zone 5: 305 N. Ridgeland Ave.

Zone 6: 307 S. Cuyler Ave.

Zone 7: 526 S. Kenilworth Ave.

Zone 8: 1110 S. Clarence Ave.

Zone 9: 723 S. Taylor Ave.

Block: 1000 S. Scoville Ave.- **to be finalized next meeting**

Garden: 714 Home Ave.; 1143 S. Clarence Ave.; 215 S. Euclid Ave.; 227-229 S. Euclid Ave.; 629 Wenonah Ave.; 705-711 S. East Ave. – **to be finalized next meeting**

Good Neighbor: Wire 6815 W. Roosevelt Rd., Berwyn

Multi-Family: 1019-1023 S. Oak Park Ave.

Sign: Gem Jewelry 135 N. Oak Park Ave.

Commercial: Salerno's 7128 Roosevelt Rd.

Reports:

Commissioner Katz said the Stewardship Awards ceremony has been moved to December 9, 2015 at the 19th Century Club.

Mr. Failor noted the November CDC meeting falls on the Wednesday before Thanksgiving, so commissioners may want to move it to the week before on November 18, 2015. Commissioners agreed.

Mr. Failor said the Board would be meeting on the Lake Street streetscape on September 14, 2015. The Zoning Ordinance update first draft framework for Madison Street would be presented to the Madison Street Coalition on September 2, 2015 and the Plan Commission on September 3, 2015. The design guidelines public hearing before the CDC would be in October. The Chicago Avenue at Harlem streetscape is moving forward, the final designs would come back to the CDC at a later date.

Adjournment: The meeting ended at 9:02 p.m.

Angela Schell,
Recording Secretary