

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, OCTOBER 8, 2012, AT 7:30 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: August 13, 2012
- III. Public Hearing:
 - A. 12229 Village of Carol Stream Public Works - 200 Tubeway Drive
Variations - Fence Code
- IV. Presentation:
 - A. 12251 Village of Carol Stream - 500 N. Gary Avenue
Text Amendments - Sign Code
- V. Old Business:
- VI. New Business:

Reminder of training session on October 22, 2012, at 6:00 pm
- VII. Report of Officers:
- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

August 13, 2012

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Frank Petella, James Joseph and David Creighton

Absent: Commissioner Ralph Smoot

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of July 23, 2012.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 12180 - Fred Matthias - McDonald's Corporation - 1355 County Farm Road
Amendment to an Approved Special Use Permit - PUD
Amendment to an Approved Special Use Permit - Drive-Up Service Window
Final Planned Unit Development Plan
Plat of Consolidation**

Chairman Michaelsen swore in the witness, Fred T. Matthias, Architect, 3277 Oak Knoll Road Carpentersville IL, Jeff Miller, Watermark Engineering, 2631 Ginger Woods Parkway, Suite 100 Aurora, IL, and Cindy Armstrong, Operation Manager for McDonald's, 1200 S. Cook Street, Barrington, IL.

Mr. Matthias opened with introductions of Jeff Miller, Civil Engineer with Watermark Engineering and Cindy Armstrong, Operations Manager for McDonald's.

Mr. Matthias stated that Mr. Miller would present the site plan portion of the case. Mr. Miller stated that McDonald's is preparing to remodel the store located at 1335 County Farm Road and is requesting to have a dual-lane drive-up service. Mr. Miller stated that having a dual-lane drive-up will help with order processing efficiency on the site. In order to accomplish this they would need to revise the current site plan by removing some parking spaces, with most of them being on the north end of the site. Mr. Miller stated that they would be modifying the trash enclosure by removing some of the masonry, to allow dual swinging gates making it easier to get the trash receptacles in and out of the enclosure. Mr. Miller stated they are proposing to add landscaping to the areas that will be modified, specify in the northwest corner of the site. Mr. Miller stated that on the south side of the building the existing play area will be removed, and in its place there will be additional parking spaces and landscaping. Mr. Miller stated the part of the proposed plan is to improve the ADA access to the site, they will be placing all three required handicapped parking stalls at the south end of the building next to the sidewalk leading into the building and adding a public access to County Farm Road at the southwest corner of the property. Mr. Miller stated that the entire parking lot will be restriped to meet the village's required striping requirements.

Mr. Matthias stated that the new signage will meet what is allowable by code. Mr. Matthias stated that they have been working with the Fire District by using a template of one of the fire trucks to make sure that a fire truck would be able to maneuver in the parking lot. Mr. Matthias stated that the existing mansard roof will be replaced with a new banded parapet wall, and the lower brick on the building will remain and wood trim on the building will be removed, a new parapet on EFIS will be installed along with a metal band and they will be painting the building with a new color scheme. Mr. Matthias stated that some of the materials they will be using on the building is a 12" x 24" oyster stroke tile, this will make the arcade stand out, there will also be a roof cap element, signage and a yellow canopy. Mr. Matthias stated that both the interior and exterior will be ADA compliant. Mr. Matthias stated the interior will have a fresh new look.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated the petitioner is requesting an Amendment to Approved Special Use Permit approvals for Planned Unit Development and Drive-up Service Window, a revised Final Planned Unit Development Plan and Final Plat of Consolidation. Mr. Bastian stated that this McDonald's was built in 1989 and had the zoning approvals granted at that time. Mr. Bastian stated the applicant has summarized the modernization and renovation of the building. Mr. Bastian stated that staff is very supportive of the plan to upgrade the exterior of the building, the site landscaping, modernize the floor plan and the improvements for ADA accessibility. Mr. Bastian stated the most significant change will be to the site plan to create the dual-lane drive-through. Mr. Bastian reminded the Plan Commission of the McDonald's at 355 S. Schmale Road that was recently demolished and rebuilt in the last year or two and it was built with the new dual-lane drive-through system, and it has been working well, and staff has not received any concerns or complaints. Mr. Bastian stated one of the main changes is that there would be the loss of some parking spaces. The applicant is asking to reduce onsite parking from 62 to 53 spaces as part of their revised final PUD Plan. The applicant has provided a Parking Study from KLOA dated May 21, 2012, the study verifies that even with the reduction to 53 parking spaces that is proposed, there would be more than enough spaces to meet the peak demands on the site. This is due to the fact that 75% of their business is processed through the drive-through; this would reduce the need for some of the on-site parking spaces. Mr. Bastian stated that staff can support of this request. Mr. Bastian stated that the plan shows plenty of stacking spaces in the drive-through lane. Mr. Bastian stated that everything else on the plan does comply with the code, and the applicant touched on the improvements for the trash enclosure regarding the changes to the gates, and hopefully the change to the gates will help properly maintain the trash containers future. Mr. Bastian stated the improvements to the pedestrian facilities are very welcomed.

Mr. Bastian stated that the applicant is also applying for a Plat of Consolidation; there are two parcels that make up this lot, as a result from a change in the drive aisle that came in off of County Farm Road. There are a few changes that needs to made to the plat; staff will be working with that applicant on the changes.

Mr. Bastian stated that staff can recommend approved all of the request subject to the conditions listed on pages seven and eight in the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commission Creighton asked Mr. Bastian if there would still be 8 parking spaces off site and 3 land banked spaces.

Mr. Bastian stated that staff does not believe that that agreement still holds because there has been a change in the ownership of the Household Bank property, and staff also does not believe that the spaces are necessary.

Commission Creighton wanted to know if the roof top units would be screened.

Mr. Matthias started that they would be screened.

Commissioner Christopher, Spink, and Petella did not have any questions.

Commissioner Joseph wanted to know if there would be any outdoor seating and would there be a bike rack.

Mr. Matthias stated that there would not be any outdoor seating and they could add a bike rack.

Chairman Michaelsen wanted to know if they will be able to clear the cars out of the drive-through line that quickly having dual drive-through lanes?

Cindy Armstrong stated that the way the production area works is that the sandwiches are not made until the order is placed from the customer; with the dual-lane drive-up they can capture more orders quicker, they can produce the food faster and that in turn allows us to serve the food more quickly.

Commissioner Spink moved and Commissioner Christopher made the second to approve the request for 1335 County Farm Road, to an Amended to an Approved Special Use - Planned Unit Development, Amendment to an Approved Special Use Permit - Drive-Up Service Window, Final Planned Unit Development Plan and a Plat of Consolidation, subject to the recommendations contained in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 20, 2012, at which time the Board would take final action on the matter.

Commissioner Joseph moved and Commissioner Spink made the second to close the Public Hearing.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

NEW BUSINESS:

Mr. Bastian wanted to discuss the upcoming Plan Commission training session, he wanted to know which of the following dates, September 10, September 24, October 8, or October 22, would be good for the Plan Commissioners. Discussion was had and staff will work to schedule the training in October.

Discuss cancellation of the August 27, 2012 meeting.

Commissioner Christopher moved and Commissioner Spink made the second to approve the cancellation of the August 27, 2012 meeting

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

ADJOURNMENT:

At 8:00 p.m. Commissioner Spink moved and Commissioner Petella made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this October 8, 2012.

Chairman

Staff Report - Plan Commission/Zoning Board of Appeals Meeting of October 8, 2012
Case No. 12229, Village of Carol Stream Public Works Department, 200 Tubeway Drive
Variations – Fence Code

GENERAL INFORMATION

Applicant:

Village of Carol Stream Public Works Department

Size and Location:

The 2.96-acre property is located on the south side of Tubeway Drive, about 800 feet west of Gary Avenue. (See attached location map.)

Existing Zoning and Land Use:

The subject property is zoned I Industrial District and contains a storm water management facility, storm water lift station and sanitary sewer lift station.

Adjacent Zoning and Land Uses:

All surrounding properties are zoned I Industrial District and improved with industrial buildings.

Attachments:

Attached for review are a location map, aerial photo, public notification letter, an interdepartmental memo from Water and Sewer Superintendent Todd Hoppenstedt dated August 6, 2012, the General Application, Fence Code Variation Application, additional aerial photos and a partial site plan showing the proposed location of the fence.

Request:

The applicant is requesting variations in accordance with Sections 6-12-8(A) and 6-12-11(B) of the Carol Stream Fence Code to allow an eight-foot tall chain link fence in the front yard in the I Industrial District.

STAFF ANALYSIS

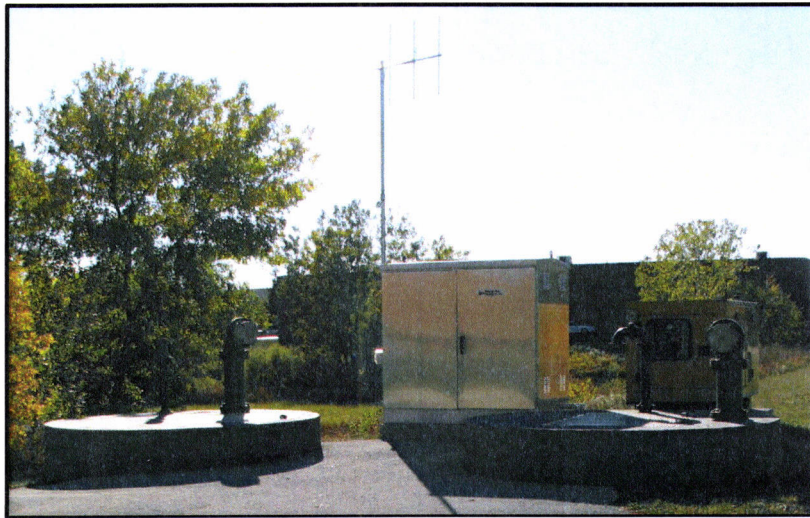
The Village of Carol Stream owns the 2.96-acre property on the south side of Tubeway Drive improved with a storm water management facility, storm water lift station and sanitary sewer lift station. During the past two years, the sanitary lift station, originally constructed in the mid-1970s, was upgraded with an emergency back-up generator and a radio antenna for SCADA (Supervisor Control and Data Acquisition) communication. The existing sanitary sewer lift station equipment is shown in the two photos below.



View of existing equipment from Tubeway Drive (facing south)

Staff Report - Plan Commission/Zoning Board of Appeals Meeting of October 8, 2012
Case No. 12229, Village of Carol Stream Public Works Department, 200 Tubeway Drive
Variations – Fence Code

Page 2



View of existing equipment from Tubeway Drive access driveway (facing southwest)

As pictured, the emergency back-up generator (orange cabinet), electrical supply cabinet (gray/steel-colored cabinet) and SCADA antenna sit out in the open and are vulnerable to vandalism. As such, the Village is looking to improve the security of the equipment by installing an eight-foot tall black PVC-coated chain link fence around the generator and SCADA antenna. As the Fence Code limits fence height in the Industrial District to seven feet, the Public Works Department is requesting a variation to allow an eight foot tall fence. In addition, the Fence Code does not allow fences to be constructed within a front yard, which is where the proposed fence would be installed, and so the Public Works Department is also requesting a variation to allow the fence to be located within the front yard. As noted in the August 6 memo from Water and Sewer Superintendent Todd Hoppenstedt, the proposed fence would not have barbed wire.

As additional background information, the Village owns and maintains four sanitary sewer lift stations. Three of these lift stations, including the Tubeway Drive lift station, are considered by the Public Works Department to be “critical” based on the size of the area they serve and the potential for property damage if the lift station were to fail. Of the three critical lift stations, the Tubeway Drive lift station is the only one that is not enclosed with a fence.

