

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, October 11, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

In Chairperson Susan Jacobson's absence, Commissioner Heather Mees volunteered to serve as Acting Chairperson. Ms. Mees called the meeting to order at 7:04 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Commissioners Pam Albrecht, Yavor Goranov, Heather Mees, Lisa Sallwasser, and Julia Smith.

ABSENT: Chairperson Susan Jacobson and Commissioner Eric Rahn.

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

B. Approval of Meeting Minutes

Commissioner Albrecht made a motion to approve the draft minutes of the September 13, 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: 520 Crescent Blvd (Byline Bank)

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The Petitioner is requesting an Exterior Appearance Review to accommodate new signage for the existing multiple tenant commercial building.

Mr. Viger presented information as detailed in the Staff Report dated October 11, 2023, included in the agenda packet. Mr. Viger noted that the property is located within the Historic District.

Mr. Viger's presentation described the property location, zoning and surrounding zoning, site

photos, proposed signage, and the AAC Action. Mr. Viger noted that the proposal would remove an existing wall clock. He added that the Petitioners revised their original proposal in order to avoid the need for a Variance request. Mr. Viger said that the proposed signage includes an illuminated logo and non-illuminated lettering, noting that AAC guidelines discourage internally illuminated lettering in the Central Business District.

Mr. Viger responded to Commissioner questions, including confirming that the proposed signage meets Village sign requirements and that the Petitioners are not requesting a Variance.

Petitioner's Presentation

Vini Tonelli a representative from Omega Sign & Lighting addressed Commissioners on behalf of Byline Bank, sharing that there is currently no signage identifying Byline Bank at its main entrance on Crescent Blvd. and that the proposal would improve business identification.

The Petitioner's representative and Mr. Viger responded to additional Commissioner questions, including confirming that the existing wall clock is not an historical element of the building; clarifying the proposed signage illumination; and confirming that the building material behind the proposed sign is existing, not new, and would be painted black.

Commission Deliberation

Commissioners deliberated, expressing support for the proposal.

Commission Recommendation

Commissioner Sallwasser made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Carmela Mennac 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.

Commissioner Goranov seconded the motion. The motion passed on a roll call vote, with five Commissioners present voting “Yes”: Commissioners Albrecht, Goranov, Mees, Sallwasser, and Smith.

E. Trustee Liaison’s Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including budget meetings and an upcoming joint workshop with the Glen Ellyn Park District to refine the vision for the proposed downtown park at the former US Bank site.

Commissioners informed Ms. Gould and Mr. Viger that a new awning was observed at a business at the intersection of Main Street and Duane Street; they requested staff follow-up to confirm whether the project required AAC review. Commissioners discussed a pending proposal and ongoing discussion regarding the scope of the Commission.

F. Chairperson’s Report

None.

G. Staff Report

Mr. Viger discussed potential agenda items for upcoming meetings.

H. Adjournment

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

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Audrey Savikas
Recording Secretary