

MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 13, 2020

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin at 7:01 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Excused were Plan Commissioner Angela Fanella and Chairperson Loch. Also present were Village Planner Kelly Purvis, Trustee Bill Enright, Recording Secretary Debbie Solomon and Recording Secretary Barbara Dutton.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of January 9, 2020 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to approve the minutes of the January 9, 2020 Regular Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – 425 Fawell – College of DuPage – Comprehensive Sign Plan Update

On the agenda was a public hearing to consider a Comprehensive Sign Plan Update at the College of DuPage at 425 Fawell Boulevard.

PUBLIC HEARING – 425 FAWELL – COLLEGE OF DUPAGE – COMPREHENSIVE SIGN PLAN UPDATE

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING AN UPDATE TO THE COMPREHENSIVE SIGN PLAN AT THE COLLEGE OF DUPAGE.

Commissioner Mulherin moved, seconded by Commissioner Vondruska to open the public hearing at 7:03 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village was Village Planner Purvis.

Village Planner Purvis provided an overview of the Comprehensive Sign Plan Update and stated the petitioner is Bruce Schmiedl, representing the College of DuPage. Village Planner Purvis showed an overview of the property and stated the College of DuPage is situated on approximately 254 acres of property located south of Fawell Boulevard and generally north of College Drive between Park Boulevard and the Village's western boundary with Wheaton. Village Planner Purvis stated the property is zoned CC - Community College District, and the surrounding land use and zoning is R0, R4, R2 & R1 to the north, CR and County Zoning and R3 Single Family to the east, R1 and County R3 to the south and Wheaton Zoning R7 Multi-Family to the west.

Village Planner Purvis stated notice of the public hearing was published on January 24, 2020 in the Daily Herald. Village Planner Purvis stated one placard was placed at the intersection of Park Boulevard and Fawell Boulevard, and another placard was placed at the intersection of Lambert Road and Fawell Boulevard due to the size of the property. Village Planner Purvis stated property owners within 250 feet were notified of the public hearing by mail.

Village Planner Purvis stated in 1994, the Village Board adopted Ordinance #4125, which approved a Sign Plan for the College of DuPage. Village Planner Purvis stated the College applied for an update to their sign plan in 2001-2002 which was granted by Ordinance #5031. Village Planner Purvis stated a number of sign variations were granted from the R1 Residential District regulations to allow a special sign district for the College. Village Planner Purvis stated since that time, the College has been rezoned to CC - Community College District. Village Planner Purvis stated Section 4-5-16 of the Sign Code, adopted on February 10, 2014, specifies that all signage within the CC district must be in accordance with the Comprehensive Sign Plan approved by the Village. Village Planner Purvis stated since the CC district does not specifically have sign regulations from which to grant variations, there are no variations being requested from the Sign Code, and the Comprehensive Sign Plan, as adopted, will serve as the regulating document for the district. Village Planner Purvis stated the Comprehensive Sign Plan is essentially the campus's own Sign Code. Village Planner Purvis stated it identifies all signage permitted on the property and allows the College to maintain and replace the signage as necessary in accordance with the plan. Village Planner Purvis stated just prior to 2010, when the College was subject to DuPage County ordinances and was going through DuPage County for building permits, the College updated their signage throughout the campus, in addition to a number of other improvements.

Village Planner Purvis stated since the approved 2002 Comprehensive Sign Plan no longer reflects the existing conditions on the property, the College of DuPage is requesting that the

“as-built” signage plan (attached), showing all of the signs that are currently on the campus, be approved. Village Planner Purvis stated they are also proposing the addition of one electronic message board (approximately 110 sf) which would wrap around the northwest corner of the McAninch Art Center (MAC). Village Planner Purvis stated if the proposed signage plan is approved, staff will recommend that the Village Board repeal Ordinance #5031 and replace it with a new Ordinance pertaining to the new sign plan. Village Planner Purvis stated there were a number of variations that were granted in Ordinance #5031 which allow the College some flexibility related to event signage and changing out the text on signage.

