

**Minutes of the Community Design Commission Special Meeting  
June 26, 2019 7:00 p.m.  
Village Hall Room 101**

Community Design Commission Meeting called to order at 7:05 p.m. and roll was called. A quorum was present.

**Attendees:** Chair Douglas Chien; Commissioners: C. Scott Smith, Juan Betancur, Cindy Wong, Greg Kolar, Richard Katz and Jason Bergwerff.

**Absent:** Commissioners: Jonathan Kirk and Nick Sinadinos

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

**Non-Agenda Public Comment:** None

**Minutes:**

May 22, 2019: Commissioner Katz moved to approve the minutes. Commissioner Smith 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. 04-19-DRC: 1000 Lake Street, Albion at Oak Park LLC.** The Applicant Albion at Oak Park LLC is seeking variations from the following sections of the Sign Code of the Village of Oak Park, to permit the installation of two (2) signs, a projecting sign composed of two (2) parts and a wall sign both located on the south elevation of the building. 1. Section 7-7-15 (B) (1) (a), which section requires that the maximum area of a projecting sign located within the Downtown Sign Overlay District shall not exceed 24 square feet; whereas the proposal features a 68.25 square foot projecting sign on the south elevation of the building; 2. Section 7.7.15 (B) (4), which section requires that the top of a projecting sign shall not be higher than 20 feet above a thoroughfare; whereas the proposal features a projecting sign located approximately 33'-4" above the thoroughfare; and 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; whereas the proposal features one wall sign on the south elevation located above the second floor window sill.

Zoning Administrator Bruce provided an overview of the staff report.

Mr. Andrew Yule, developer/owner provided an overview of the proposed signage. Mr. Yule discussed the materials for the two signs, their position on the building and described their illumination. Questions arose regarding the sign's connection to the building why the sign positions were chosen. The Commission also discussed the variance requests in relation to other similar sign in the downtown area. They Commission reviewed the standards for reviewing the variation requests.

Commissioner Katz made a motion to approve the application as submitted; Commissioner Betancur seconded the motion. A roll call vote was as follows:

Katz	Yes
Betancur	Yes
Wong	Yes
Smith	Yes

Bergwerff	Yes
Kolar	Yes
Chair Chien	Yes

Mr. Bruce provided the resolution for approval.

Commissioner Katz made a motion to approve the application as submitted; Commissioner Kolar seconded the motion. A voice vote was as follows:

Katz	Yes
Kolar	Yes
Betancur	Yes
Wong	Yes
Smith	Yes
Bergwerff	Yes
Chair Chien	Yes

**Other Business**

**PRELIMINARY CONFERENCE: 1022 Lake Street: Lake Theatre;** The Applicant Willis G. Johnson has filed a written request for a preliminary conference with the Community Design Commission to discuss their plans to modify the existing manual reader boards on the west, south and east elevation of the Lake Theatre marquee sign and replace with digital boards. The current Sign Code does not allow electronic message signs. At the conference, the Community Design Commission shall give consideration to preliminary exterior drawings, sketches or photographic examples, landscape and site plans and materials on a specific project, and shall provide the applicant with guidance in the development of a plan which would be consistent with the requirements and purposes of the sign Code.

Mr. Willis Johnson, theater owner and operator, provided an overview of the proposed project of replacing the exiting manual signage panels with electronic signage on all three sides of the Lake Theater marquee. Videos of various theaters were presented. The Commission discussed the inquiry. They supported electronic panels for all three sides, but would prefer the south facing panel be black and white only, keeping with the current style and design. Colors can be on the east and west panels.

**PRELIMINARY CONFERENCE: 812 Madison Street: The Sugar Beet Food Co-op;** has filed a written request for a preliminary conference with the Community Design Commission to discuss new graphics and design for their outward facing windows. At the conference, the Community Design Commission shall give consideration to preliminary exterior drawings, sketches or photographic examples, landscape and site plans and materials on a specific project, and shall provide the applicant with guidance in the development of a plan which would be consistent with the requirements and purposes of the sign Code.

The manager and marketing director presented preliminary ideas for the windows along Madison Street and Grove Avenue. Their concept was to make it fun looking with hand-drawn active scenes. The advertising concept had statements and people on each window. Mike Bruce indicated that only 25% of the window’s surface can be covered with permanent signage. The Commission liked the concept, some thought it might be a bit too busy, but was willing to review a more refined concept. Therefore, this matter was continued by a voice vote to the July 24, 2019 meeting.

**Reports**

*Staff Report*

Village Planner Failor provided an update on the capital improvement projects in the village, provided the Forestry Superintendent’s report and answered questions.

**Adjournment**

Commissioner Smith moved to adjourn the meeting. It was seconded by Commissioner Katz. The meeting adjourned at 8:15 p.m.

Prepared by; Craig Failor, Staff Liaison