

**Minutes of the Community Design Commission Special Meeting
August 28, 2019 7:00 p.m.
Village Hall Room 101**

Community Design Commission Meeting called to order at 7:10 p.m. and roll was called. A quorum was present.

Attendees: Chair Douglas Chien; Commissioners: C. Scott Smith, Juan Betancur (7:15), Greg Kolar, Jonathan Kirk, Nick Sinadinos and Jason Bergwerff

Absent: Commissioners: Cindy Wong and Richard Katz

Also present: Craig Failor, Village Planner and Michael Bruce, Zoning Administrator

Non-Agenda Public Comment: None

Minutes:

June 26, 2019: Commissioner Kolar moved to approve the minutes. Commissioner Bergwerff seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

Public Hearing(s); Sitting as the Design Review Commission:

Cal. No. 03-19-DRC: 1022 Lake Street, Lake Theatre; The Applicant Willis G. Johnson, on behalf of Lake Theatre, is seeking a variation from Section 7-7-16 (Electronic Sign Construction And Design Standards) which section prohibits electronic message signs, to permit the removal of the manual reader boards on the west, south and east elevation of the Lake Theatre marquee sign and replace with digital boards.

Mr. Willis Johnson and Mrs. Shirley Johnson presented the application request. Also in attendance were representatives from the Omega Sign Co. Mr. Johnson stated that they are proposing to update the marquee signage with digital reader boards and remove the existing manual display reader boards. He provided handouts to the commission, and then went over the standards for variation.

There was a general discussion regarding different options of digital displays; black and white and color. They discussed static displays vs. moving displays. They also discussed the illumination of the proposed signage. It was indicated that the proposed signs would not be illuminated any greater, and may be less, than the existing signage. The conversation continued regarding resolution and the control of content, color and illumination. Mr. Johnson indicated the controls will be from their Downers Grove offices. The light levels will change depending on environmental conditions; i.e., brighter during the day and dimmer in the evenings.

There was a concern mentioned about historic preservation and the loss of historic charm if the signs were to go to a digital medium. It was also mentioned that technology is ever changing and the proposed signage would be out of date soon. A discussion ensued as to whether or not the digital signs at other locations owned by Mr. Johnson saw an increase in revenue due to the installation of digital signage. There was no quantitative evidence available.

Mr. Dan Lauber, River Forest resident, spoke in favor of the proposed signage changes. Mr. Lauber discussed the standards for variations and felt, based on his professional opinion, they were being met.

Zoning Administrator Bruce provided an overview of the staff report.

The Commission deliberated on the proposal and determined that an extend period of time was appropriate regarding the display time from the required 8 seconds to 20 seconds. This time period was based on the sign consultant's recommendation.

Commissioner Betancur made a motion to approve the application as submitted; Commissioner Kirk seconded the motion. A roll call vote was as follows:

Betancur	Yes
Kirk	Yes
Sinadinos	Yes
Smith	No
Bergwerff	Yes
Kolar	Yes
Chair Chien	Yes

Mr. Bruce provided the resolution for approval. The commission reviewed and modified the resolution to include the provisions that the display delay time be a minimum of 20 seconds, and to reiterate there would be no audio and no animation. They also indicated that the illumination would not be greater than what exists today.

Commissioner Kirk made a motion to approve the application as submitted; Commissioner Kolar seconded the motion. A voice vote was as follows:

Kirk	Yes
Kolar	Yes
Betancur	Yes
Sinadinos	Yes
Smith	No
Bergwerff	Yes
Chair Chien	Yes

Other Business

The Commission discussed the Cavalcade of Pride selection process.

Reports

Staff Report

Village Planner Failor provided an update on the capital improvement projects in the village, provided the Forestry Superintendent's report and answered questions.

Adjournment

Commissioner Kirk moved to adjourn the meeting. It was seconded by Commissioner Sinadinos. The meeting adjourned at 8:25 p.m.

Prepared by; Craig Failor, Staff Liaison