In review of this request, staff is of the opinion that the proposed eight-foot fence height is necessary to provide for the health, safety and welfare of the Village. The Tubeway Drive lift station is essential in providing a properly functioning sanitary sewer system for the properties located generally south of North Avenue, and west of Alexandra Way and Easy Street. If the lift station were to fail as a result of vandalism to the equipment, sewage could back up into the properties served by the lift station. Staff supports the variation to allow an eight-foot tall black PVC-coated chain link fence as a deterrent to protect the lift station equipment from vandalism. As noted, a variation to allow the fence to be installed in the front yard is also being requested. With the lift station having been originally built in the 1970s, and refurbished about six years ago, the location of the lift station is fixed on the property. The black PVC coating on the fence will lessen visibility of the fence, and based on the industrial character of the area, staff does not object to the variation to allow the fence to be located in the front yard.

Historic Approvals:

We note that fences exceeding the height allowed by the Fence Code have become the standard at other Village sewer and water system facilities. Following is a list of recent cases in which the Zoning Board of Appeals approved variations for fences which exceed the allowable height:

- **Case #04294 – Well #6 Site, 571 Idaho Street (Armstrong Park)**
Fence Code Variations to allow an eight-foot tall chain link fence and barbed wire
Approved 5-0 by the Zoning Board of Appeals (November 2004)
- **Case #07031 – Charger Court Lift Station, 1348 Charger Court**
Fence Code Variations to allow an eight-foot tall chain link fence and barbed wire
Approved 6-1 by the Zoning Board of Appeals (April 2007)
- **Case #07225 – Water Reclamation Center, 245 N. Kuhn Road**
Fence Code Variations to allow a six-foot tall chain link fence and barbed wire
Approved 6-1 by the Zoning Board of Appeals (September 2007)
- **Case #09135 – Evergreen Drive Lift Station, 1128 Evergreen Drive**
Fence Code Variation to allow an eight-foot tall chain link fence (barbed wire initially requested but was subsequently deleted from the request)
Approved 4-1 by the Zoning Board of Appeals (July 2009)

As shown on the partial site plan, the proposed fence enclosure that would contain the generator, electrical supply cabinet and SCADA antenna measures about 16 feet by 16 feet. Dual eight-foot wide gates will be located on the north side of the enclosure, to provide access to the generator. The existing wet well and valve and meter vaults would not be inside the proposed fenced-in area, but they are located below ground and are securely locked.

Fence Code Variation Evaluation Criteria:

With regard to any Fence Code Variation request, the Zoning Board of Appeals shall not approve a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 6-12-14(A) of the Fence Code:

1. The provision of the Fence Code should be varied by reason of an exceptional situation, topography, surroundings or conditions of a specific piece of property.

The requested variations for height and location are justified based upon the need to provide for the health, safety and welfare of the Village.
2. The property is exceptionally narrow or shallow.

The property is not exceptionally narrow or shallow.
3. There are difficulties or particular hardships in the way of carrying out the strict letter of the Fence Code.

If the fence were installed at the height permitted by the Fence Code, the security enhancement of the lift station would be lessened. The justification for the location of the fence in a front yard is based upon the placement of the lift station equipment, which has been in this location for almost 40 years.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property.

The fence would not impair an adequate supply of light or air to the adjacent property.

5. The proposed variation will not endanger the public safety.

The proposed variations will not endanger the public safety. In fact, the requested variations are aimed at protecting public safety.

6. The proposed variation will not unreasonably diminish or impair established property values within the surrounding area.

The existing fence will not unreasonably diminish or impair established property values within the surrounding area. The area is industrial in character, and the chain link fence will be black PVC-coated, which will help reduce visibility of the fence.

7. In any other respect, the proposed variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

The requested variations will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village. Again, the variations are being requested to protect the public health, safety and welfare.

Summary:

In staff's evaluation of this case, we believe that the fence is necessary to provide for the health, safety and welfare of the properties served by the lift station. We support the variation to allow an eight foot tall fence in lieu of the seven foot height permitted by the Fence Code, and we also support the variation to allow the fence to be located in the front yard, based on the substantial investment that the Village has made in the equipment as currently situated on the property.