Village Planner Purvis stated Staff would recommend that if Ordinance #5031 is to be repealed and replaced, the following variations should be carried forward into the next Ordinance:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs in the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C)4 to allow the College of DuPage to display special event directional signs (right-of-way) 3 days in advance of an event instead of one day as required and to remove the sign the next business day after the conclusion of the event instead of immediately after as required.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Village Planner Purvis showed an overview of the campus and stated the College of DuPage has provided a signage summary listing all signage currently on the property as well as the additional proposed electronic building sign proposed at the MAC. Village Planner Purvis stated the summary shows that there are currently 62 signs on the property (8,960 square feet) including site signs, building signs and electronic signs. Village Planner Purvis stated site signage is generally oriented toward motorists and pedestrians and is intended to help visitors and students navigate the campus (38 site signs - 4,470 square feet). Village Planner Purvis stated building signage consists mostly of wall signs that are used to identify the various buildings on the campus (24 building signs - 4,490 square feet). Village Planner Purvis stated there are 4 electronic signs (a combination of site and building signs) on the campus totaling 315 square feet. Village Planner Purvis stated the College is proposing to add one additional electronic building sign at the MAC on the north and west corner of the building (Sign S31 on the sign plan) which would add 110 square feet of electronic building signage to the campus. Village Planner Purvis stated although the Comprehensive Sign Plan will dictate the size of the sign, the electronic sign will be subject to the Village’s electronic message board regulations,

which prohibit flashing or scrolling messages, specify illumination levels and limit the time of day the sign can operate if visible from an adjacent residential use (among other things).

Plan Commission Questions

None

Petitioner's Presentation

Sworn in for the Petitioner was Bruce Schmiedl, Director of Facilities for the College of DuPage.

Mr. Schmiedl stated the Frida Kahlo exhibit will be at the MAC from June through August of this year, and this is a once in a lifetime opportunity. Mr. Schmiedl showed a rendering of the proposed digital poster that the College of DuPage would like to add to the MAC and stated this electronic sign will be used for current or upcoming museum exhibits and will inspire campus interest. Mr. Schmiedl showed street views from across Fawell Boulevard with an arrow pointing to the proposed sign location. Mr. Schmiedl stated this proposed sign would be somewhat obscured from view due to trees and shrubbery if you are looking at the MAC from Fawell Boulevard.

Mr. Schmiedl stated the poster art will be static and will comply with all the Village's ordinances. Mr. Schmiedl stated at the property line, there will be zero foot candles of illumination. Mr. Schmiedl stated the poster will update at intervals of no more than 15 seconds, and the poster will be equipped with photo-sensitive components that will help automatically adjust the poster's brightness to the exterior conditions. Mr. Schmiedl stated the poster will operate from 6:00 a.m. to 10:00 p.m. only, and when the poster is not in use, it will be turned off.

Plan Commission Questions

None

Public Comment

Tim Blomeke, who resides at 515 Prince Edward Road, asked if this comprehensive sign package update allows the College of DuPage to put up any additional signage. Village Planner Purvis stated the college can change lettering or replace a sign, but the college would need to come back to the Village for approval of any other new signs. Mr. Blomeke stated the residents on Fawell are concerned about drivers being distracted by these kind of signs. Mr. Blomeke stated scrolling signs can be distracting, but this sign appears to be somewhat obstructed.

Commissioner Mulherin moved, seconded by Commissioner Saeed, to close the public hearing at 7:22 p.m. The motion carried unanimously by voice vote.

Plan Commission Comments

Commissioner Mulherin stated he has felt there has not been enough signage on the MAC building for years. Commissioner Mulherin stated he feels this is a unique sign that will not be obtrusive, and he does hope drivers will not be distracted by this sign. Commissioner Mulherin stated this proposed sign will enhance the building, and it is an interesting approach to a sign.

Commissioner Rodemann stated this proposed sign is a tasteful solution. Commissioner Rodemann stated he likes the thoughtfulness of how this proposed sign will be programmed, and he feels this proposed sign is more of a piece of art. Commissioner Rodemann stated this proposed sign will be focused more toward pedestrians and participants on campus.

Commissioner Hartweg stated he is in favor of this proposed sign. Commissioner Hartweg stated he was a Village Board Trustee when the college's sign package was discussed, and there are more trees and shrubbery now around campus. Commissioner Hartweg stated he feels this is a good solution and is well thought out.

Commissioner Saeed stated the college has done a great service to the community, and he supports this new sign concept 100%. Commissioner Saeed stated he does understand about the traffic distraction concern.

Commissioner Berry stated he supports this.

Commissioner Vondruska stated his biggest concerns were the brightness of the sign and the hours of operation, and he feels good about these. Commissioner Vondruska stated he like the integration of the sign into the corner of the building. Commissioner Vondruska stated the MAC does not get the attention it deserves.

Acting Chairperson Heming-Littwin stated she is in favor of this due to where the proposed sign will be located on the campus property and the sign not scrolling all the time. Acting Chairperson Heming-Littwin asked if the Plan Commission was fine with keeping the three current variances, and the consensus from the Plan Commission was yes.

Commissioner Vondruska moved, seconded by Commissioner Hartweg, for the following:

Having considered the application of Bruce Schmiedl for approval of a Comprehensive Sign Plan for the College of DuPage to allow a total of 62 signs to remain on the property in their current locations, and 1 additional electronic message sign to be installed on the McAninch Art Center on the property located at 425 Fawell Boulevard in the CC – Community College District, the Plan Commission hereby recommends approval of the request based on the following findings of fact:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the existing and proposed signage is appropriate in scale and in quantity for the College which serves to direct pedestrians and vehicles to their desired destination within the 254 acres site. The new proposed message board will communicate important information and event details regarding exhibits at the McAninch Arts Center. The new sign will be more than 600 feet from the property line, and will not be brighter than .5 foot candles at the property line, as required by the Village's Sign Code.
2. The plight of the College is based on unique circumstances particular to the subject property or establishment and the conditions upon which the request is based are generally not applicable to other property within the same zoning district because the Community College is the only property within the CC – Community College District, and the only Community College within the Village's limits. Due to the size of the campus and the fact that it has many buildings, the signage is important so that staff, students and visitors are able to find their way around the site.
3. The sign plan, if approved, would not have an adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because the signs are appropriate in number and in scale to effectively communicate to pedestrians and vehicles how to get around the campus. All but one sign proposed as part of the Comprehensive Sign Plan has been on the property for almost a decade. The proposed message board sign will be far enough from surrounding properties that it will not have an adverse impact on their values.
4. The sign plan, if approved, would not have an adverse impact on the existing or desired character of the surrounding area because all but one of the signs have been on the college campus for almost a decade. The proposed electronic message board will be far enough from the property line that it will not have an adverse impact on the character of the surrounding area.
5. The sign plan, if approved, would not endanger the public health, safety or welfare because all but one of the signs have been on the property for approximately a decade

without causing any public health or safety issues. The proposed electronic message board will be required to comply with all building permit requirements.

Therefore, having considered the petition of Bruce Schmiedl on behalf of the College of DuPage for the approval of their Comprehensive Sign Plan, the Plan Commission recommends that the Village Board approve the Sign Plan as requested, subject to the following conditions:

1. That the proposed electronic message board be constructed in substantial conformance with the plans and testimony as presented at the February 13, 2020 Plan Commission public hearing; and
2. That the electronic message board will be required to comply with the requirements for electronic message boards, Section 4-5-15 of the Sign Code; and
3. That the petitioner submit a building permit application and the required plans and documents for the Village staff to review the proposed electronic message board sign prior to beginning construction.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Vondruska, Hartweg, Berry, Mulherin, Rodemann and Saeed and Acting Chairperson Heming-Littwin voted "yes." Motion carried.

Trustee's Report

Trustee Enright stated the Village Board did approve the Parking Garage that will go behind the Civic Center. Trustee Enright stated the Village Board will be discussing the Streetscape Plan at the February 19th Village Board Workshop.

Chairperson's Report

Acting Chairperson Heming-Littwin stated Chairperson Loch should be back at the next meeting.

Staff Report

Village Planner Purvis stated there will not be a meeting on February 27th, but there will be a meeting on March 12th for a pre-application.

Other Business

None

Adjournment

Plan Commissioner Saeed moved, seconded by Plan Commissioner Mulherin, to adjourn the meeting at 7:38 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary