



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, October 11, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Minutes**
 - 1) Approval of September 13, 2023 Meeting Minutes
- C. Public Comment (Non-Agenda Items)**
- D. Exterior Appearance Review**
 - 1) 520 Crescent Blvd - Byline Bank
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Adjournment**

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, September 13, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Jacobson, Commissioners Yavor Goranov, Heather Mees, Eric Rahn, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioner Pam Albrecht.

Also in attendance: Anne Gould, Trustee; Audrey Savikas, Recording Secretary; Scott Viger, Planning Consultant.

B. Approval of Meeting Minutes

Commissioner Sallwasser made a motion to approve the draft minutes of the August 16, 2023, meeting. Commissioner Smith seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D. Exterior Appearance Review: 604-610 Roosevelt Road

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The Petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building.

Mr. Viger presented information as detailed in the Staff Report dated June 14, 2023 / Revised July 19, 2023 / Revised September 13, 2023, included in the agenda packet. Mr. Viger noted that this was the Petitioner's third appearance before the Commission. He shared that the Petitioner made revisions to the proposal in response to Commissioner comments at the prior meeting,

including providing color renderings, clarifying color choices, and providing material samples. Mr. Viger's presentation described zoning; existing conditions; proposed elevations, materials, color selections, and floor plans; and the AAC Action. Mr. Viger noted the Staff recommendation to require a trash enclosure on the rear of the property and to make parking lot improvements for Code compliance.

Petitioner's Presentation

Petitioner Andrew Alex, owner of the property at 604-610 Roosevelt Road, addressed Commissioners, sharing that he would like the Commission's permission to proceed, noting that the change of season would affect contractors' ability to perform work, specifically parking lot improvements. Kenneth Brandeis, Architect, also addressed Commissioners, noting that the presentation incorrectly displayed the color of the awnings; he clarified color selections.

Mr. Brandeis responded to Commissioner questions, including questions about the size, placement, and slope of the proposed awnings; as well as the signage lettering and location. Mr. Brandeis and Commissioners discussed the proposed parapet and canopies in detail, and they considered alternatives.

Commission Deliberation

Commissioners deliberated. They expressed mixed support for the proposal. Areas of concern included: lack of clarity regarding the proposed parapet and whether it would protrude; the symmetry and proportion of the parapet and canopies with regard to the storefront entrances; and the lack of a dumpster enclosure. Commissioners discussed potential facade adjustments.

Commission Recommendation

Commissioner Jacobson made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Andrew Alex, for approval of an exterior appearance review for 604-610 Roosevelt Road in the C3 Commercial Service District, the Architectural Appearance Commission hereby recommends APPROVAL based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on September 13, 2023, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the September 13, 2023,

Architectural Appearance Commission meeting and before the Village Board of Trustees.

2. A building permit shall be required for the exterior alterations.

3. A building permit shall be obtained to erect a trash enclosure on the rear of the property.

4. Parking lot maintenance shall be undertaken to gain compliance with the Zoning and Property Maintenance Codes.

5. Adjustments will be made to the facade, as shown in Exhibit A.

Commissioner Goronov seconded the motion. The motion passed unanimously on a roll call vote, with six Members present voting “Yes”: Chairperson Jacobson, Commissioners Goronov, Mees, Rahn, Sallwasser, and Smith.

E. Trustee Liaison’s Report

Trustee Liaison Anne Gould Thompson discussed recent and pending Village Board agenda and action items relevant to the Commission, including the train station development and the Roosevelt Road project.

F. Chairperson’s Report

Chairperson Jacobson discussed upcoming events relevant to the Commission.

G. Staff Report

Mr. Viger discussed the status of the proposed project at 750 Roosevelt Road (Popeyes Louisiana Kitchen). He also discussed potential agenda items for upcoming meetings.

H. Adjournment

Commissioner Mees made a motion to adjourn the meeting. The motion was seconded by Commissioner Goronov, and the motion passed by voice vote.

The meeting was adjourned at 7:47 p.m..

Respectfully submitted,

Audrey Savikas
Recording Secretary

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant

FOR: 10.11.23 Public Meeting

SUBJECT: 520 Crescent Blvd. Byline Bank
Exterior Appearance Approval

PETITIONER: The petitioner is Carmela Menna of Omega Sign & Lighting Inc. on behalf of Byline Bank.

REQUEST: The petitioner is requesting an Exterior Appearance Review for new signage on the bank building within the Historic Downtown.