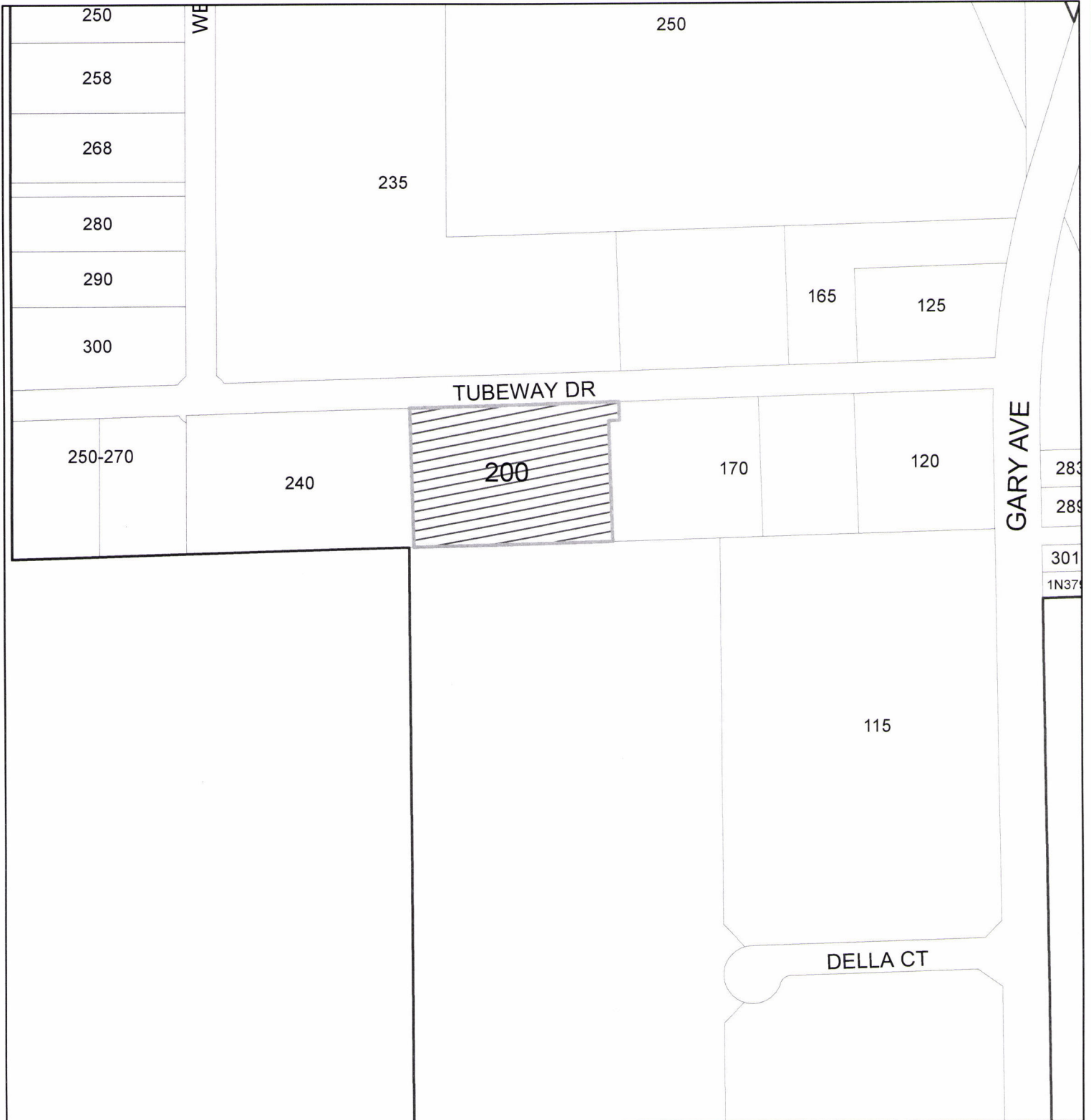
RECOMMENDATION

Based on the information presented, staff recommends approval of the variations from Sections 6-12-8(A) and 6-12-11(B) in accordance with Sections 6-12-8(K) and 6-12-9(B) of the Carol Stream Fence Code to allow an eight-foot tall chain link fence in the front yard in the property, subject to the following conditions:

1. That the chain link fence shall include a black PVC-coating; and
2. That a fence permit shall be obtained prior to the construction of the fence.

Village of Carol Stream

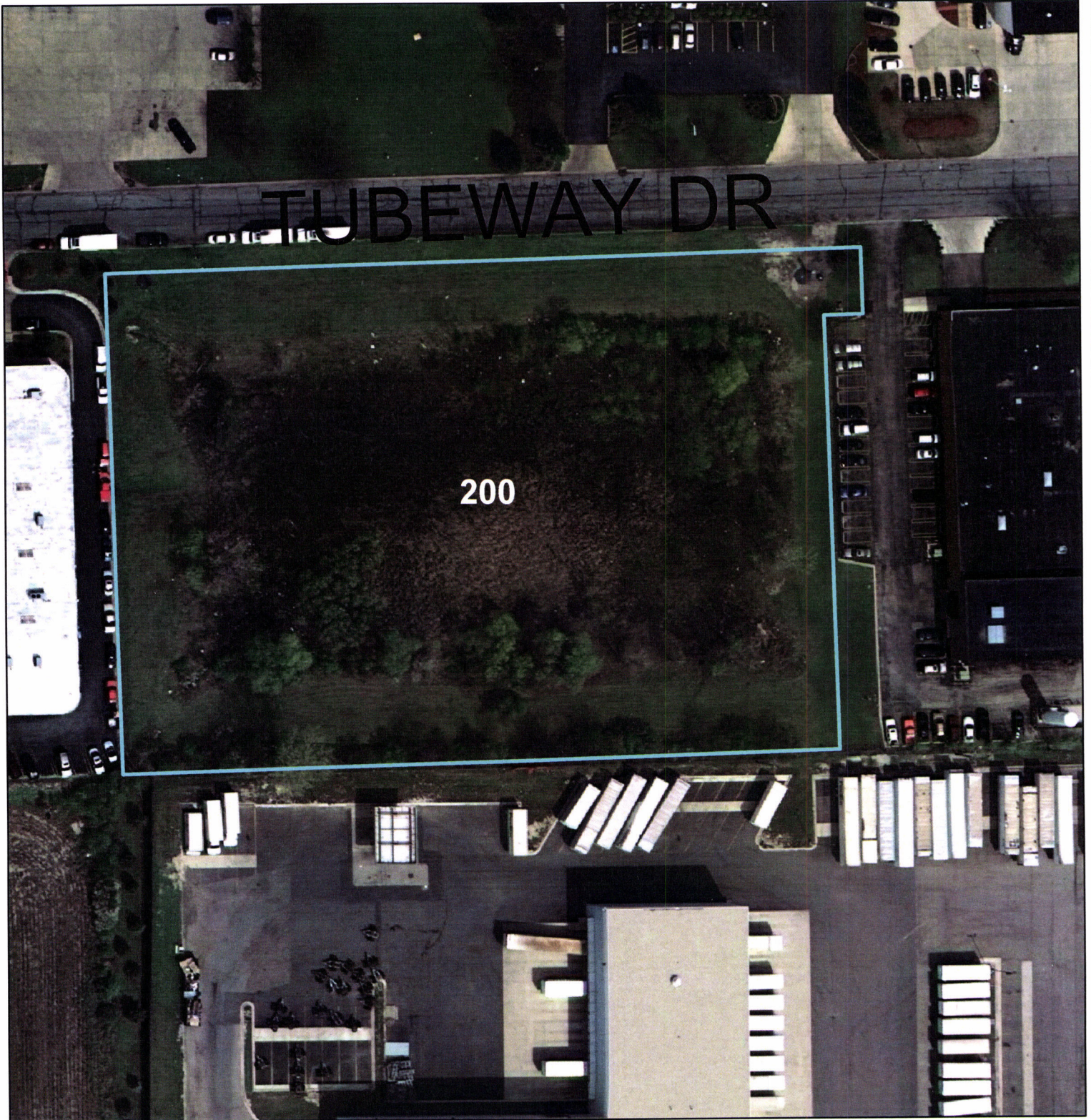
12229 - Village of Carol Stream - Public Works Department - 200 Tubeway Drive
Variation - Fence Code



Village of Carol Stream

12229 - Village of Carol Stream - Public Works Department - 200 Tubeway Drive

Variation - Fence Code



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • BETH MELODY, CLERK • JOSEPH E. BREINIG, MANAGER
500 N. GARY AVENUE • CAROL STREAM, ILLINOIS 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org



Carol Stream

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September 19, 2012

Name
Address
City, State Zip

Subject: Carol Stream Plan Commission/Zoning Board of Appeals Public Hearing
Case # 12229 - Village of Carol Stream, Public Works Department - 200 Tubeway Drive

Dear Property Owner:

The Community Development Department would like to notify you that on August 16, 2012, an application for Fence Code variations was filed with the Village of Carol Stream to allow for the installation of install an 8 foot tall chain link fence around the existing sanitary sewer lift station and generator located in the front yard of the property at 200 Tubeway Drive.

A public hearing is scheduled to be held at 7:30 p.m. on October 8, 2012, at the Village of Carol Stream Gregory J. Bielawski Municipal Complex, located at 500 N. Gary Avenue. The purpose of the hearing is to consider an application for variations from the Village of Carol Stream Public Works Department to allow an 8 foot tall fence to be located in the front yard, which is not permitted in accordance with sections 6-12-8 (M) and 6-12-11 (B) of the fence code. You are welcome to attend the public hearing and you may provide comments regarding the application if you wish. If you should have any questions, please do not hesitate to contact me at 630-871-6231 or by e-mail at bglees@carolstream.org.

Very truly yours,

Robert J. Glees, PE, AICP
Community Development Director

Village of Carol Stream
Interdepartmental Memo

TO: Plan Commission/Zoning Board of Appeals
Cc: Bob Glee, Community Development Director
Don Bastian, Assistant Community Development Director

FROM: Todd Hoppenstedt, Water & Sewer Superintendent

DATE: August 6, 2012

RE: Tubeway Sanitary Lift Station Fence Variance

In the spring of 2011, The Village completed a project to replace the existing Storm Water Lift Station on the western edge of 200 Tubeway Drive. As part of that project the Village added an emergency back-up generator adjacent to the Sanitary Lift Station on the eastern edge of the property. In July 2012, the Village added a radio antenna for SCADA communications with the station. The emergency back-up generator and SCADA antenna sit vulnerable to vandalism or sabotage.

The Public Works Department would like to install an 8' high black PVC coated chain link fence to secure the emergency back-up generator and SCADA antenna. The fence shall add protection by deterring individuals from any acts that may jeopardize the performance of our infrastructure.

The proposed fence will be constructed in an esthetically pleasing manor and does not include the use of barbed wire.

Do Not Write in This Space	
Date Submitted:	<u>8/16/12</u>
Fee Paid:	<u>-0-</u>
Hearing Date:	_____
File Number:	<u>12209</u>
Public Hearing:	<input checked="" type="checkbox"/>

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188
630.871.6230 ▪ FAX 630.665.1064

FORM A

GENERAL APPLICATION
FOR PUBLIC HEARINGS AND OTHER REQUESTS

1. Name of Applicant **Todd Hoppenstedt** Phone 630-871-6264
 Address **124 Gerzevske Lane** Fax 630-462-3650
 E-Mail Address **thoppenstedt@carolstream.org**
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner **Village of Carol Stream** Phone 630-665-7050
 (required if other than applicant)
 Address **500 N Gary Ave, Carol Stream, IL 60188** Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____
2. Common Address/Location of Property **200 Tubeway Drive, Carol Stream, IL 60188**
3. Requested Action (check *all* that apply)
- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development (Preliminary) | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development (Final) | <input checked="" type="checkbox"/> Variation - Fence |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Variation - Sign |
| <input type="checkbox"/> Subdivision (Preliminary) | <input type="checkbox"/> Variation - Zoning |
| <input type="checkbox"/> Subdivision (Final) | <input type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action **Installation of Eight (8) Foot Black PVC Coated Chain-link Fence**

4. Attachments (check *all* items submitted)

- General Application - Form A
- General Variation Application - Form B-1
- Sign Code Variation Application - Form B-2
- Fence Code Variation Application - Form B-3
- Special Use Application - Form C
- Application for Development Approval - Form D
- Gary/North Avenue Corridor Application - Form E
- Plat of Survey with Legal Description
- Site Plan*
- Landscape Plan*
- Plat of Annexation*
- Preliminary Subdivision Plat*
- Final Subdivision Plat*
- Preliminary Planned Unit Development Plan*
- Final Planned Unit Development Plan*
- Drawings of Proposed Sign*
- Horizontal Building Elevations*
- Floor Plan*
- Proof of Ownership or Written Consent From Property Owner
- Cover Letter
- Application Fee (amount) _____

* Please submit 7 full size drawings and one legible 11" x 17" reduced reproducible copy of full size drawings. Additional copies may be required depending upon the specific application. Consult staff with any questions concerning the submittal requirements.

All full size drawings *must be folded not rolled.*

5. Petitioner Certification

I have received a copy of the informational handout for the zoning process for which I am making an application, along with the attached information regarding the application deadlines, public hearing schedule and site plan requirements. I am familiar with those code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I further understand that any late, incomplete or non-conforming submittal may delay scheduling of the public hearing.

Print Name

Signature

Date

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: comdevelop@carolstream.org ▪ website: www.carolstream.org

FENCE CODE VARIATION

The Zoning Board of Appeals may vary the provisions of the Fence Code after making findings based upon the evidence presented with regards to the following: (Please respond to each of the following as it relates to your request.)

1. The provision of the Fence Code should be varied by reason of an exceptional situation, topography, surroundings or conditions of a specific piece of property.

The height variation and variation to allow a chain link fence is justified based upon the need to provide for the health, safety and welfare of the Village and its infrastructure.

2. The property is exceptionally narrow or shallow.

The property is not exceptionally narrow or shallow.

3. There are difficulties or particular hardships in the way of carrying out the strict letter of the Fence Code.

The height and type of fencing permitted by the Fence Code would not allow the lift station to be adequately enclosed for the stated security concerns. The justification for the height variation is based upon the need to provide for the health, safety, and welfare of the Village.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property.

The proposed fence would not impair an adequate supply of light or air to the adjacent property.

5. The proposed variance will not endanger the public safety.

The proposed variation will not endanger the public safety. In fact, the requested variations are aimed at protecting public safety and Village infrastructures.

6. The proposed variance will not unreasonably diminish or impair established property values within the surrounding area.

The existing fence will not unreasonably diminish or impair established property values within the surrounding area.

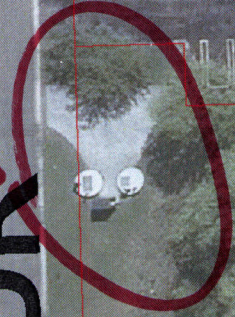
7. In any other respect, the proposed variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

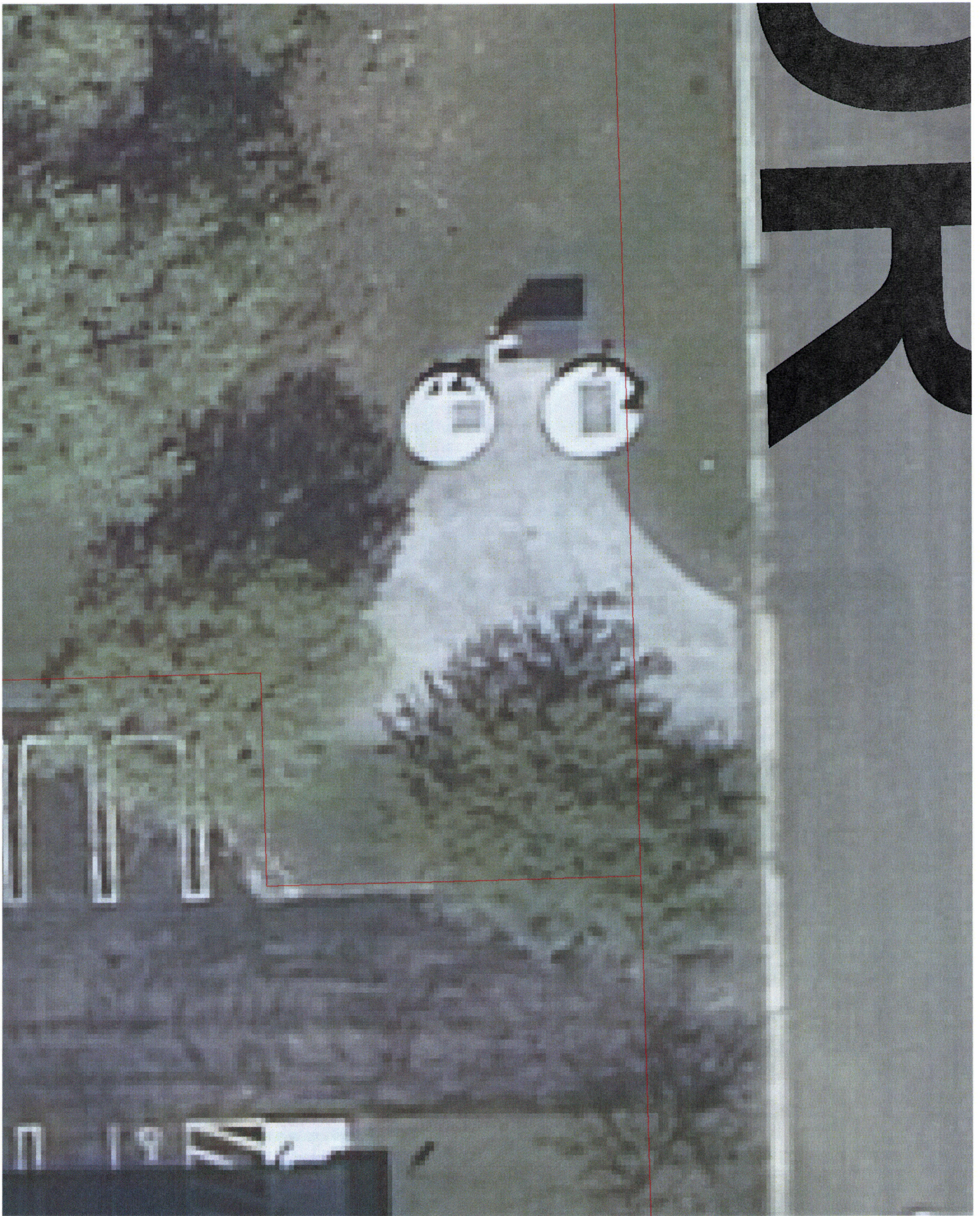
The requested variation will not impair public health, safety, comfort, morals, or welfare of the inhabitants of the Village. Again, the variations are being requested to protect health, safety, and welfare of those near the station as well as to provide security to Village infrastructures.

8. Other pertinent information or reason for the request.

Sanitary lift station

TUBEWAY DR





Todd Hoppenstedt, Water & Sewer Superintendent
Village of Carol Stream- Public Works Department
200 Tubeway Drive- Sanitary Lift Station
630-871-6264



200 Tubeway Drive

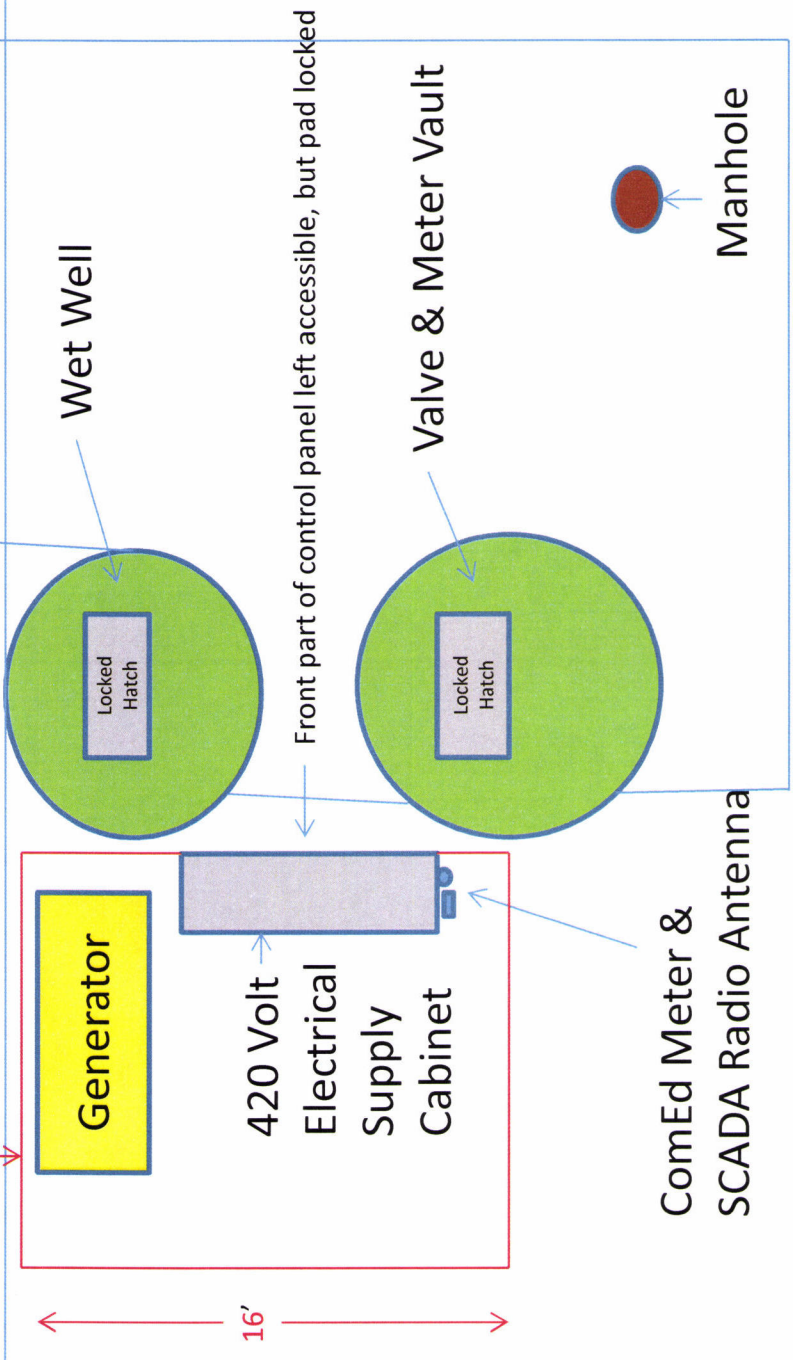
Curb Line

Paved Driveway

8' high Black PVC coated chain link fence 16' across the front
With 2-8' gates to provide service access to the generator

R.O.W.

Fence to be installed 6" within property parcel
Existing generator 12" within property parcel.



Generator

420 Volt
Electrical
Supply
Cabinet

Locked
Hatch

Wet Well

Valve & Meter Vault

Locked
Hatch

Front part of control panel left accessible, but pad locked

ComEd Meter &
SCADA Radio Antenna

Manhole

16'

Staff Report - Plan Commission/Zoning Board of Appeals Meeting of October 8, 2012

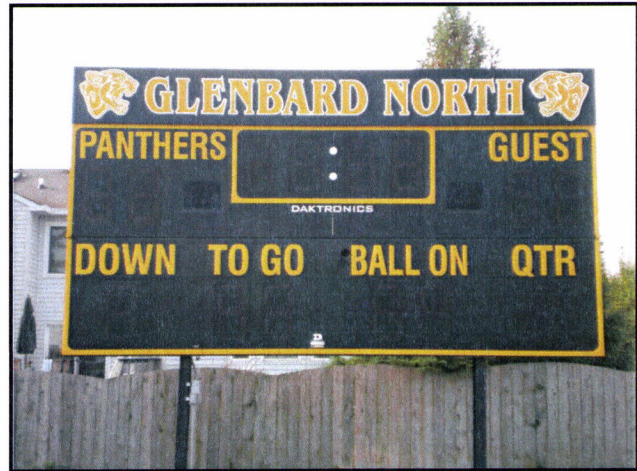
Case No. 12251, Village of Carol Stream, 500 N. Gary Avenue

Text Amendments – Sign Code

The Glenbard District 87 School Board is planning to arrange for the installation of scrolling LED (light-emitting diode) advertising panels onto existing indoor and outdoor scoreboards at its four area high-school campuses, including at Glenbard North High School in Carol Stream. The advertising signs are intended to help the District bring in additional revenue for capital programs at the schools. While no Village approvals would be required for the indoor signs, outdoor installation of the signs would need to comply with the Village’s Sign Code.

Village staff has met with District 87 officials to learn more about the proposed signs. We have also contacted municipal staff from the other communities with District 87 facilities at which the outdoor advertising signs would be installed, to understand how the signs would be regulated in those communities. After reviewing our Sign Code, staff has determined that minor text amendments to the Sign Code would be necessary to allow District 87 to proceed with the scrolling LED advertising panel that they wish to install.

For informational purposes, the photo below on the left shows the existing scoreboard at Glenbard West in Glen Ellyn, with the scrolling LED advertising panel superimposed beneath the scoreboard. The photo on the right below shows the existing scoreboard at Glenbard North High School, at the south end of the football field. District 87 is hoping to install a scrolling LED panel on the Glenbard North sign similar to the configuration shown on the photo on the left.



In discussing the signage proposal with District 87 staff, the proposed advertising signs would only be used to advertise family and high-school age appropriate content (sports drinks, sports apparel, advertisements from universities or colleges, local businesses), and the signs would only be in operation during athletic competitions or when the field is in use for other events.

To accommodate the signage desired by District 87, staff has prepared minor text amendments to the Sign Code. In this report, each proposed text amendment is preceded by a brief introduction explaining the rationale for each proposed change. Following the introduction, the current and proposed Sign Code language is presented. Current text that is proposed to remain is presented in standard text, current text that is proposed for deletion is presented in ~~red strikethrough text~~, and recommended new text is presented in a red underline fashion. Staff encourages PC/ZBA discussion and questions during the review of the proposed text amendments.

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Proposed Text Amendment #1

As explained, District 87 would like to install scrolling LED advertising signs on their scoreboard facilities at their four campuses. As the Plan Commission may be aware, the Village's Sign Code currently allows changeable copy *as a component of allowable permanent signs*. The current Sign Code language regarding changeable copy signs, which is not proposed to change, is provided below.

(B) *Changeable copy.* Changeable copy is allowed on permanent signs in accordance with the following:

(1) One-third of the sign area must be permanent copy, containing only the name and/or logo of the occupant. The permanent portion of a changeable copy sign shall be the upper portion of the sign, except that the permanent portion of a ground sign must be the street side of the sign if the sign is split vertically. If the changeable copy sign is a wall sign and is one of multiple signs on the same façade, then a permanent portion shall not be required if the name and/or logo of the occupant is provided on another wall sign on the same façade.

(2) The changeable copy must be electronically controlled or protected from unauthorized changes with a protective covering or other means of securing the sign.

(3) Changeable copy is allowed on wall signs, provided that the sign does not exceed the overall wall coverage requirements as set forth in the regulations for the zone in which the sign is located.

(4) Changeable copy is allowed on window signs, provided that the sign does not exceed the overall window coverage requirements as set forth in the regulations for the zone in which the sign is located.

(5) Changeable copy signs shall not be programmed to flash, blink, or pulsate or to display messages that, in the judgment of the Community Development Director, may be likely to distract motor vehicle traffic. Electronic copy cannot be changed more than once every three seconds.

Note that the changeable copy sign regulations state that "...changeable copy is allowed on **permanent signs**...". The Sign Code is presently silent with respect to scoreboards; as such, the Code does not recognize scoreboards as an allowable type of permanent sign. To enable a scoreboard to be outfitted with a changeable copy component as allowed by the Sign Code, staff proposes that *scoreboard* be added to the Sign Code as a type of permanent sign permitted in all districts, as a sign requiring a permit. As such, staff is recommending the following text amendment to §6-11-15(A):

(A) *Signs requiring a permit.* The following signs shall be permitted in all districts, and shall require a sign permit.

(4) *Scoreboards.* Scoreboards associated with a public or private recreation facility, provided that such scoreboard:

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- (a) Shall not exceed 20 feet in total height or 250 square feet in total area.
- (b) Shall not display commercial advertising that is visible from a public street.
- (c) Shall otherwise comply with the requirements of §6-11-11 of this article.

With the above-suggested addition to the Sign Code, scoreboards would be recognized as an allowable permanent sign. We note that existing scoreboards in Carol Stream, located at Glenbard North, Red Hawk Park and the American Legion, would comply with the height, area and locational requirements contained in the recommended Sign Code text amendment. The primary purpose for requiring a permit for scoreboards would be to ensure that they comply with the suggested height and area requirements, that the electrical connections are done in accordance with the applicable electrical code, and that the installation complies with the manufacturer's design recommendations for structural support.

Proposed Text Amendment #2

Given the opportunity to present Sign Code text amendments for the Plan Commission's consideration, staff felt it appropriate to introduce one additional text amendment regarding outdoor athletic facility signage for discussion and action, if the Plan Commission is so inclined. It should be noted that this second proposed text amendment is not directly related to District 87's plan to install scrolling LED advertising signage at Glenbard North.

In the past, various organizations have approached the Village regarding the feasibility of installing off-site commercial advertising signs at outdoor athletic facilities. This would primarily include signs attached to fences or accessory buildings adjacent to athletic playing fields, such as outfield fences adjacent to baseball fields, fences around the perimeter of football fields, or a concessions building. These requests have always been based upon the notion that the signs would advertise businesses that provide some form of support to the teams or organizations that operate or maintain the facilities. However, since the Sign Code prohibits off-premise advertising signs, these types of signs at athletic facilities are currently not allowed. (In the case of Proposed Text Amendment #1, off-premise commercial advertising would only be allowed as part of a scoreboard sign in accordance with proposed §6-11-15(A)(4)(b), which stipulates that such advertisement **cannot be visible from a public street.**)

Many municipalities, including Carol Stream, have consistently prohibited off-premise signs. As such, in suggesting that the Plan Commission consider allowing limited off-premise advertising signs at athletic facilities, we recognize the need to give the issue careful consideration. In general, staff continues to believe that off-premise signage should be disallowed. However, much like District 87 would like the ability to operate well-controlled off-site commercial advertising on their scoreboards during sporting events to raise money for capital projects, staff believes there are other similar instances where the community could benefit from additional well-controlled off-premise commercial signs.

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As an example, the Village of Lombard allows “Sponsor Signs”, to address ancillary or incidental signage associated with sponsorship on school and park district fields. Lombard’s definition of *Sponsor Sign* is as follows:

Sign, Sponsor *A sign identifying an organization that pays for, plans and/or carries out a not-for-profit event or is directly associated with a recreational or sporting event located within a public or private park or school.*

Staff could support adding language to the Sign Code that would allow sponsor signs to be installed at public or private parks or schools, as does Lombard. To address our biggest concerns with off-premise signage, which include the visual pollution of public streets and impacts to adjacent non-business property owners, we would recommend that such signs may not be installed where the advertising would be visible from a public street or from a nearby residential property. In addition, similar to Lombard’s regulations for such signs, we recommend that the signs only be allowed to be affixed to the wall of a principal or accessory building, fence, or permanent free-standing sign.

To accommodate the type of sponsor signs discussed above, staff believes that *sponsor sign* should be added to the Sign Code, as a sign permitted in all districts not requiring a permit, subject to the various restrictions and limitations set forth in the language below, to §6-11-15 (B):

(B) *Signs not requiring a permit.* The following signs shall be permitted in all districts, and shall not require a sign permit.

(12) *Sponsor Sign.* Sponsor signs identifying an organization that pays for, plans and/or carries out a not-for-profit event, or that supports a recreational or sporting event located within a public or private park or school, may be installed subject to the following limitations below:

(a) Such signs shall not be installed where they will be visible from a public street or an adjacent or nearby residential-use property.

(b) Such signs shall only be affixed to the wall of a principal or accessory building, fence, or permanent free-standing sign.

Staff supports the Sign Code text amendments as outlined herein. We encourage questions and discussion from the Plan Commission.

RECOMMENDATION

Staff recommends approval of the Sign Code text amendments as presented herein.