

MINUTES
REGULAR PLAN COMMISSION MEETING
April 14, 2022

Call to Order and Roll Call

After announcing that the wearing of masks in connection with the Covid-19 pandemic is not required, Chairman Tim Loftus called the meeting to order at 7:01 p.m., delivering an overview of the Plan Commission's advisory role and operation. Mr. Loftus reviewed public hearing procedures, including protocols for public comment, introduced Village Board Trustee Liaison (substitute) Kelli Christiansen, Planning Manager Kelly Purvis, Associate Planner Taylor Gendel, and Recording Secretary Barbara Dutton-Thomas.

Roll was called. In addition to Chairperson Loftus, Commissioners Arango, Brown, Cooper, Thakkar and Vondruska were present. Commissioners Fanella, Halkyard and Saeed were absent. The Chairperson officially welcomed Rod Thakkar to the Commission.

Public Comment Non-Agenda Items

None.

Approval of March 10, 2022 Draft Minutes

A motion to approve the draft minutes of the March 10, 2022 meeting was made by Commissioner Cooper; seconded by Commissioner Vondruska, the motion passed unanimously by voice vote.

Public Hearing - 339 Roosevelt Road – BP Trio

A motion made by Commissioner Vondruska and seconded by Commissioner Arango to open the Public Hearing passed by voice vote.

Staff Introduction

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, stated that Brian Wente of Graham Enterprise is petitioning the Village on behalf of Glen Ellyn BP Trio for sign variations for the site located at 339 Roosevelt Road. She related meeting notice given. The subject property, she said, is located on the south side of Roosevelt Road, east of South Lambert Road in the C3 Commercial District. The land uses to the northwest and east are C3, and to the south is Conservation/Recreation with the Village Links.

She related history associated with the property: In 2003, BP Products North America Inc., lessee of the property located at 339 Roosevelt Road, submitted an application and materials for the approval of a special use permit for a final planned unit development, deviations to the zoning code, a plat of re-subdivision, a stormwater variation, exterior appearance, and sign variations associated with the construction of a BP gasoline station. In the Ordinance (5189) approving the development of the site which was approved in September of 2003, 10 variations to the Sign Code were approved, including one variation to allow three sides of the canopy to have horizontal LED tube lighting. In August of 2016, Graham Enterprise submitted building permit plans for signage updates that showed horizontal LED

tube lighting on all four sides of the canopy. The LED tube lighting on the south side of the canopy was unfortunately not caught by the plan reviewer and should not have been allowed without an additional variation first being granted. In August of 2020, BP Trio submitted a building permit application to update several signs on the property. In a narrative statement describing the scope of work to be completed, stamped received by staff on August 4, 2020, the Petitioner describes adding a new LED band, although not clarifying a specific location, three “Helios logos” identity signs and LED bands on the vertical canopy poles.

At this time, stated Associate Planner Gendel, signage requiring the requested variations has been in place for over a year. No additional work is being proposed at this time; the petitioner is simply requesting that additional sign variations be granted to allow the current signage and lighting to remain, she said. The Petitioner, stated Ms. Gendel, is requesting variations to allow LED tube lighting on all four sides of the canopy structure and on the top portions of the canopy’s support columns. Each of the three illuminated Helios button logos is 39-in. tall, she said, explaining that the Petitioner is requesting a variation to allow a third illuminated identity sign, located on the east side of the canopy, where two are permitted on a corner lot (facing each street frontage). She said it should be further noted that the identity signs extend above and below the canopy fascia, which is also not permitted.

The Petitioner, summed up Associate Planner Gendel, is requesting a recommendation of approval of the following variations from the Sign Code:

- To allow horizontal LED tube lighting on all four sides of the canopy structure;
- To allow vertical LED tube lighting on the top portions of the canopy’s support columns, where LED tube lighting outlining or illuminating a structure is prohibited; and
- To allow a third illuminated identity sign, located on the east side of the canopy, where only two are permitted on a corner lot and to allow each of the three identity signs to extend above and below the canopy fascia; and
- Any other zoning relief necessary to allow the existing signage and LED lighting to remain as constructed and as depicted on the plans presented at the public hearing or public meeting of the Village Board.

Chairperson Loftus asked if the request is denied for the LED strips that don’t meet code, would merely disconnecting power to these be acceptable. Sworn in, Planning Manager Kelly Purvis, 535 Duane St., stated she believes this would be acceptable as long as it’s not illuminating a feature of a structure or a building, and it wouldn’t be in violation of the sign code that prohibits that kind of lighting.

Petitioner’s Presentation

Sworn in, Brian Wente, 750 Bunker Court, Vernon Hills, Ill., called the situation “a little awkward,” as signage is already in place. Recalling that the materials were installed after receiving the 2020 permit, he said it wasn’t until later the Petitioner found through a site inspection in 2021 that they didn’t have a variance. He said signage asked for is “a little unique” in that the branded fuel operations are under marketing direction from BP, for which the “Helios” design is a standard. Mr. Wente expressed the hope that the variances are seen to make sense when considering what’s common in such an application.

Commissioner Questions

Chairperson Loftus observed that the BP station at 53 and Butterfield doesn't have the vertical lighting. Mr. Wente explained that the vertical light on the canopy pole was introduced only in the last three years, and that of 200 sites in the Chicago area his business supplies, less than 50 have the vertical lighting. Further, Mr. Loftus observed a discrepancy between signage as installed and as depicted in documentation, but expressed that this was a moot point since the number of signs (three) requested is the same. After the Commission reviewed site images, Commissioner Vondruska suggested verbiage in the motion be adjusted. And, Commissioner Cooper asked if the Petitioner would be willing to move the Helios sign on the south to the east, to which Mr. Wente responded that this would be the Petitioner's preference.

The Public Hearing was closed following a motion made by Commissioner Brown and seconded by Commissioner Vondruska.

Commissioner Discussion

Commissioner Vondruska said that, since the proposed is not so much a "Circus Vargas-type thing" and that the oversight happened – a hardship, in his view – he is willing to grant the variance. He said the vertical lighting is not "obnoxious," but that he could be fine if his fellow Commissioners decided to that unplugging the lights would solve the problem.

Commissioner Cooper said he had nothing further to add, and Commissioner Brown said that since there are no residences in vicinity affected, she is in favor of granting the variances. Agreeing that the design treatment is not offensive, Commissioner Thakkar noted, too, the lack of residential properties in the vicinity of the BP/Trio property.

Commissioner Vondruska articulated the Village has done a good job of avoiding a Vegas look, to which Commissioner Arango agreed. Saying that the gas station appears typical, Chairperson Loftus said he had "no problem" agreeing with the consensus expressed among the Commissioners.

Commissioner Vondruska moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Brian D. Wente of Graham Enterprise, Inc., for approval of Sign Variations to allow horizontal LED tube lighting on all four sides of the canopy structure, vertical LED tube lighting on the support posts of the canopy structure, and a third identity sign on the south side of the canopy at 339 Roosevelt Road (BP Trio) in the C3 Commercial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 14, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the signage remain in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

The motion was seconded by Commissioner Brown, and carried unanimously by roll call vote.

Trustee's Report

Trustee Christiansen said a Board workshop presentation on the US Bank site was held, and that plans for the property are still "in flux." She announced that "Tea with the Trustees" is scheduled for the coming Saturday at the Police Station. She reported that a meeting of the Ad Hoc work group for the redevelopment of the Roosevelt Road hotel site was held to a standing-room only crowd, and that plans for the property are "way still in process." She added that the streetscape project is underway, and that parking is available in the Apex garage.

To a question from Mr. Loftus about the status of TIF request by the potential developer of the US Bank site, Ms. Christiansen responded that a request was entered for a lower amount than was previously requested, the Village wants to see the complex designed before further contemplating a TIF allowance. Commissioner Brown asked if any other sites had been considered for the apartment complex discussed for the site – such as the area west of the Library – as she has a hard time with granting \$3.5 million in TIF funds for a project that's not really a TIF site. Trustee Christiansen replied that the site is in the TIF district, as has already been considered to be "blighted" from a legal standpoint. She added that conversations about potential other sites could be entertained, but a desired property would have to be available. She noted that REVA, the developer, has been talking with the Park District about Prairie Path Park.

Chairperson's Report

Chairperson Loftus reiterated that that the Village now has a full Plan Commission.

Staff Report

Planning Manager Purvis reported that text amendments concerning electric vehicles, as well as a special use permit for a yoga studio across from the Civic Center are slated for the April 28th meeting, which could potentially also feature a pre-app for the Roosevelt Glen area, specifically proposed townhomes. She related, too, that interviews for members of the Architectural Review Commission have taken place, with numerous qualified candidates considered.

Adjournment

Chairman Loftus adjourned the meeting at 7:45 p.m., following passage by voice vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Arango.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary