



## Architectural Review Board Minutes

July 19, 2022

Page 2

- a) Recommendation of a 3' x 34'-8" internally illuminated Boxed Wall Sign having bronze and dark red background, white copy and yellow, red and black logo for the front elevation, and
- b) Recommendation of a 7' x 8'-2" internally illuminated Channel Letter Wall Sign having red copy and red and white logo for front elevation, and
- c) Recommendation of a 7' x 8'-2" internally illuminated Channel Letter Wall Sign having red copy and red and white logo for side elevation, and
- d) Recommendation of a 7' x 8'-2" internally illuminated Channel Letter Wall Sign having red copy and red and white logo for rear elevation, and
- e) Recommendation of a 7'-6" x 7'-8" internally illuminated Ground Sign having red and bronze background, white copy and yellow, red and black logo, and
- f) Recommendation of four (4) 1'-6" x 10' non-illuminated Channel Letter Wall Signs having white copy and stating "tires", "brakes" and "oil changes" for the front elevation, and
- g) Recommendation of six (6) 3' x 1'-9" non-illuminated Directional Signs having red and tan background with white copy stating "Exit Only" and "Welcome" three on the front and three on the rear elevations for property located at the corner of Pearl Road and Broxton Drive, PPN 395-07-001 zoned General Business.

Mr. Serne– Item Number One and Two, Jiffy Lube.

Mr. Malawski – Frank Malawski, Seven Multi Sites Solutions, Headquartered in Downers Grove, Illinois. The building itself has EFIS on the exterior walls. That is the paint color, pure white and then it has a wainscoting of stone. On these plans, on the Civil plan it shows it, we don't have a rendering of it at this time, actually we do have a rendering but not showing the fence so the building will match the wainscoting, the stone, columns. The columns will match the stone. This would give you an idea of what it looks like, the only thing that is missing on her is the fencing. That gives you a look of it. On the Civil plans, the goal is to have the fence on Pearl Road have a break at the Jiffy Lube sign so pretty much over here and then on Broxton Drive as well going in to the driveway there. That is the overall look of the building. Site circulation wise, the garage doors here, these are the actual exits so the customer coming through the side over there as well as coming through here if they need to. For circulation we've got 24.1 feet for circulation and parking to go to the back of the building and to get into the rear garage doors, get serviced and get out the front. There is no overnight storage of cars, there is no working on something

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 3**

outside. Jiffy Lube always works on the inside of the building and they do light auto repair which essentially is just window wipers, oil changes that type of stuff, brakes and since it does tire changes as well.

Mr. Smerigan – You are showing awnings over the man doors?  
Mr. Malawski – Yes.

Mr. Smerigan – The plan doesn't indicate the material there, it says that those are being done by the sign contractor but it doesn't say what they are. If they are canvas or metal.

Mr. Malawski – Let me see if I can pull that up, I know we have a general signage set but it is pdf format in the print here. So you are looking for the detail of what those actually are?

Mr. Smerigan – I don't know what they are and I know in here, it says a brown on the plans it says that the garage doors and the man doors are going to be black.

Mr. Malawski – Okay.

Mr. Smerigan – I am just trying to figure out what it is that we are approving. From a building standpoint, I am okay with what you are doing with the stone base, I am okay with the use of the EFIS. I am not thrilled with the pure white color. I don't know that pure white makes sense but then part of that is a concern about what these doors and awnings are going to be. You are going to get a contrast there and I am trying to figure out what this is going to look like.

Mr. Malawski – Do you think it would be better if we would submit to everybody the actual color chip and submit that at a later date so you could see what the actual color is, I know its difficult when you have renderings and looking at the quality of this print. It says it is black but I don't believe it is a pitch black.

Mr. Smerigan – On here its ways black so that is going to be dark and I get that but then it doesn't indicate on here what the... its just not clear. In this rendering and I realize this is printed but if this is going to be pure white and this is going to be black, I don't think that is going to work.

Mr. Malawski – It is definitely more of a brown. I know it says black in the spec here for the paint, semi-gloss but I can assure you that is more of a brown tone than a black. How dark is it is the question obviously, the quality of the prints, this is showing that is lighter and this is showing that it is a darker hue so I understand that. If it is closer to dark you guys are probably less agreeable on that color.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 4**

Mr. Smerigan – I am looking at the contrast with the white wall and I am thinking if you are going all the way to black you are going too far.

Mr. Serne – I agree.

Mr. Smerigan – I am struggling with the white wall to begin with the white wall and the black is going to make it worse in my opinion.

Mrs. Milbrandt – Does Jiffy Lube have any other color buildings?

Mr. Malawski – One item I was going to bring up is that it could be a potential to paint this part of the lobby red. It goes to this window to identify the lobby for customers so that would add more variety of colors to the facility. That white, that is another topic too that I will work to get you guys the actual color chip.

Mr. Smerigan – This looks like a cream color.

Mr. Malawski – It is more of a cream than a white.

Mr. Smerigan – I think that the cream needs to be a little darker and I don't mean dark in color I just mean just a step or two down because if it comes out looking white, this is not White Castle. I think that would be, I think if it is too light it is too white and I am going to have an issue.

Ms. Brill – Question on that corner too, you are talking a red, are you talking a bright red or that burgundy. What happens to your signage? Your signage is going to go away.

Mr. Malawski – We have a white option for this as well, the burgundy is going to be white and the logo background that is white is going to be red.

Mr. Smerigan – I am okay keeping the building all one color, I am just concerned with what the color is. If the awnings are going to be this brownish tone the same as the door . . . but right now we have nothing that says what color the awning is at all or even what the material of the awning is. I didn't know if you were going to have a metal awning or it was going to be canvas.

Mr. Mikula – For the overhead doors they are calling out medium bronze, anodized aluminum face.

Mr. Smerigan – I am okay with that.

Mr. Mikula – As long as it is not black. I just wanted to clear up what that color was.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 5**

Mr. Smerigan – As long as it is not black I am okay with that.

Mr. Serne – We also have the coping on the very top and that is awfully small.

Mr. Malawski – The coping is small?

Mr. Serne – Yes.

Mrs. Milbrandt – We would like to see that bigger.

Mr. Serne – Yes.

Mr. Malawski – Okay, now is that just the material you would like to see, like the metal just being at a lower height?

Mr. Serne – It is an end to the building.

Mr. Smerigan – It gives it a nicer cap.

Mr. Malawski – Okay.

Mr. Smerigan – I am okay with the bronze color. So to be clear, that is going to be bronze, the awning is going to be bronze but we don't know the material for the awning, right?

Mr. Malawski – It is a type of metal, like a type of coated metal.

Mr. Smerigan – That would be my preference. I think if you would do that instead of a canvas it will look good.

Mr. Serne – It will last and it will look good.

Mr. Smerigan – I think if the awning is metal and it is that same bronze color, I am good with that.

Mr. Malawski – Okay, do you have a specific, going back to the coping for a moment. Do you have a specific like 8 inches or minimum 10 inches or something like that in your mind?

Mr. Serne – Eight to Twelve.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 6**

Mr. Malawski – Okay, I will take a look at what we can provide here. I will look at what their standard is and if they can provide a deeper spec for that.

Mr. Serne – Yes, thank you.

Mr. Smerigan – On the rear of the site there is a screen wall to the residential property next door. It says 6-foot opaque wall/fence but there is no material on there and no color.

Mr. Malawski – Really be what would be preferred. We could do an opaque fence. On this rendering we are showing a white opaque fence here.

Mrs. Milbrandt – Is that masonry?

Mr. Malawski – I believe it would be wood. We are amicable to whatever the material would be the preference being adjacent to residential.

Mrs. Milbrandt – Isn't it required to be masonry?

Mr. Malawski – Oh, required by Code, we will definitely work on that.

Mr. Smerigan – I am okay if that would be a split face or something. So why don't we do a split face and some sort of grey tone that matches your stone. Tie it back to the building a little bit.

Mr. Malawski – Yes, you would want to match the wainscoting.

Mr. Smerigan – Think about it, you are going to have that on the base of the building, you have that on the columns out front and on the side, why not match that and if you do that with some sort of split face it picks up that same tone and would be appropriate for the neighborhood.

Mr. Malawski – Okay we definitely will do that.

Mr. Smerigan – Maybe the split face for the surround for the trash enclosure. I am okay if you do both of those with the same split face.

Mr. Malawski – Okay.

Mrs. Milbrandt – Do you have an image of the fence in the front?

Mr. Malawski – No unfortunately I do not.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 7**

Mr. Smerigan – I assume you are matching our requirements.

Mr. Malawski – I took a look at the recent Culvers, McDonalds and Starbucks. Typically what is done for those is it matches the building. Starbucks is a red.

Mr. Smerigan – The columns match the stone on the building so that is fine and then the fencing is that black aluminum that looks like wrought iron.

Mr. Malawski – Do you have any specific details you want us to follow, like a specific material? If you have examples of what was previously approved we can definitely work to match that.

Mr. Smerigan – We have the streetscape thing that shows the fence in it and we can give you that.

Mr. Malawski – Okay but it is in the on-line Ordinances right?

Mr. Smerigan – Is it on-line?

Ms. Brill – I don't think it is. I have a packet I can print out for you.

Mr. Smerigan – We will just give it to you before you go and that way you have the right kind of fence. The columns you understand and we are all on the same page with the columns but it is that black metal fence that looks like it is wrought iron. The black aluminum fence.

Mr. Malawski – I want to see if it further specifies that garage door color. No its just specific signage. So that is for that and we are going to have the fencing, we are going to have the rear fence there be 6-foot-tall, split faced CMU to match this color in nature as well as the trash enclosure. We will try to send you that before we submit the full drawings, to make sure you are okay with it, just to prevent revisions down the road.

Mr. Smerigan – You are going to widen the coping at the top and bronze with the doors and bronze metal with the awnings, right?

Mr. Malawski – Yes.

Mr. Miller – The man doors are going into that bronze?

Mr. Malawski – I will look to confirm, they look different on the rendering and I believe they are actually different in tone but I will take a look at that and see if can send the

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 8**

actual color. Every printer prints a different color and it is hard to verify that even on a computer monitor.

Mr. Smerigan – I think it would look consistent if the man doors were the same as the overhead doors.

Mr. Miller – I would think so.

Mr. Malawski – You said man doors consistent with?

Mr. Smerigan – The overhead doors, that bronze. That way the tones on your building are the same, you are all in the same school. Did we ever solve the color on the EFIS?

Mr. Malawski – I will send a chip.

Mr. Smerigan – I think color and texture a little more in the beige end.

Mr. Malawski – I don't know if we have internet on this one but I can show you a recently completed projects if that helps but again, the day that Google street view took a view of it . . . I will send you the color chip.

Mr. Smerigan – Yes then we can verify the color because generally I don't have an issue with plan, I am just trying to make sure we are all on the same page with what we are going to do here.

Mr. Malawski – Right now we have the white EFIS, that will be a color chip and you said texture if that is possible so I will take a look to see if I can add the texture. The doors, the color and the awning, the color. My presumption is we are going to try to see if we can match those two-color sets. Like what you mentioned, the awning and the overhead doors, if we can we will go ahead and do that. Even if I can pull that chip for this one so that you can see it in person, that would definitely be beneficial. I will take a look at that.

Mr. Smerigan – I think with that I am good with those changes with the building itself and the site plan and fencing.

Mr. Miller – The only cautionary thing I would state is these lights on the back of the building that are going to be shining into that residential district, make sure that is a good cutoff because they are up high on the building and you've got that house right behind that 6-foot fence. We've had other issues, you know how these LED's throw out. Even though it is at the 0-foot candle, it's the glare of the LED itself that we get the complaints about. There should be a shrouded for downlighting on that.



**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 9**

Mr. Smerigan – Just needs a full cutoff because if they can sit in their house and see the light itself even though you are getting 0-foot candles at the property line, if they are seeing the bulb . . .

Mr. Malawski – Yes essentially visibility of the bulb, right, you don't want to see that from the property, the residential backyard, you want to see that all encapsulated.

Mr. Smerigan – So what you are washing the wall, we are happy with that but just don't let them see the bulb itself.

Mr. Serne – Anything else?

Mr. Miller – On the building, no.

Mrs. Milbrandt – The landscape is in approvable form. You have met the tree planting requirements. Make sure that before they do any tree clearing that they have some trees in the back and they get a permit so that we can post it so the residents know that you are going to be clearing. Just be aware that there are street trees that are located on the property which you are not allowed to take down.

Mr. Malawski – Okay.

Mrs. Milbrandt – Unless you have an issue and then we can discuss it.

Mr. Malawski – So we meet the tree planting requirements and they you mentioned the permit, I just want to make sure I get the process right. When we get Building Permit, we would have to get an additional tree clearing permit?

Mr. Miller – You can actually get that before the issuance of your Building Permit.

Mr. Malawski – Okay, what is required there? I feel we did a tree survey already for this project already.

Mrs. Milbrandt – I know that somebody had gone out there and cleared some of the trees already, I don't think it was you guys because the property owner called us and said somebody is clearing the trees and they thought it was the City. Just make sure you submit that, there are not that many trees left on the property currently.

Mr. Malawski – Are there any drawings required for that submission?

Mrs. Milbrandt – Typically you have to submit a survey of the property of the trees.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 10**

Mr. Malawski – That is like a couple week approval?

Mrs. Milbrandt – Once you get Planning Commission approval then you will be able to clear.

Mr. Malawski – Your mentioned there are some trees I guess outside of our property line.

Mrs. Milbrandt – Right on the tree law so just be conscious of those. If we have to have something removed due to drive ways we can work with you on that.

Mr. Malawski – Okay but no just like approval, if you get a tree permit that doesn't mean you can clear trees on the parkway?

Mrs. Milbrandt – Right.

Mr. Malawski – If we need to move something or remove a tree due to utility connections or driveways we will talk about it. We will review where the driveways are at and see if there are any trees there right now.

Mrs. Milbrandt – No additional comments.

Mrs. Milbrandt – I would like to make a motion to accept the Recommendation of the Site, Elevations, Materials upon submission of samples and Colors, and Lighting for a 2,984 SF Jiffy Lube building to be located at the corner of Pearl Road and Broxton Drive, PPN 395-07-001 zoned General Business.

Mr. Smerigan – That is with all the modifications that we talked about. Second.

Roll Call: All Ayes APPROVED

Mr. Serne – The sign package

Mr. Malawski – Yes the sign package.

Mr. Smerigan – You have more signage than the Code permits.

Mr. Malawski – Yes.

Mr. Smerigan – Let me start with the Ground Sign. Its too tall, its too many square feet and it is too close to the street. So there is no way we can approve anything on the free-standing sign because you need variances or you need to modify your plans.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 11**

Mr. Malawski – You said tall, too much square footage and?

Mr. Smerigan – Too close to the street. It does not meet the setbacks.

Mr. Mikula – So this is our Code on signs on corner lots. It is just a site distance thing. Take a look at that and you need to put the sign closer to where it meets that. We have a little sketch on your drawing.

Mr. Smerigan – So you can move the sign and reduce in size and we can approve it or if you are going for a variance then we can't act on it.

Mr. Malawski – So where would we move the sign to? Would it be outside this triangle?

Mr. Mikula – Yes or right on the line.

Mr. Malawski – Okay so wherever across this maybe along this somewhere or further down. Okay so we've got that. You said its too big, too close to the street and then the setback.

Mr. Miller – It is too tall and the square footage exceeds the Code.

Mr. Malawski – What is the process for if we were too close to the street but we were amenable to the other two issues? Is that a setback variance we would have to pursue?

Mr. Mikula – Yes, you would have to get a variance.

