

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
AUGUST 11, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Façade Improvement Grant for 5150 Main Street	Resolution Ordinance ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested to award a Façade Improvement Grant for 5150 Main Street.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of the Community*.

FISCAL IMPACT

The FY09 Budget has allocated \$100,000 in the Downtown TIF Fund for the Façade Improvement Program. To date, seven grants totaling \$62,623.50 have been awarded. A total of \$53,330.12 has been dispensed, with another \$5,134.00 committed and awaiting payment. There is currently \$41,535.88 remaining in the 2009 Façade Improvement Program. If this grant proposal were approved, there would be \$26,535.88 remaining in the 2009 Façade Improvement Program. The table below details the approved, requested and remaining funds:

Property Address	Requested Funds	Grants Awarded	Grant Payments	Committed	Remaining Funds
935 Curtiss	\$ 9,999.00	\$ 9,999.00	\$ 6,250.00	\$ -	\$ 93,750.00
5123 Main	\$ 55,000.00	\$ 30,017.50	\$ 30,017.50	\$ -	\$ 63,732.50
994 Warren	\$ 18,000.00	\$ 11,500.00	\$ 11,270.62	\$ -	\$ 52,461.88
947 Burlington	\$ 3,723.00	\$ 3,723.00	\$ 3,723.00	\$ -	\$ 48,738.88
5223 Main	\$ 2,250.00	\$ 2,250.00	\$ 2,069.00	\$ -	\$ 46,669.88
5224 Main	\$ 347.00	\$ 347.00	\$ -	\$ 347.00	\$ 46,322.88
5126 Main	\$ 4,787.00	\$ 4,787.00	\$ -	\$ 4,787.00	\$ 41,535.88
5150 Main	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 41,535.88
TOTALS	\$ 109,106.00	\$ 62,623.50	\$ 53,330.12	\$ 5,134.00	\$ 41,535.88

RECOMMENDATION

Approval on the August 18, 2009 consent agenda.

BACKGROUND

The petitioner is requesting a \$15,000 grant through the Village's Façade Improvement Grant Program for a comprehensive façade improvement at 5150 Main Street. The petitioner has not yet begun the proposed project. The petitioner proposes undertaking a comprehensive façade renovation of the entire east façade and a small section of the south façade. The petitioner is proposing to maintain all existing glass windows

on both the east and south facades. Existing cedar knee walls will be replaced with cut stone and brick. The existing non-descript Cellar Door columns will be clad with cut stone. The existing cedar parapet, which is currently covering brick, will be removed and replaced with an Exterior Insulation Finishing System (EIFS). Aluminum standing seam, copper standing seam and backlit cloth awnings are proposed for the façade as well.

As shown, the proposed signage and backlit cloth awning does not meet the Village's Sign Ordinance. The proposed signage on the south façade is not allowed and the total square footage for each tenant exceeds the allowable amount. Staff believes these items can be addressed during permitting and smaller signs will not take away from the overall design intent of the façade improvement.

The Architectural Design Review Board (ADRB) discussed this item at the June 25, 2009 meeting and found the proposed improvements comply with the Design Guidelines. The ADRB recommended approval of a grant by a 5-1 vote. The dissenting Board Member was concerned about the precedent being set by allowing EIFS to be installed over brick when the condition of the existing brick is not known. Staff concurs with the ADRB recommendation for approval. Both the ADRB and staff are recommending award of a Façade Improvement Grant in the amount of \$15,000.00 based on the proposed improvements and cost estimate.

ATTACHMENTS

Aerial Map

Staff Report with attachments dated June 25, 2009 – 5150 Main Street

Draft Minutes of the Architectural Design Review Board Meeting dated July 30, 2009



0 25 50 75 100 Feet

5150 Main Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE ARCHITECTURAL DESIGN REVIEW BOARD
JUNE 25, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
ADRB-07-09 5150 Main Street	Façade Improvement Grant	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting a \$15,000 grant from the downtown Façade Improvement Grant Program.

NOTICE

The petition requires a public meeting not a public hearing. Therefore, a public hearing notice is not required for the petition but the meeting was noticed in accordance with the Open Meetings Act.

GENERAL INFORMATION

OWNER/APPLICANT: Sean Chaudhry
Sean Investment Group
437 Phillippa Street
Hinsdale, IL 60524

PROPERTY INFORMATION

EXISTING USE: Commercial
PROPERTY SIZE: 5,837 square feet (0.134 acres)
PIN: 09-08-305-014
TOTAL RENOVATION COST: \$33,025
GRANT REQUEST: \$15,000 for façade improvements

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application for the Façade Improvement Grant Program
2. Project summary / narrative letter
3. Architectural drawings
4. Cost estimate for proposed project

PROJECT DESCRIPTION

The petitioner is requesting a \$15,000 grant through the Village's Façade Improvement Grant Program for a comprehensive façade replacement at 5150-A, -B and -C Main Street. Because the request exceeds

\$10,000, ADRB review and Village Council review and approval are required.

The petitioner proposes to undertake a comprehensive façade renovation of the entire east façade and a small section of the south façade. The majority of the existing east façade is transparent glass windows with cedar knee walls and cedar siding above the windows. Existing cedar gables are located on the south façade and above units B and C while a cloth awning is located above unit A.

The petitioner is proposing to maintain all existing glass windows on both the east and south facades. The existing cedar knee walls will be replaced with cut stone and brick. Unit A cut stone columns will lead to a small section of cut stone on the façade. The existing cedar parapet will be removed and replaced with an Exterior Insulation Finishing System (EIFS). Standing seam awnings are proposed over units A and C while a backlit cloth awning is proposed over unit B.

As shown, the proposed signage and backlit cloth awning does not meet the Village's Sign Ordinance. The proposed signage on the south façade is not allowed and the total square footage for each tenant exceeds the allowable amount.

Project Costs

The total project cost, as shown in the petitioner's detailed estimate (attached), is \$33,025. A summary of the estimate is shown below:

Description	\$ Amount
Demolition	\$ 2,200
Sidewalk Protection	\$ 1,500
Carpentry & Materials	\$ 8,700
Roofing / Flashing	\$ 5,200
EIFS Contractor	\$ 3,500
Masonry Contractor	\$ 1,400
Electrical	\$ 1,500
Painting	\$ 2,000
Other	\$ 7,025
TOTAL	\$ 33,025

As shown above, the petitioner's estimate would allow for the \$15,000 façade improvement grant. The petitioner is undertaking a complete renovation and update of an existing façade. The façade, which is primarily cedar, will be transformed into a façade of brick, cut stone and EIFS. Staff believes the estimated costs associated with the proposed project are justified.

COMPLIANCE WITH DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

The petitioner has outlined the request in the attached narrative letter and drawings. The petitioner will further address the proposal and justification to support the requested grant at the public hearing.

Grant applications require evaluation based on the Village's Downtown Design Guidelines. The Design Guidelines outline five areas which make up the building. Each area is shown below with a detailed description of how the petitioner meets or does not meet each. Additionally, staff developed a scoring system to evaluate each project. The scoring sheet (attached) provides specific breakdowns and descriptions of how each area is evaluated. A summary of the points awarded is shown below.

a. Site Design (6 points available – 6 points awarded)

The building mass is appropriate for the location and in relationship to the adjacent one-story bank building to the north. The façade is near the property line and maintains an established streetwall. Staff believes the petitioner meets the site design requirements.

b. Building Design (2 points available – 2 points awarded)

The building uses three principal materials, EIFS, brick and cut stone. The building design standard has been met.

c. Building Base (18 points available – 13 points awarded)

The existing transparent windows which make up the majority of the façade will remain in place. The existing knee walls are an appropriate height. The reconstructed knee walls will be cut stone and brick with a limestone sill. The proposed materials differentiate between important features. The existing outdoor seating area in front of unit A is articulated through the cut stone façade. Entrances to units A and C are also articulated through material arches.

The proposed EIFS façade relates to the adjacent bank building but does not relate to the brick buildings across Main Street. The original windows will remain and the existing features will be enhanced through improved building materials. Preferred and discouraged materials are used evenly throughout the building. Cut stone and brick make up the base of the building while EIFS is the primary material above the windows. The applicant is proposing two standing seam awnings and one back-lit awning. Standing seam and backlit awnings are not appropriate for the downtown business district. Protruding light fixtures are provided above the signage for units A and C.

Projecting signs are not provided. It should be noted that the proposed signage, while not in the purview of the design guidelines, does not meet the Village's Sign Ordinance. The proposed signage will have to be modified to comply with the Ordinance.

Overall, staff believes the petitioner has met the building base requirements.

d. Building Middle (0 points available – 0 points awarded)

This section is not applicable because the project does not include a multi-story component. As such, no points are available and no points are awarded. The petitioner does not lose points.

e. Building Top (2 points available – 2 points awarded)

The EIFS cornice is detailed and provides visual interest through recessed areas, copper copings and height variations. Staff believes the petitioner has met the building top requirements.

RECOMMENDATIONS

As reviewed by staff, the building received 23 points out 28 available total points, for a 82% compliance with the Design Guidelines. Staff believes the proposal does meet the requirements of the Design Guidelines and therefore should be awarded grant monies.

Based on the findings above, staff recommends the ADRB forward a positive recommendation to the Village Council for this application subject to the following conditions:

1. The applicant shall apply for a building permit prior to the commencement of construction activities. The proposed construction shall comply with all applicable building codes.
2. The applicant shall apply for a separate sign permit for all proposed signage. The proposed signs shall comply with the Village's Sign Ordinance.

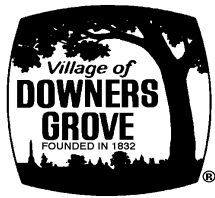
3. The applicant shall provide proof of payment prior to disbursement of Village TIF funds prior to December 31, 2009.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

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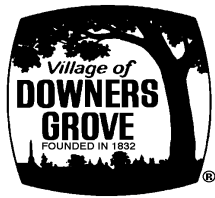


Downtown Design Guidelines Score Sheet

Project Name: Wine Cellar, Knitche, and Bead Heaven

Project Address: 5150 (A-C) Main Street

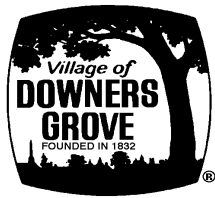
	Total Points	Total Points Available for this project	Score	Comments
Site Design - 6 Points available - 6 points awarded				
Appropriate Massing (0-2 pts) 2 pts - Building massing is proportionate to adjacent buildings 1 pt - Building is slightly out of proportion to adjacent buildings 0 pts - Building has no relation to adjacent buildings	0 - 2	2	2	Massing is proportionate to bank building to the north.
Façade near or on property line (0-2 pts) 2 pts - Façade is at or within 1 foot of the property line (On corner lots, both facades within one foot of property line) 1 pt - Façade is between 1 & 5 feet from the property line (On corner lots, only one façade is within one foot of property line) 0 pts - Façade is more than 5 feet from the property line. (On corner lots, both facades more than 5 feet from property lines)	0 - 2	2	2	Existing building is within one foot of property line.
Extend and establish a streetwall 2 pts - Streetwall is extended or established 1 pt - Streetwall is established but it is not consistent with existing streetwall 0 pts - A streetwall is not established as the building is significantly setback from the property line	0 - 2	2	2	Existing streetwall is maintained.
Building Design - 2 Points available - 2 points awarded				
Maximum of three materials are used 2 pts - Three or fewer primary materials are used 1 pt - Four or five primary materials are used 0 pts - More than six primary materials are used	0 - 2	2	2	EIFS, brick, and cut stone are primary materials
Building Base - 18 Points available - 13 points awarded				
Transparent windows make up the majority of the primary façade 4 pts - The majority of the façade is transparent windows 3 pts - Transparent windows are used but do not make up the majority of the façade 2 pts - Opaque windows are used but take up the majority of the primary façade 1 pt - Opaque windows are used and do not make up the majority of the primary façade 0 pts - Few or no windows are used in the primary façade	0-4	4	4	Existing windows to remain
Knee walls between 12 and 30 inches 2 pts - Knee walls extending across the façade at a height between 12 and 30 inches are used 1 pt - Knee walls are established at a non-recommended height or not extended across entire façade 0 pts - Knee walls are not provided	0 - 2	2	2	Existing knee walls to be refaced with face brick and cut stone



Downtown Design Guidelines Score Sheet

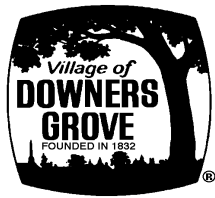
	Total Points	Total Points Available for this project	Score	Comments
Materials differentiate between important features and create a prominent entry through articulation, elaboration or materials 2 pts - Building features are differentiated and the entry is unique through articulation, elaboration, and material choices 1 pt - Some building features are articulated 0 pts - Building features are not differentiated and the entry is not prominent	0 - 2	2	2	Unit A and C entrances are articulated. Unit C outdoor seating area is articulated through the façade materials
Consistent materials that compliment existing materials 2 pts - Building materials relate to adjacent properties 1 pt - Building materials relate to only some of the adjacent properties 0 pts - Building materials are out of place and do not compliment adjacent properties	0 - 2	2	1	EIFS relates to adjacent bank building but does not relate to brick buildings across Main Street
Original features and materials are repaired and restored 2 pts - Original building features are maintained and restored 1 pt - Some original materials remain but some have been covered up by new materials 0 pts - Original features and materials have been covered and replaced with new materials	0 - 2	2	1	Existing windows remain but other features are covered
Preferred materials are used 4 pts - Only preferred materials are used 3 pts - Preferred materials are used with discouraged materials providing accents 2 pts - Preferred and discouraged materials are used evenly 1 pt - Discouraged materials are primarily used with preferred materials providing accents 0 pts - Only discouraged materials are used	0-4	4	2	EIFS is the primary parapet materials while cut stone and brick form the base of the building.
Awnings 1 pt - Awning with appropriate scale and materials 0 pts - Awnings with improper scale or materials	0 - 1	1	0	Standing seam and back-lit awnings are inappropriate for the downtown
Outdoor seating 1 pt - Outdoor seating which is appropriate in scale and allows adequate space for pedestrian traffic 0 pts - Outdoor seating which is out of scale and/or inhibits pedestrian traffic	0 - 1	0	0	
Protruding light fixtures 1 pt - Protruding light fixtures add visual interest 0 pts - Protruding light fixtures that do not add visual interest	0 - 1	1	1	Protruding light fixtures provided at units A and C
Landscaping 1 pt - Landscaping is appropriate to the surroundings in scale, massing and materials 0 pts - Landscaping is inappropriate to the surroundings in scale, massing and materials	0 - 1	0	0	
Benches 1 pt - Seating which is appropriate to the site and does not impede pedestrian traffic 0 pts - Seating is inappropriate or inhibits pedestrian traffic	0 - 1	0	0	
Projecting Signs 1 pt - Appropriate projecting sign is provided 0 pts - Projecting sign is inappropriate for use	0 - 1	0	0	

Building Middle - 0 Points available - 0 points awarded



Downtown Design Guidelines Score Sheet

	Total Points	Total Points Available for this project	Score	Comments
A horizontal expression between 1st and 2nd floor is delineated 2 pts - Materials create a horizontal expression across entire façade 1 pt - Materials create a horizontal expression over some of the façade 0 pts - No horizontal expression is provided	0 - 2	0	0	
Windows in rhythm, replacement windows fill historic opening 2 pts - New windows are in rhythm or replacement windows fill entire historic opening 1 pt - Not all windows are in rhythm and only some replacement windows fill entire historic opening 0 pts - No windows are in rhythm or replacement windows do not fill entire historic opening	0 - 2	0	0	
Visual interest created through sills, lintels, divided lights and window styles 2 pts - Sills, lintels and divided lights are used to create visual interest 1 pt - Some detailing is provided to create visual interest 0 pts - No detailing is provided to create visual interest	0 - 2	0	0	
Facades are proportionate and visually appealing through detailing, openings and materials 2 pts - Detailing, openings and materials are used throughout the façade to create visual interest 1 pt - Some detailing is provided to create visual interest 0 pts - A blank façade is provided with no detailing	0 - 2	0	0	
Corner buildings are articulated and elaborated 2 pts - Articulation is provided on both facades 1 pt - Articulation is provided on only one façade 0 pts - Neither façade is articulated	0 - 2	0	0	
Balconies 1 pt - Balcony creates visual interest and is appropriate for the proposed use 0 pts - Balcony is out of scale or is not appropriate for the proposed use	0 - 1	0	0	
Building Top - 2 Points available - 2 points awarded				
Distinctive cornice or parapet 2 pts - Cornice is detailed and provides visual interest 1 pt - Cornice is provided but it is inappropriate for the building (See Figure 39) 0 pts - Cornice is not provided	0 - 2	2	2	EIFS cornice is detailed and provides visual interest.



Downtown Design Guidelines Score Sheet

Total Points	Total Points Available for this project	Score	Comments
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TOTAL SCORE	43	28	23	82%
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Scoring

90 - 100% - Building is well designed and meets the intent of the Design Guidelines.

75 - 89% - Building is well designed and meets the majority of the Design Guidelines. Minor revisions may be needed to comply.

60 - 74% - Building meets some Design Guidelines but fails to meet all the guidelines.

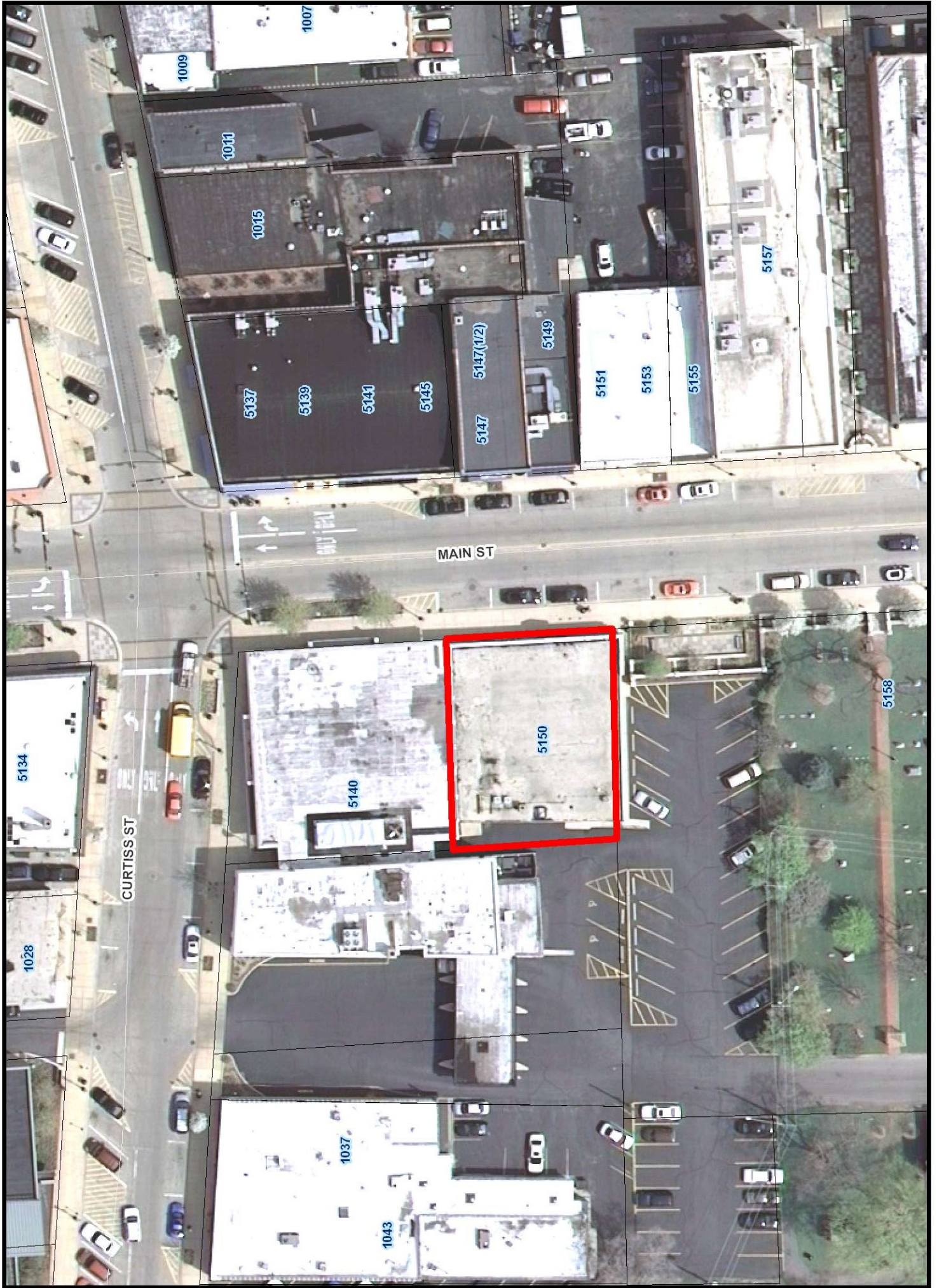
Revisions are necessary to comply.

< 59% - Building does not meet the intent of the Village's Design Guidelines.

Reviewer: Stan Popovich, AICP

Date Reviewed: June 3, 2009

Recommendation: Approval



5150 Main Street Location Map

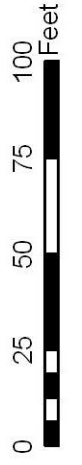




Figure 1 – East façade of 5150 Main Street



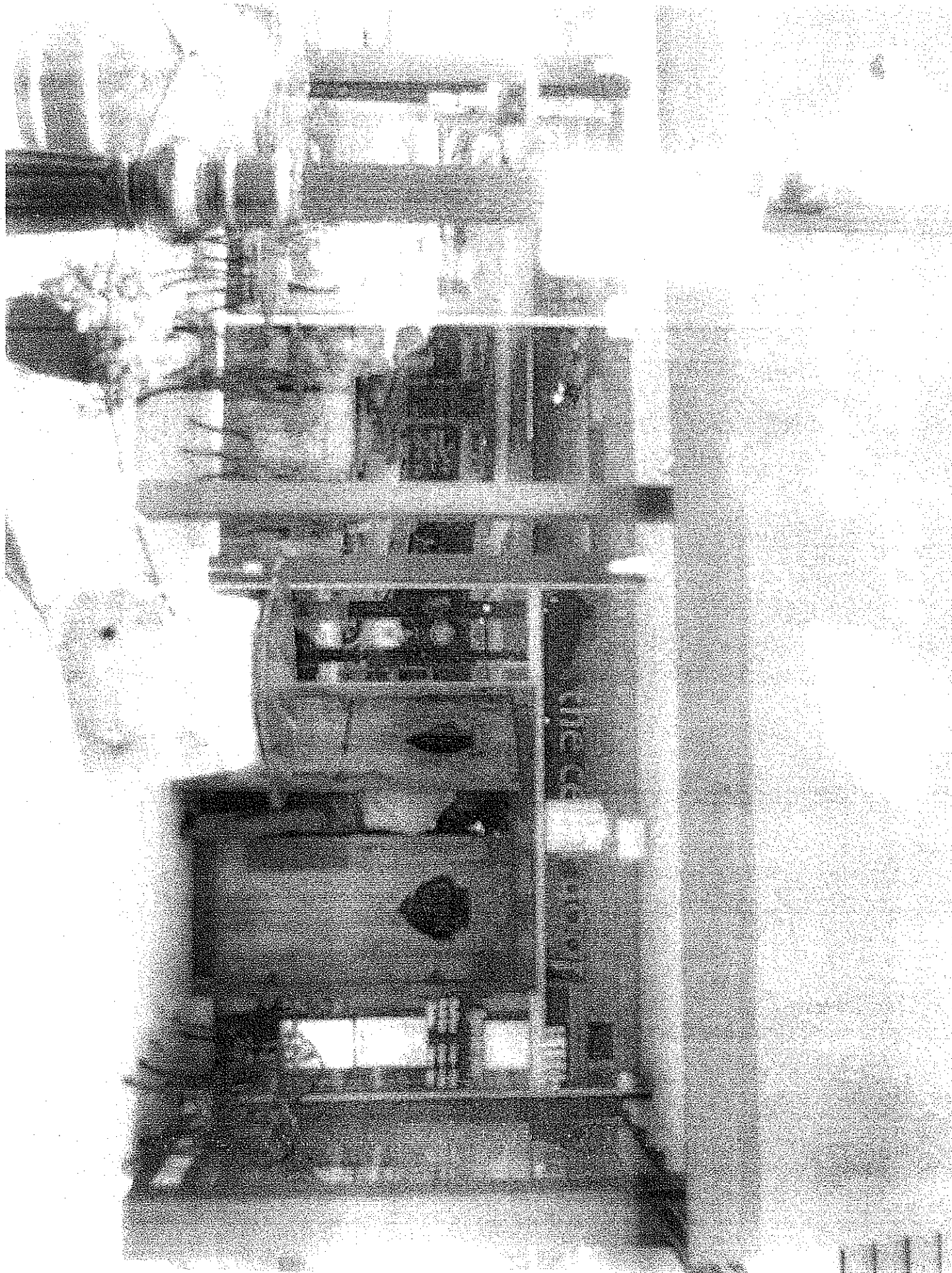
Figure 2 – East façade of 5150 Main Street

5150 A, B, AND C EXTERIOR RENOVATIONS

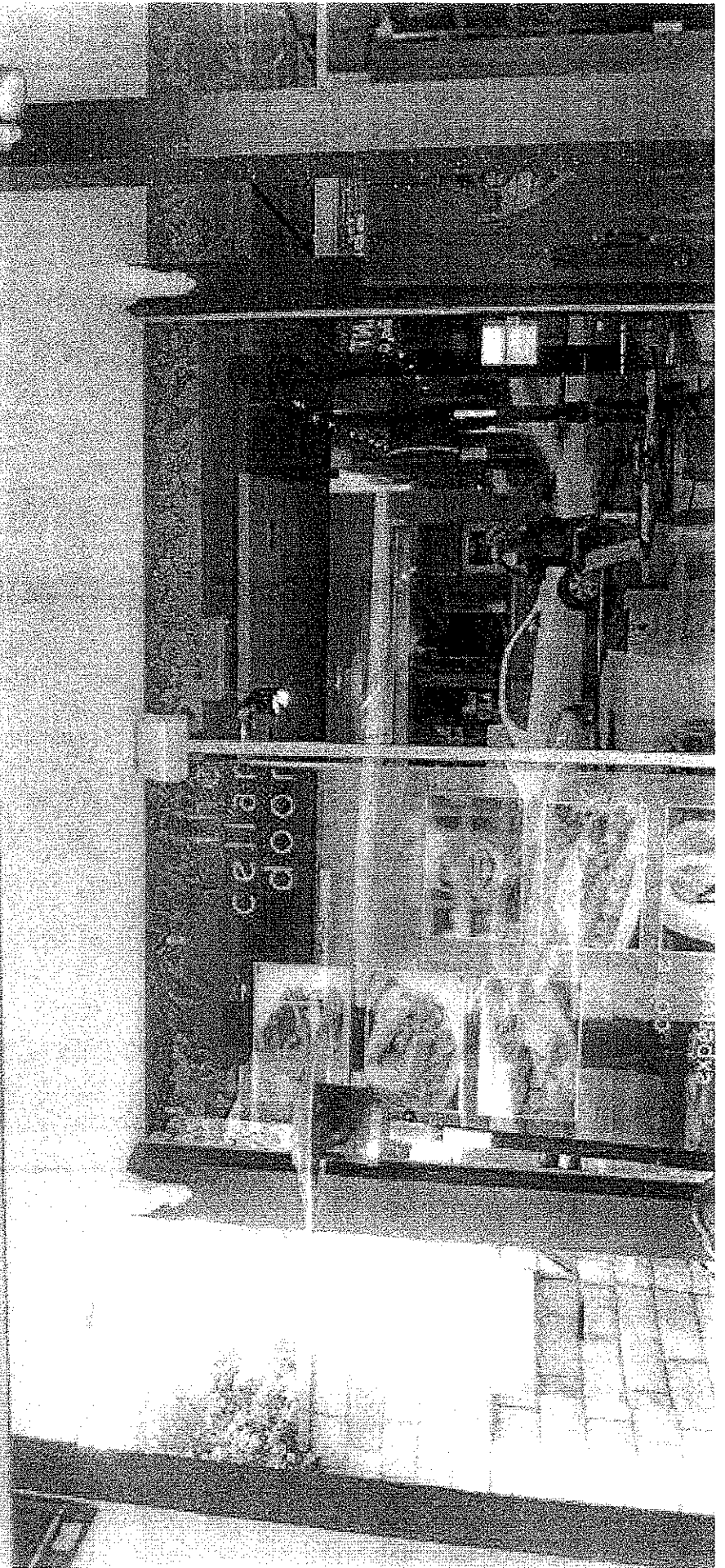
COST ESTIMATE

June 15, 2009

ITEM:	TRADE:	DESCRIPTION:	AMOUNT:	Notes:
1.	Demolition	Remove existing cedar fascade and column raps.	\$ 2,200.00	
2.	Sidewalk Protection	Main street and south façade structural sideway protection.	\$ 1,500.00	
3.	Carpentry	Frame proposed structural fascade bulkheads.	\$ 5,500.00	
4.	Carpentry Material	All wood framing and wall sheathing.	\$ 3,200.00	
5.	Roofing/Flashing	New aluminum copings and roof flashing to new parapet system. Copper standing seam roofing at exterior fascade overhangs.	\$ 5,200.00	
6.	EIFS Contractor	EIFS (Exterior Insulation Finish System) finish at bulkhead of exterior fascade.	\$ 3,500.00	
7.	Masonry Contractor	Real veneer applied stone at Cellar Door and real cut face brick applied at Units B and C.	\$ 1,400.00	
8.	Electrical	Miscellaneous revisions.	\$ 1,500.00	
9.	Painting	All exterior painting.	\$ 2,000.00	
10.	Net total		\$ 26,000.00	
11:	General Conditions	Dumpsters	\$ 1,050.00	
		Labor	\$ 1,350.00	
		Insurance	\$ 500.00	
		Port-o-lets	\$ 225.00	
12.	Contracting Fee:	15% of Net Total Above:	\$ 3,900.00	
13.	Total:		\$ 33,025.00	



one cellar door
a few more over



Knitche
classes • espresso •



The Cellar Door
Daily Specials

OPEN

knitche

• espresso •

• classes •

• yarns •

OPEN

OPEN

OPEN

OPEN

OPEN

OPEN





Bea's Flowers

5150C

OPEN

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5150B

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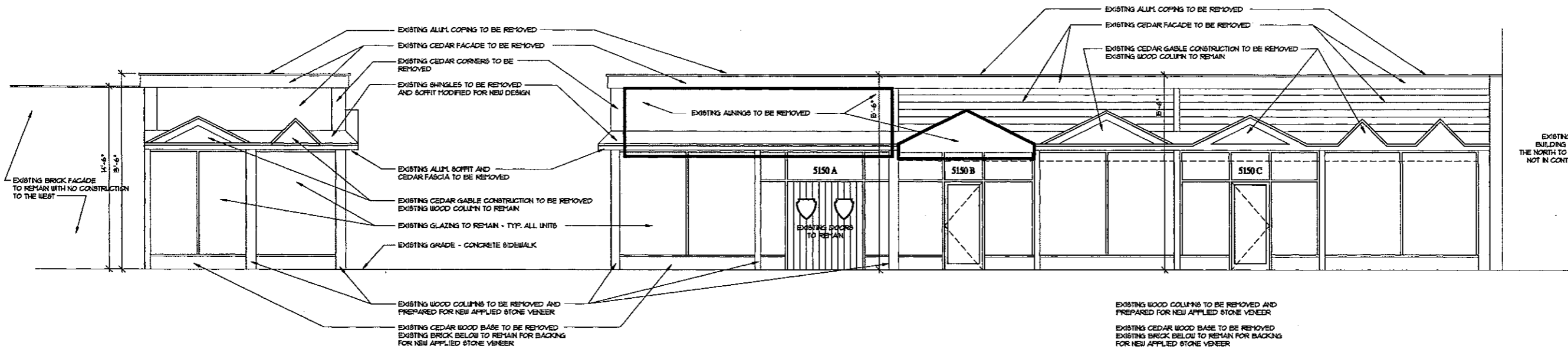
Knitche Grove

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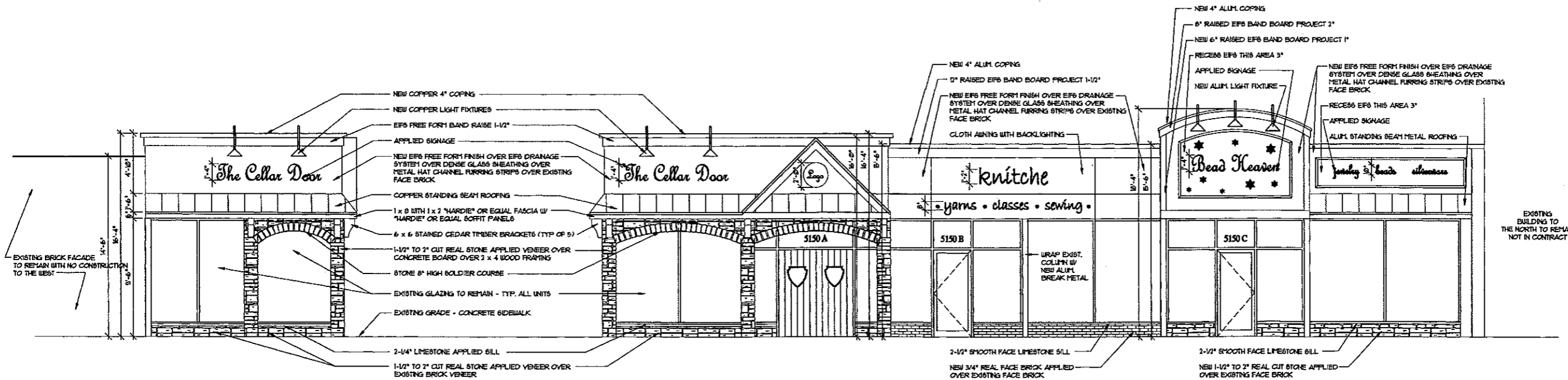


EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

Date	Revision

1105-2 Curtiss Street
Downers Grove, IL 60516
630.769.1325
630.769.1392
fax 630.769.1392

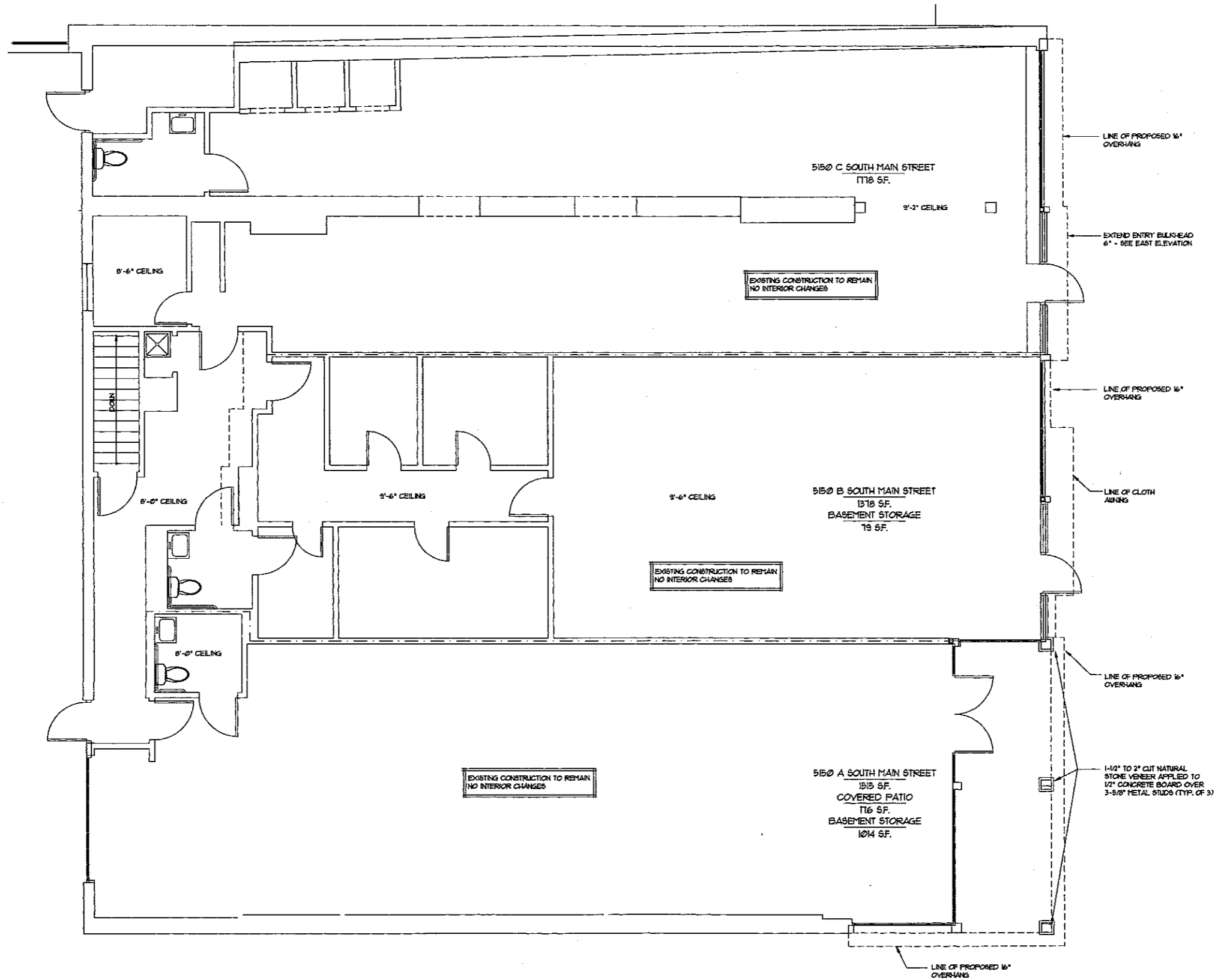


5150 SOUTH MAIN STREET BUILDING
EXTERIOR FACADE RENOVATION
5150-A, -B, -C SOUTH MAIN STREET
DOWNERS GROVE, ILLINOIS

EXTERIOR ELEVATIONS

Date 06/01/2009
Drawn DJR
Checked DJR

Job No 0908
Sheet **A-1**
Of 2



FLOOR PLAN

SCALE: 1/4" = 1'-0"



Date	Revision	By

1105-2 Curtiss Street
Downers Grove, IL 60515
630 . 769 . 1325
fax 630 . 769 . 1392



5150 SOUTH MAIN STREET BUILDING
EXTERIOR FACADE RENOVATION
5150-A, -B, -C SOUTH MAIN STREET
DOWNERS GROVE, ILLINOIS

FLOOR PLAN

Date 06/01/2009

Drawn DJR

Checked DJR

Job No 0908

Sheet

A-2

Of 2

- A. FILE ADRB-07-09** A Petition seeking a \$15,000 grant from the Downtown Façade Improvement Grant Program for the property at 5150 Main Street, Downers Grove, IL (PIN 09-08-305-014); Sean Chaudhry, Petitioner; Sean Investment Group, Owner.

Village Planner, Mr. Popovich, reviewed the application before the members and noted the address location on a map. He explained that the applicant intends to significantly redevelop the façade of the building because the existing façade consists of cedar siding with a cloth awning on one of the units. Existing transparent windows will be maintained but cut stone brick knee walls will be added. Cut stone columns are planned and a new EIFS façade will replace the old cedar façade above the windows. Standing seam awnings on Units A and C are planned as well as a backlit awning on Unit B. However, the proposed signage and the backlit awning do not meet the village's sign ordinance and will have to be revised prior to permit issuance.

Per staff, the proposed signage currently exceeds code and the petitioner is aware of the issue. Mr. Popovich reviewed the design guidelines as it pertained to the application, calling attention to the points met by the application and awarded by staff. Staff believes the application does meet the Village's Design Guidelines and 13 out of 18 points were awarded. Staff recommended a positive recommendation to council subject to staff's three conditions in its report.

Discussion from members included how the points were awarded; the EIFS material in general and revisiting the issue, and staff's concern about the aluminum standing seam awning at unit C. Positive comments included that the building's materials were being upgraded. (Mr. Russ stated, for the record, he was the chairman for the Downtown Management Board for several years and is currently the attorney for the Downtown Management Board.)

Members then discussed the original condition of the face brick that was under the cedar siding and that covering it up was an improvement. However, dialog followed on the use of EIFS in general and its content in the Village's Design Guidelines. The chairman also voiced concern about approving the applicant's future signage, since it was not supported by staff, and some budget items. Staff described how the amount of signage is determined. Chairman Davenport voiced his opinion on how the proposed application was presented against the Village's Sign Ordinance and commented that it may be necessary for the village to reconsider some of its sign codes, using this application as a possible example.

On behalf of the petitioner, Mr. Dan Roberts, with Prairie Design and Build, and architect for the application, discussed that the backlit awning could be revised to be lit from above. The signage could be refined to meet compliance; however, he preferred what was being proposed. As to the EIFS, he believed the material offered some architectural interest as well as the copper awnings. He noted other buildings in the downtown area that had copper and stone. Mr. Roberts encouraged members to support the EIFS material. The awnings could be worked out. He suggested using an EIFS sign above the cellar door as an alternative to gain sign square footage.

As to the budget, Mr. Roberts stated the applicant was tight on the budget and estimated his client will spend additional money if necessary. However, any reduction his client considered would come off the Cellar Door, if necessary. Mr. Roberts discussed the opportunity the application offered to the Village and the downtown area overall. He discussed his concerns about the condition of the face brick behind the cedar material and possibly re-using some of it,

if possible. It could be used to break up the façade architecturally. The chairman preferred to have a written letter confirming the condition of the face brick.

Chairman Davenport opened up the matter to public comment. None received.

MR. RUSS MADE A MOTION THAT THE ADRB RECOMMEND A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS RECOMMENDED BY STAFF, SUBJECT TO STAFF'S THREE CONDITIONS LISTED IN ITS STAFF REPORT. SECONDED BY MRS. DUNHAM.

Chairman Davenport, again, reviewed his concerns about the non-compliance of signage and preferred to have revised drawings showing proper signage and possibly allowing a variance. Chairman Davenport again expressed his concern about covering brick with EIFS material. Mr. Roberts commented that his client was out of the country for the next week and that he would probably meet with each tenant to discuss signage. Mr. Popovich discussed the lineal footage for each of the three units which determines the allowable signage. Mr. Roberts explained how some of the signage would have to be re-designed. Mr. Russ noted that the signage for the building will eventually change in the future as tenants move in and out and the signage area was more important than the actual signage itself.

Mr. Roberts offered to provide the board with a follow-up letter or photographs regarding the condition of the original face brick.

ROLL CALL:

**AYE: MR. RUSS, MR. PAPPALARDO, MRS. ACKS, MRS. DUNHAM,
MR. MATTHEIS**

NAY: CHAIRMAN DAVENPORT

MOTION CARRIED. VOTE: 5-1

Chairman Davenport explained his Nay vote was due to the other members voting in the positive and he wanted to make a point to the Village Council, emphasizing that some changes were necessary in the Village's Design Guidelines with regard to preferred and discouraged materials.