

**Minutes of the Community Design Commission Special Meeting
February 8, 2017 at 7:30 p.m.
At Village Hall in Room 101**

Community Design Commission Meeting called to order at 7:30 p.m. and roll was called. A quorum was present.

Attendees: Chair Douglas Chien; Commissioners Susan Ebner, Teresa Heit-Murray, Richard Katz, Lloyd Natof, C. Scott Smith, Aaron Stigger and Cindy Wong

Absent: Commissioners Juan Betancur, Mitchell Murdock, Adam Kallish and Nick Sinadinos,

Also present: Michael Bruce, Zoning Administrator

Non-Agenda Public Comment:

None.

Minutes:

None.

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

Roll was called, a quorum was present.

Cal. No. 01-17-DRC: 6729 North Avenue, US Bank

David Pilz with Sign Effects, on behalf of US Bank, is requesting that a variation be granted from Section 7.7.15 (D) (1) (b) of the Sign Code, which section requires that wall signs for buildings located on corner lots shall only be placed along the front lot line or the corner lot line. The proposal shows a “US Bank” sign located on the west elevation of the building, an area where there is no street frontage.

Mr. Bruce explained the application and said the Project Review Team reviewed the application and was in support of the variance as the west elevation was the main entrance to the bank.

Mr. John Esposito with Sign Effects was present. He said the bank was asking for the variance as the entrance was on the west side. Chair Chien asked if there would be signage on the North Avenue side. Mr. Esposito agreed. Chair Chien asked for comments and questions from commissioners. Commissioner Stigger asked if the sign was illuminated and if the signs would be lit all night. Mr. Esposito said he was unsure on the timing of the lighting but that it would be illuminated. Commissioner Heit-Murray asked if the signage matched the signage on North Avenue in size and design. Mr. Esposito agreed. Commissioner Wong asked if a commercial building faced the west elevation. Mr. Esposito agreed.

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

Chien –yes

Heit-Murray – yes

Katz – yes

Ebner – yes

Stigger – yes

Natof – yes

Smith – yes

Wong – yes

The motion passed 8-0.

Cal. No. 02-17-DRC: 932 Lake Street, Edward-Elmhurst Health Center

Ernie DiFiore with Modern Signs, Inc., on behalf of Edward-Elmhurst Health Center, is requesting that variations be granted from the following sections of the Sign, to permit the installation of two (2) wall signs, one on the east elevation of the building where there is no street frontage and said sign is located above the second story window sill, and one along Lake Street located above the second story window sill.

1. Section 7-7-15 (D) (1) (a), which section requires that wall signs for buildings located on interior lots shall only be placed along the front lot line. The proposal shows Sign # 1, a white illuminated channel letter sign that states “Edward-Elmhurst Health/Health Center sign”, located on the east elevation of the building where there is no street frontage.

2. Section 7.7.15 (D) (5), 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 sills in the case of a two-story building. The proposal shows Sign # 1, a white illuminated channel letter sign that states “Edward-Elmhurst Health/Health Center sign”, located above the second floor window sill.

3. Section 7.7.15 (D) (5), 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 sills in the case of a two-story building. The proposal shows Sign # 2, a white illuminated channel letter sign that states “Immediate Care” located above the second floor window sill along Lake Street.

Mr. Bruce reviewed the request. He said the Project Review Team was in support of the proposal as the entire floor would be one single user and the east elevation was the main and only entrance to the health center. Commissioner Ebner confirmed the health center would be on the entire floor and not just the corner. Mr. Bruce said it would be the entire floor. Commissioner Natof asked if the signs would be illuminated 24 hours a day. Mr. DiFiore said it would as it was an immediate care facility. Commissioner Natof asked if the facility would be open 24 hours. Mr. Mark Hoffman, from Edward-Elmhurst Health Center, clarified that the facility would be open 8 a.m. to 8 p.m. during the week and 8 a.m. to 6 p.m. on weekends and holidays.

Commissioner Natof said he was concerned at how big and bright the sign would be for people who live across Lake Street and any other residential neighbors. Commissioner Ebner said she was concerned it would set a precedent for the signage of the building. Mr. Bruce said the ground floor tenant would have its own signage and this would be the only tenant on the second floor. Commissioner Ebner said she was concerned about the size. Mr. DiFiore said the backer channels would match the façade of the building so only the white letters would be visible; the panel was much larger. Commissioner Smith noted the size was not included in the variance; it was the location above the first floor and the elevation location. Commissioners discussed the dimensions of the proposed signage. Commissioners reviewed the entrance location.

Commissioner Smith asked about village policy on sign maintenance, for example if a bulb were to go out. Mr. Bruce said he would be notified via a complaint and he would then notify the business to fix. Commissioner Stigger asked if the bulbs were dimmable. Mr. DiFiore said that dimmers could be made for this as well as timers. Chair Chien said he was concerned about illumination and would prefer when the business was closed the sign would be off; in particular, the immediate care sign. Mr. Hoffman said it does help to have a sign illuminated for immediate care for visibility purposes. Commissioner Stigger said he understood the branding value after closing time but perhaps to help with light pollution a compromise would be to dim the lights after close and then lights off after midnight or 1 a.m.

Commissioner Heit-Murray asked about lowering the signage to help people find the entrance. Mr. Hoffman said there would be vinyl graphics on the door to signify the entrance and there was interior signage at the elevator lobby. Commissioner Natof said after discussion, he didn't believe the sign would be overly bright and felt the size and scale was appropriate and wouldn't feel the need to put a restriction on the lighting.

Commissioner Katz asked if a complaint came in later, could dimmers or timers be added. Mr. DiFiore said it was possible to retrofit the sign later. Mr. Hoffman said they would be a good neighbor and respond to any such complaints. Commissioners discussed costs and procedure on retrofitting the lighting should complaints come in.

Commissioner Stigger suggested that interior lighting within the development will probably create more lighting than this signage due to the amount and size of the windows. Commissioner Katz agreed. Commissioner Stigger said after discussion, he was not concerned about brightness.

Commissioner Stigger moved to approve the variances as requested. Commissioner Ebner seconded. A roll call vote was taken:

Chien – yes
Heit-Murray – no
Katz – yes
Ebner – yes
Stigger – yes
Natof - yes
Smith – yes
Wong – yes

The motion passed 7-1.

Mr. Bruce explained that the applicant has asked for the resolution to be approved tonight in order to expedite the process. He gave commissioners the resolution and commissioners reviewed it.

Commissioner Katz moved to approve the resolution as presented. Commissioner Wong seconded. A roll call vote was taken:

Chien – yes
Heit-Murray – no
Katz – yes
Ebner – yes
Stigger – yes
Natof - yes
Smith – yes
Wong – yes

The motion passed 7-1.

Other Business:

None.

Adjournment:

The meeting ended at 8:10 p.m.

Angela Schell,
Recording Secretary