**LOCATION
& ZONING:**

The subject 9,195.83 square foot (0.211 acre) property is located at 520 Crescent Boulevard (northeast corner of Crescent Boulevard and North Main Street). The property lies within the North Historic District. This building is included in the 2006 Glen Ellyn Appearance Review Guidelines as an example of the qualities of the C5A district to be retained.



Image from 2006 Glen Ellyn Appearance review Guidelines

The property is zoned C5A CBD Retail Core District. The land use and zoning of the properties in the surrounding area are identified below:

Surrounding Land Uses

North: Commercial
South: Commercial
East: Commercial
West: Commercial

Zoning

C5A CBD Retail Core
CR Conservation Recreation
C5A CBD Retail Core
C5A CBD Retail Core

COMP PLAN:

The recently adopted 2023 Comprehensive Plan states that “The historic character of Downtown must be considered by the AAC, the Plan Commission, HPC and the Village Board when reviewing development projects. The Village should encourage remodeling, rehabilitation, and/or repurposing historic properties even if those properties are not landmarked.”

PROJECT SUMMARY:

The bank had previously submitted plans, and the staff was concerned due to the historic nature of the building and environs. Recently, these revised plans were submitted along with an application to come before the Architectural Appearance Commission. The plans included new awnings and signage for the former Inland Bank now Byline Bank. The awnings have been replaced in kind (staff will note that the recently replaced awnings differed from the ones shown in the 2006 image earlier in this report) except that the sign upon the Crescent Boulevard side has been removed. These awnings were not subject to review by the Architectural Appearance Commission.

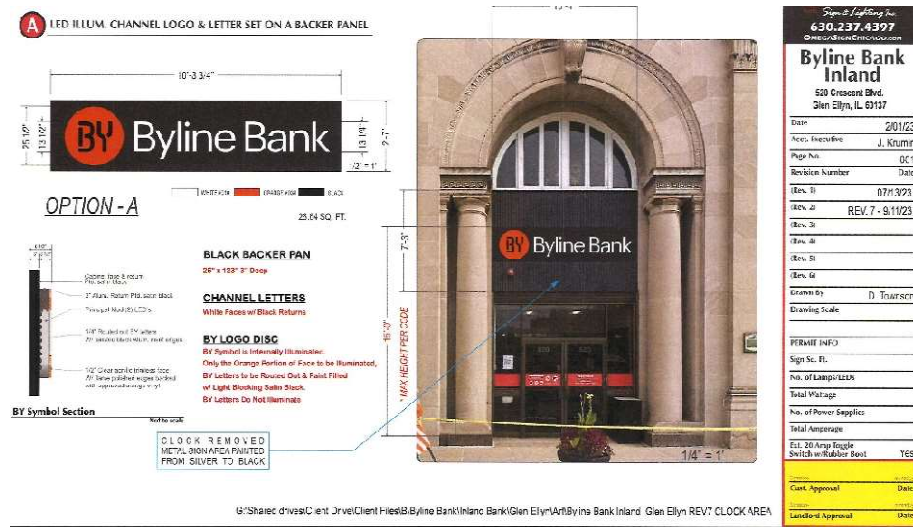


Image from 2018 prior to new awnings.



Images taken 09.27.2023

Section 4 – 5- 11 mandates that wall signs in the C5A be no higher than 15’ and below the second-floor windows. The sign plans were recently revised to eliminate a Variation for sign height. The current proposal has a wall sign of 26.64 SQFT (roughly 10.25’ by 2.58’). The proposed sign is mounted at a height of 15’ in accordance with the Municipal Code. The proposal replaces the existing wall clock and paints the metallic background black. The new sign is mounted in the middle of the space between the second floor window and the entry doors below. The sign includes the bank logo and the words Byline Bank.



09.27.2023 Revised Sign Plan

Based on the General Design Principals identified in Chapter 3 of the Appearance Review Guidelines, the proposed improvements, where applicable, are consistent with them as follows:

- 3.4 *Original building materials should not be covered and new construction should use the same or similar materials as on the original building in terms of type, texture and color.*

Particularly inappropriate are veneers of artificial stone, metal panels, vinyl siding, rough sawn wood and stucco applied over brick surfaces. If applied only in patches as accents, they break up the continuity of the wall surface and can serve as a trap for moisture, thereby creating deterioration of the original underlying surface.

The proposed sign does not alter the original building materials in a negative manner. Staff believes the sign meets this guideline.

- 3.5 *Maintain distinctive architectural treatments.* These may include such items as tile or slate roofs, special wood trim, brick corbels or patterns, terra cotta, stone sills or lintels, stone

insets etc. These add richness and identity to a building. When they are a part of the original design, particularly when the facade has historic or architectural value, they present opportunities to restore and highlight these features.

The proposed sign does not alter or obscure distinctive architectural features of the building. Staff believes the sign meets this guideline and brings the appearance of the building into closer alignment with how it appeared in 2006.

**AAC
ACTION:**

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans prepared by Omega Sign & Lighting Inc. dated 02.01.23 last revised 09.11.23 as presented and the testimony presented at the October 11, 2023, Architectural Appearance Commission meeting.
2. A Building Permit shall be required for the exterior alteration (sign).

ATTACHMENTS:

1. Application for Exterior Appearance
2. Proof of Ownership
3. Affidavit of Authorization
4. Disclosure of Interest
5. Plat of Survey/Legal Description
6. Building Elevation Drawings

cc: Emily Rodman, Assistant Village Manager / Community Development Director

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

Please complete and return this form to the Planning and Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: **07/01/23** B. Application No. _____

C. Project Name: **BYLINE BANK - GLEN ELLYN**

D. Project Description:

REBRAND ALL THE SIGNS ON THE BUILDING

E. Address of Property: **520 CRESCENT BLVD**

F. Permanent Index No.: **05-11-317-006** G. Zoning: **C5A**

H. Name of Applicant: **CARMELA MENNA - OMEGA SIGN & LIGHTING INC**

I. Address of Applicant: **1401 W JEFFREY DRIVE, ADDISON - IL 60101**

J. Phone No. (Business): **(630)237-4397** (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: **(630)237-4398**

M. E-mail Address of Applicant: **PERMITS@OMEGASIGNCHICAGO.COM**

N. Name of Property Owner: **BYLINE BANK**

O. Address of Property Owner: **180 N LASALLE ST STE 300, CHICAGO - IL 60601**

P. Phone No. (Business): **(312)846-8691** (Home) _____

Q. E-Mail Address of Property Owner: **JGAMBOA@BYLINEBANK.COM**

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

**BYLINE BANK HAS A STANDARD NATIONAL BRANDING WITH AN UNIQUE
DESIGN & LOGO, WHICH ALLOWS THEM TO BE IDENTIFIED BY EVERYONE.**

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

THE HISTORICAL BUILDING HAS WHITE INSETS USING BLACK COLOR OR DARKER COLORS ON THEIR AWNINGS AND LETTERS TO IDENTIFY THE BUSINESSES.

T. Please explain how the project complies with the Appearance Review Guidelines:

FOR THE MOST PART OF THIS PROJECT WE WILL BE REPLACING THE OLD SIGNS TO THE NEW ONE, LIKE FOR LIKE. THIS REBRANDING PROJECT WILL NOT AFFECT THE VISUAL BALANCE OF THE HISTORICAL BUILDING WHILE KEEPING THE BRANDING ON IT.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

THERE ARE NO DEVIATIONS PROPOSED.

Signature: Jesica Jamboa Date: 07/01/23

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: 520 CRESCENT BLVD

Legal Description:

See attached

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST
OWNED IN EXCESS OF 5% OF STOCK)

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Ownership > 100%

Shares Outstanding 37,709,253
Short Interest Shares 814,928
Float (%) 60.3
Institutional Ownership (%) 50.54
Mutual Fund Ownership (%) 20.46
Insider Ownership (%) 39.72
Top 10 Instn Holders (%) 31.44

•Total Positions HOLDERS160 SHARES19,063,199	•New Positions HOLDERS13 SHARES183,671	•New Positions HOLDERS13 SHARES183,671	•Decreased Positions HOLDERS71 SHARES(1,279,431)	•Soldout Positions HOLDERS12 SHARES(193,412)	•Net Change SHARES 272,748
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Company	Shares	% Out	Value (\$)	Reported	Change
BlackRock, Inc.	2,139,571	5.67	40,416,496	3/31/2023	59,154
Thrivent Investment Management Inc.	1,991,800	5.28	37,625,102	3/31/2023	202,612
Dimensional Fund Advisors LP	1,421,756	3.77	26,856,971	3/31/2023	123,382
Ararat Capital Management, LP	1,394,008	3.7	26,332,811	3/31/2023	258,469
The Vanguard Group, Inc.	1,361,192	3.61	25,712,917	3/31/2023	133,773
Aristotle Capital Boston, LLC	1,167,286	3.1	22,050,033	3/31/2023	(1,619)
State Street Global Advisors, Inc.	709,539	1.88	13,403,192	3/31/2023	46,284
FMR LLC	634,825	1.68	11,991,844	3/31/2023	80,024
JP Morgan Asset Management	557,468	1.48	10,530,571	3/31/2023	109,780
The Banc Funds Company, L.L.C.	480,544	1.27	9,077,476	3/31/2023	(88,379)
Federated Hermes, Inc.	476,509	1.26	9,001,255	3/31/2023	(496)
Geode Capital Management, LLC	446,021	1.18	8,425,337	3/31/2023	11,502
Detalus Advisors, LLC	440,735	1.17	8,325,484	3/31/2023	(15,816)
Bridgeway Capital Management, LLC	406,925	1.08	7,686,813	3/31/2023	(7,775)
RMB Capital Management, LLC	378,172	1	7,143,669	3/31/2023	(75,000)
Mendon Capital Advisors Corp	375,000	0.99	7,083,750	3/31/2023	(75,000)
Millennium Management LLC	309,375	0.82	5,844,094	3/31/2023	(52,695)
Lord, Abbett & Co. LLC	281,779	0.75	5,322,805	12/31/2022	0
Northern Trust Global Investments	250,927	0.67	4,740,011	3/31/2023	(5,161)
Teachers Insurance and Annuity Association-College Retirement Equities Fund	233,607	0.62	4,412,836	3/31/2023	71,341

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Andrea Brandl Manager ~~owner~~ of the property described as

520 Crescent BLVD
pin # 05-11-317-006

verify that ByLine Bank
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given
applicant is actual notice to owner.

A Brandl
OWNER SIGNATURE
Manager

Subscribed and sworn to before me this

3rd day of AUGUST, 2023
Corinne Kacprzak

Notary Public



With approval we plan to install 1 set of illuminated channel letters at the main entrance of the bank.

To identify the business, Byline Bank uses signs with their trademark logo in black, white, and orange colors made with aluminum and acrylic panel on the face being internal illuminated by LED so customers can easily locate the bank after the sunset as well.

The proposed style was selected by their unique logo, and the sign colors match with the white insets and black awnings around the building, and the orange highlighting and detaching their unique logo on the neutral colors on the building for easy identification.

Byline Bank Inland

520 Crescent Blvd.
Glen Ellyn, IL 60137

Date	2/01/23
Acct. Executive	J. Krumin
Page No.	003
Revision Number	Date
(Rev. 1)	03/08/23
(Rev. 2)	03/30/23
(Rev. 3)	04/04/23
(Rev. 4)	04/14/23
(Rev. 5)	04/26/23
(Rev. 6)	05/12/23

Drawn By D. Savage

Drawing Scale

07/13/23

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle
Switch w/ Rubber Boot

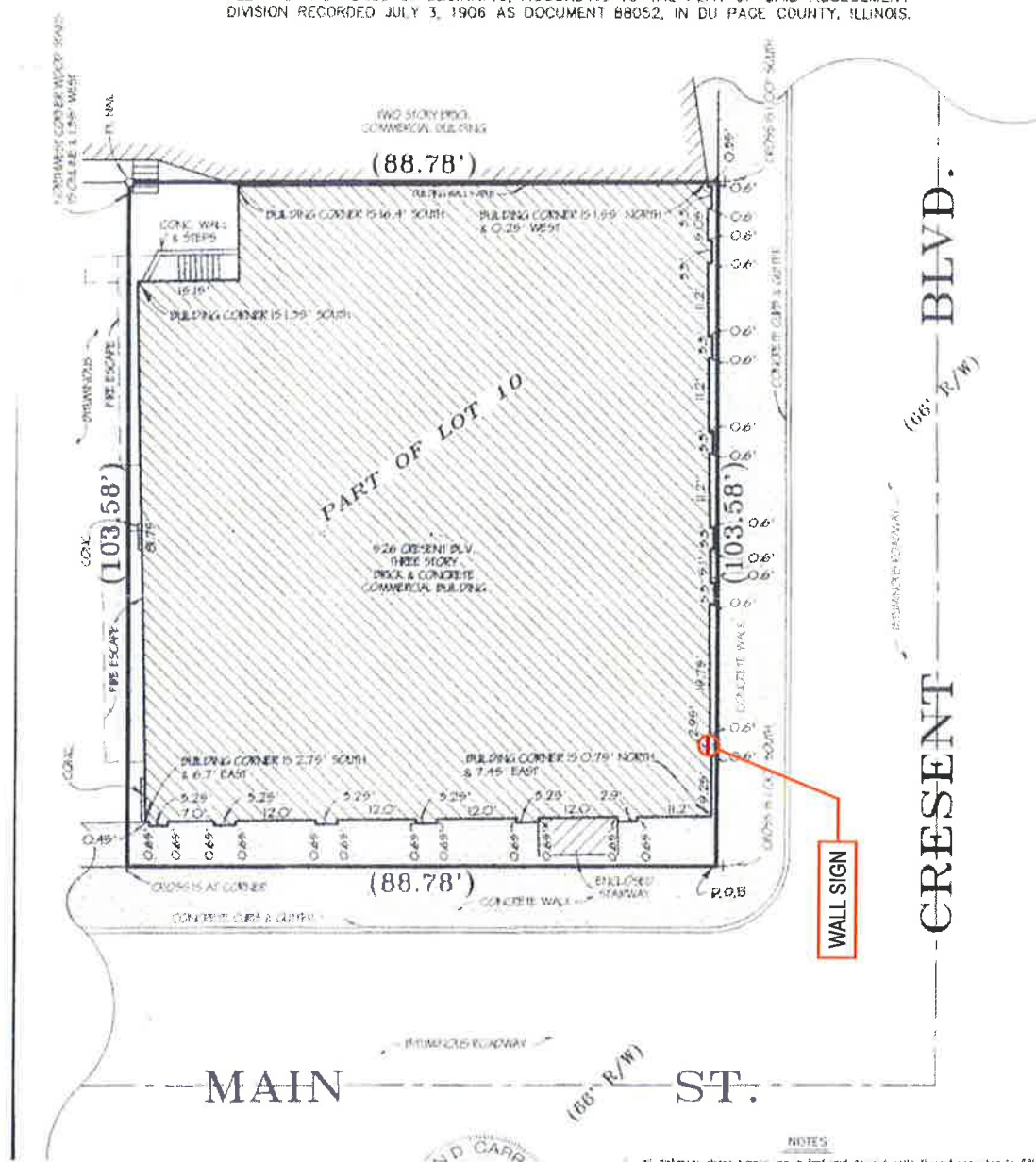
Customer	Date
Cust. Approval	Date
Landlord Approval	Date

Each Sign Must Have:
1. A minimum of One (1) dedicated Primary Electrical to Sign.
2. Junction box installed within 5'x4'6" of Sign.
3. Three Wire Line, Ground and Neutral

- Monumentation Found
- Monumentation Set (P.L.S. 30-250)
- Record Dimension
- Fence Line

PLAT OF SURVEY

THAT PART OF LOT 10 IN BLOCK 3 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MAIN STREET, WITH THE NORTH LINE OF CRESCENT BOULEVARD; RUNNING THENCE EAST ALONG THE NORTH LINE OF CRESCENT BOULEVARD 103.58 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF MAIN STREET, 87.78 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF CRESCENT BOULEVARD, 103.58 FEET TO THE EAST LINE OF MAIN STREET; THENCE SOUTH ALONG THE EAST LINE OF MAIN STREET 87.78 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT OF SAID ASSESSMENT DIVISION RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DU PAGE COUNTY, ILLINOIS.



G:\Shared drives\Client Drive\Client Files\Byline Bank\Inland Bank\Glen Ellyn\Art\Byline Bank Inland Glen Ellyn 2023 REV6 for Vinny CLOCK AREA

ELECTRICAL NOTES
Sign company DOES NOT provide
1. A minimum of One (1) dedicated Primary Electrical to Sign.
2. Junction box installed within 5'x4'6" of Sign.
3. Three Wire Line, Ground and Neutral

UL LISTED

630.237.4397
OMEGASIGNCHICAGO.COM

This Document and the information contained herein is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entity, nor reproduce this Document and the information contained herein, without the prior written approval of the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above renderings and Customer agrees to all charges to fabricate a sign(s) including permit(s) and procurement fees & storage fees. The colors depicted in the rendering(s) are not in exact color match but will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.



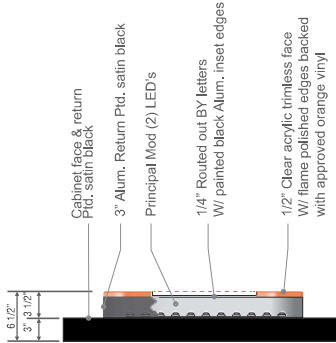
LED ILLUM. CHANNEL LOGO & LETTER SET ON A BACKER PANEL



WHITE #010 ORANGE #034 BLACK

26.64 SQ. FT.

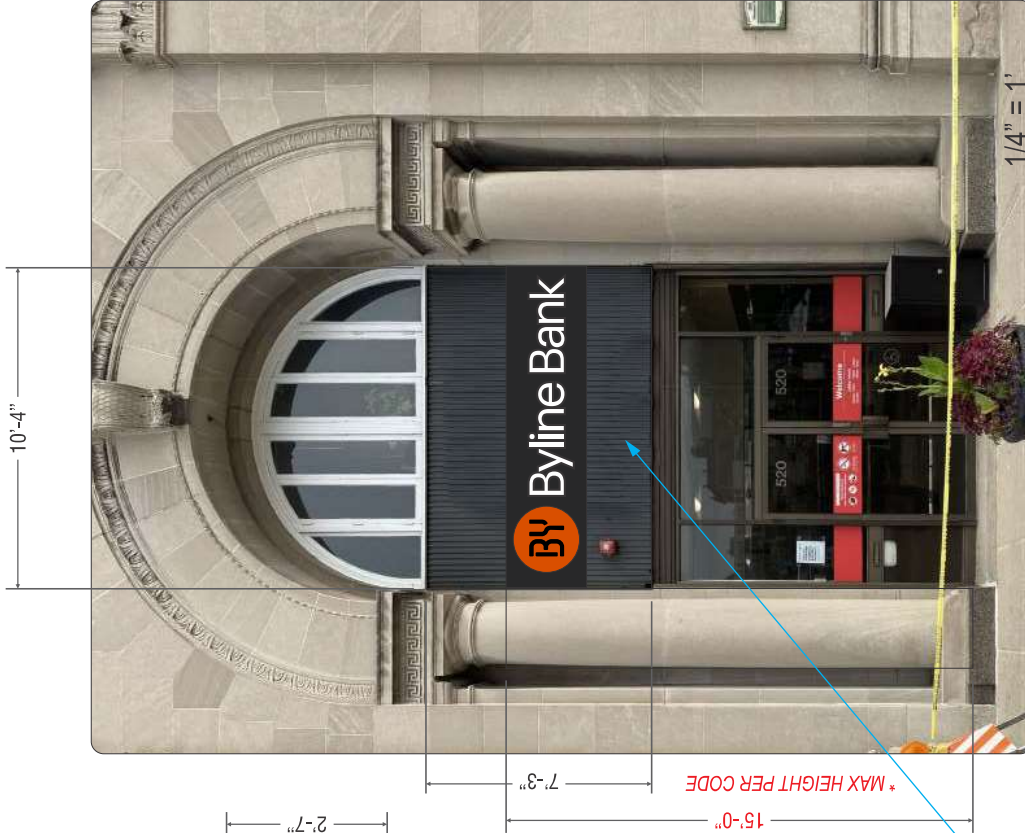
OPTION - A



BY Symbol Section

Not to scale

CLOCK REMOVED
METAL SIGN AREA PAINTED
FROM SILVER TO BLACK



G:\Shared drives\Client Drive\Client Files\Byline Bank\Inland Bank\Glen Elyn\Art\Byline Bank Inland Glen Elyn REV7 CLOCK AREA

Byline Bank Inland

520 Crescent Blvd.
Glen Ellyn, IL. 60137

Date	2/01/23
Acct. Executive	J. Krumin
Page No.	001
Revision Number	Date
(Rev. 1)	07/13/23
(Rev. 2)	REV. 7 - 9/11/23
(Rev. 3)	
(Rev. 4)	
(Rev. 5)	
(Rev. 6)	
Drawn By	D. Townson
Drawing Scale	
PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	Yes

Signature	Validity
Cust. Approval	Date
Signature	Validity
Landlord Approval	Date

Each Sign Must Have:

1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

ELECTRICAL NOTES

- Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



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**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 520 CRESCENT BOULEVARD**

After conducting a public meeting and deliberating on the request of the petitioner, Carmela Menna of Olympic Sign and Lighting on behalf of Byline Bank for approval of an exterior appearance review for 520 Crescent Boulevard in the C5A Central Business District, the Architectural Appearance Commission hereby recommends **approval** based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on **October 11, 2023**, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project is constructed in substantial conformance with the sign plans prepared by Omega Sign & Lighting Inc. dated 02.01.23 last revised 09.11.23 as presented and the testimony presented at the October 11, 2023, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations

Motion by: _____

Seconded by: _____