Mr. Malawski – Okay, that is going through?

Ms. Brill – Board of Zoning Appeals.

Mr. Mikula – The site distance is a safety issue so that would be tough to get a variance.

Mr. Miller – I think you would have a hard time having 3 members that are required for approval to approve it.

Mr. Smerigan – In all honesty I think if you went in for this, the variances for the free-standing sign that your odds are probably not going to be good. That is why I mentioned maybe you might want to consider reducing the size a little bit and sliding it back or sliding it over or relocating it. Because I think you are going to spend the time going to the Board and then you are going to be making those changes anyway. Again,

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 12**

you have the right to go and we are not trying to stop you from going but seeing what happens with all these requests we kind of get a pretty good feel for what is going to happen and what is not going to happen and I seriously doubt they are going to approve the sign to sit in that area where they have the requirement for vision.

Mr. Miller – That is one of the big things with the Board is they refer to the CPTED Officer to give report on that and if there is any negativity they will not move on it. I sat as the department's rep on that Board for 4 years and I saw sign after sign not approved. It would be in your best interest but again you can proceed as you choose.

Mr. Smerigan – Do as you wish but we just won't act on it as it is. If you want to reduce it and relocated it we can approve it. Design wise I don't have a problem with the sign other than the size.

Ms. Brill – You will act on it, you will have to deny it.

Mr. Smerigan – Well there is no way we are going to approve it.

Mr. Malawski – The issue with the location is we've got a real tight circulation as it is already so I don't see putting it further down here. There is a small possibility of putting it on this little wedge here.

Mr. Mikula – Yes it looks like you could play around with it and slide it back.

Mr. Malawski – The it would just be the over under of the columns of the fence with visibility to that sign.

Mr. Smerigan – Do you need the free-standing sign?

Mr. Malawski – Yes it is part of the . . .

Mr. Smerigan – The only reason I am saying it is the building sits fairly close and you've got signage on the building but that is an issue too. The Code lets you have front wall and side wall signage and if you have that essentially your building is a pretty big sign right there on that corner. I understand that you are in a strip somewhere and you are in the middle of a block and your building sits way back then yes having a free-standing sign out there . . . When you are the corner though and you have signs on both the front and side wall of the building that is what people are going to see first anyway. It is your call I am just questioning whether or not it even makes sense to spend the money to do it. Again, its not that we wouldn't approve it, I just don't know if you need it.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 13**

Mr. Malawski – Gotcha, ya we could go over the other signage.

Mr. Smerigan – Lets talk about the other signage because that may help me make some decisions.

Mr. Malawski – Yes get a better picture on this, okay. So we have that.

Mr. Smerigan – By Code you are permitted a certain amount of signage.

Mr. Miller – By Code you are permitted a total signage of 256.67 SF. That is your total sign package. Your front you are permitted 108.34 SF. Your side, north elevation is 73.34 SF.

Mr. Malawski – What was the total?

Mr. Miller – 256.68 SF.

Mr. Smerigan – So here is the problem, you had like 330 some.

Mr. Malawski – Yes 338 SF is what we have.

Mr. Smerigan – So obviously we can't approve that because it exceeds the Code and you would need variances. I can tell you that the only one that I think we can approve straight out today is probably the side wall sign. I am okay with the side wall sign. I can tell you that the rear wall sign, the Code doesn't permit that. I seriously doubt that the Board is going to grant that variance. So you are aware, you can go in with your eyes open. Typically what they've done when you've got multiple signage like this is they look at what you are permitted and they make you divide it up accordingly.

Mr. Malawski – Say that one more time, I apologize.

Mr. Miller – You are permitted a total of 256.68 SF for all signage outside of the monument sign.

Mr. Malawski – Okay.

Mr. Miller – Typically if you are going to do that they will allow you that much but that is for all your signs, everything. It would be the ones above the garage doors, the oil change, those are considered signs. Your banner signs up front, the Jiffy Lube, MultiCare logo on the front, the one on the side, these welcome signs, entry and exit

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 14**

signs they are going to look at those too because they are larger than what is permitted by ordinance.

Mr. Malawski – Would it be counting the entirety of those directional signs versus what the overage is?

Mr. Miller – Yes, you count all of them. Again, that would all be counted in. Your signs are like at 37 SF for your directional signs, 60 SF for your banner signs above the doors and then these additional signs. They are going to look at all that and as George said, they're, I don't vote for the Board, I don't vote on the Board but I can pretty much guarantee that they won't give you that rear sign. There are parameters that they have gone by on the past with other new businesses coming in. If you can stay within our permitted signage they'll go ahead and give you those multiple signs. Again with our Ordinance, it is one sign the front, one sign on the side. You have 6 or 8 signs on the front that I count, 6 signs on the front so they are going to look at that, its going to be a required variance since you are only permitted one.

Mr. Malawski – Okay so we would have to go in for a variance anyway because we are over.

Mr. Miller – No matter what you do you would need that variance anyway. Your north elevation is the only approvable sign because it falls within that 40% of what your front signage is permitted.

Mr. Malawski – Okay so we are at 81.32 over on square footage, correct? That 256.68, did that include the exit, enter and welcome signs?

Mr. Miller – No, that would . . . you are at 3 something, 256.68 is the front and the north elevations, east and north, that is what is permitted.

Mr. Smerigan – I think what we are trying to say is by Code you get one front wall sign and you have multiple front wall signs. Typically what they have done is they would say, we will give you the variance and you can have multiple front wall signs but you can't go over what the Code allows you to have. So instead of saying you have to stick with one sign they will say you can have 6 signs but you can't exceed the square footage. So you can take your sign square footage and break it up into small signs. That is what essentially they are letting you do. They are not going to do that and give you the multiple signs and the additional square footage. They have never done that.

Mr. Miller – No, they have rarely will let you go larger then what you are permitted by Code for total square footage. That is in the past 3 years they have really hammered

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 15**

down on that. So the multiple signs are to stay within what is permitted and go from there. Again that sign on the west elevation I just don't think you will get that in the back of the building.

Mr. Smerigan – You are looking at multiple variances is what the problem is.

Mr. Malawski – Ya the multitude of signs.

Mr. Smerigan – Think about it, with our free-standing sign you are looking at 3 variances. With the building you are looking at a variance for square footage, a variance for number of signs per wall and you are looking at a variance to permit a sign on a wall that is not permitted to have a sign at all. That is a lot of variances and that usually does not go well. If you can cut that down then I think you've got a better shot at getting something approved. I think you can get the multiple signs on the front but you would have to stay within the square footage. Again, I am just telling you what I think. The sign on the back I am with Mike.

Mr. Miller – I can pretty much hear the Board saying that most of your traffic is going to come from Pearl. Very little traffic is going to come off of Broxton.

Mr. Smerigan – To make it worse the neighboring property that you are facing is residential and they are not going to want that sign facing the residential.

Mr. Malawski – To the point of the lighting.

Mr. Smerigan – Yes exactly the same thing. Why should that resident have to look at a sign, nobody is ever going to enter your site from there. If they are not finding you from Pearl then they are not finding you. You can do whatever you want, you have to represent your client but I think if you even go in with that rear sign you are just making it tougher to get anything.

Mr. Miller – If you can reduce it to as George said, the number of signs and tell your client that that rear sign is just not a good idea, don't even bring it up because what will happen is, I know that the Board will just stick to their guns on this. I have seen it multiple times where companies come in with multiple signs and they argue back and forth and the Board won't move and they ended up with two signs permitted and they lose their multiple signs.

Mr. Smerigan – They tend to react negatively if you ask for too much. We are just trying to give you a heads up. You are going to go there, you are going to have to go there anyway. The only sign we can approve today is that side wall sign.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 16**

Mr. Malawski – You are pretty much; your powers are to approve what is allowed by Code. Right, one sign.

Mr. Smerigan – We are approving design, colors, materials, what it looks like. This is an aesthetic approval, not a variance. We don't have the authority to grant a variance. So within the Code I can tell you that personally I don't have an issue with your side wall sign, I don't have an issue with the colors. But other than that there is nothing else we can approve and I don't know if it makes any sense for us to approve that because your whole sign package you are going to have to reconsider and figure out what you want to do.

Mr. Malawski – Just looking at it as a gut check. You definitely reduce the rear sign, that is 58 SF reduction from the 81SF. I don't have the number of the directional, the exit only, enter only and welcome. I am sure I've got that somewhere.

Mr. Miller – It is 1'-9" x 3'. So it is like 5 something.

Mr. Smerigan – The total of all of them was 37.1.

Mr. Malawski – Say that again.

Mr. Smerigan – 37.1

Mr. Malawski – 37.1 so that would be tacked on to the 81.32 SF. Okay so we are at 118.42 over what is allowed when it comes to the generic 256 SF. If we reduce that back sign obviously we get rid of that one, that is 58 minus.

Mr. Smerigan – It gets you a long way there.

Mr. Malawski – That brings you to 60.42, okay. That gets us pretty close. We will just have to talk to the client because obviously we have to go get a variance for the multiple signs anyway so we are going to discuss it with our client. I know that the alignments, oil changes, that is 60 totals. You are already there fractionally, you are .42 over so you are right there on the square footage. The other option would be taking a look at the other signage and just for clarity sake, I know in our initial research, you count the entire square.

Mr. Miller – Yes the square or rectangle to encompass the whole sign. So that Jiffy Lube sign draw a rectangle around it and that is where we measure.



**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 17**

Mr. Malawski – When it comes to the Jiffy Lube monument sign, I know we have a different one in our package that would appease the size it would appease the height, it is just the location is real stickler because I understand the Code, it has to be outside of that triangle but also the lot is very tight so we are going to take a look at that to make sure our truck turns and our circulation doesn't happen to hit the sign and if it happens to, maybe we go in and ask for that variance but not put in on the corner, maybe try to put it on the bare minimum and see where we go. I think I talked to Carol, okay you've got the . . . So signage doesn't hold up the Building Permit issuance, it doesn't hold up plan reviews.

Ms. Brill – Signage is separate.

Mr. Malawski – We go on separate track here. Negotiate that and get this settled down to where it needs to be and proceed to CUP I think is the next one that we are prepping up here. Okay.

Mr. Miller – Just so you understand that going through this variance process you are looking at probably a month if approved. It is 20 days before the meeting you need to submit your plans, so you need to actually apply for the sign permit and it will be denied and referred to BZA. You will have to have your application to BZA 20 days before the meeting that you want to attend. If it is approved there is a 20-day period where Council has right of review before the permit is issued so you already at 40 days right there.

Mr. Malawski – Okay, that is 20 calendar days.

Mr. Miller – Twenty calendar days before the meeting date so you can contact the Executive Assistant to the Board and they will tell you where the package is available on-line at our City website. You will get all your applications and how many copies you need.

Ms. Brill – This came in with your packet. That is the Building Permit Application for the building not the signage. That has to be turned into the Building Department with 4 sets of drawings.

Mr. Miller – Construction documents and one electronic copy. Wet stamp on the front page and signature. The other ones can be copies.

Mr. Malawski – So four copies, this application.

Mr. Miller – Four paper copies, that application and one electronic set.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 18**

Mr. Malawski – That is for the BZA?

Mr. Miller – No that is Building Permit.

Mr. Malawski – This is after CUP gets approved.

Ms. Brill – You can submit that now. You can start you plan review now. It can go concurrently with the Boards they just can't issue the permit until after Planning Commission approval.

Mr. Malawski – Obviously the risk is any changes that the CUP may deem will revise our sets.

Ms. Brill – The chance of the CUP being changed is pretty slim. This is where the changes come in, here at this Board. Planning Commission looks at the footprint of the site and goes by the recommendation of that Architectural Review Board gives to go forward. This is where the majority of the changes come in and then when Mike's department reviews your building end of it and all your constructions drawings you will have review comments that go back and forth. The only other thing before guys and I have been having conversations with Stefani, that all your full engineering has to be in and has to be in 2 weeks before hand on this ground up building to Lori for her review so that we know that there are not any major issues with the plans before it goes to Planning.

Mr. Smerigan – Planning only does a final approval we do not do preliminary approvals so everything has to be done.

Mr. Malawski – You are talking for CUP submission right?

Mr. Smerigan – You need a CUP and site plan approval.

Mr. Malawski – That is your civil review in nature is that Board whereas the architecture review is really in the Building Permit and this.

Mr. Smerigan – So we approved your building today so that you could move forward to Planning Commission. That is why we made such a big deal about getting this done, getting it approved, knowing what the wall was and all of that will go to Planning as part of your site plan and Conditional Use Permit approval. That way you can keep moving. That is why we handle the signage separate. The signage does not need to hold everything up because you are going to be taking awhile with the signage.

Mr. Malawski – Yes.

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 19**

Mr. Smerigan – But we can keep everything else moving. Some places do a preliminary site plan review, we don't do that. When you go in there you are going for your Conditional Use Permit and your site plan approval but it is final site plan approval so you need all the engineering design.

Mr. Malawski – Is there a selection of the one sign to approve or is it just whatever the Board feels to approve, which sign?

Mrs. Milbrandt – The only one we can approve is the side. That is the only one that we are allowed to approve.

Mr. Smerigan – It's the only one that meets the Code.

Mr. Malawski – Okay.

Mr. Smerigan – Do you want us to approve it we can but other than that we are just going to turn the sign package down and you are going to have to figure out where you are going with variances. If you want us to do that one separate but I don't know if it makes any sense if you are going to go back and redo your sign package. That is up to you.

Mr. Malawski – Yes because I am thinking the key sign that Jiffy Lube always has is this one, this entire one here. The one curve ball could be reviewing the package and seeing if these signs can be reduced in square footage. I have to take a look and talk to them.

Mr. Smerigan – We should deny the whole thing.

Mr. Malawski – We are going in for variances anyway.

Mr. Smerigan – You are going in for variances and that way you are totally free to revise something if you don't have an approval and you don't have to get it redone.

Mr. Malawski – Ya because I have those two hard 256.68 SF that is the number.

Mrs. Milbrandt - Recommendation of a 3' x 34'-8" internally illuminated Boxed Wall Sign having bronze and dark red background, white copy and yellow, red and black logo for the front elevation, and Recommendation of a 7' x 8'-2" internally illuminated Channel Letter Wall Sign having red copy and red and white logo for front elevation, and Recommendation of a 7' x 8'-2" internally illuminated Channel Letter Wall Sign having red copy and red and white logo for side elevation, and Recommendation of a 7' x 8'-2"

**Architectural Review Board Minutes**  
**July 19, 2022**  
**Page 20**

internally illuminated Channel Letter Wall Sign having red copy and red and white logo for rear elevation, and Recommendation of a 7'-6" x 7'-8" internally illuminated Ground Sign having red and bronze background, white copy and yellow, red and black logo, and Recommendation of four (4) 1'-6" x 10' non-illuminated Channel Letter Wall Signs having white copy and stating "tires", "brakes" and "oil changes" for the front elevation, and Recommendation of six (6) 3' x 1'-9" non-illuminated Directional Signs having red and tan background with white copy stating "Exit Only" and "Welcome" three on the front and three on the rear elevations for property located at the corner of Pearl Road and Broxton Drive, PPN 395-07-001 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

Mr. Smerigan – Again the giving you the heads up for BZA is just to try and help you.

Mr. Malawski – I really appreciate the sit-down chat going over this and having an opportunity to present a project at least the first version of this with the signage and looking forward to going through the next steps which will be the CUP and site plan.

Mr. Smerigan – Just get the chip information and the materials and colors to Carol.

Mr. Malawski – Will do.

Ms. Brill – When you walk out of here that counter directly across is Kathy and she will give you the BZA packet and information.

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved