

**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

October 8, 2012

Chairman David Michaelson 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 Michaelson and Commissioners Dee Spink, Frank Petella, James Joseph, David Creighton and Ralph Smoot

Absent:

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary.

MINUTES:

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of August 13, 2012.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Smoot

Absent: 0

PUBLIC HEARING:

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

**Case # 12229 – Village of Carol Stream Public Works – 200 Tubeway Drive
Variations – Fence Code**

Chairman Michaelson swore in the witness, Matt York, 124 Gerzevske Lane, Carol Stream, IL 60188. Matt York stated that the Village of Carol Stream Public Works Department is requesting a fence variance to install an eight-foot tall fence around the sanitary lift station located at 200 Tubeway Drive. The lift station located at 200 Tubeway Drive was rebuilt in 2007/2008 with an underground wet well / dry well system similar to the four other lift stations in Carol Stream. When the wet well / dry well system was rebuilt a fence was not thought of at that time, but since then there has been changes to the location that has bought us to request a fence variance. In 2011 the Tubeway Drive storm water station was rebuilt directly west of the sanitary lift station on the same parcel of property under a Federal Grant through the US Environmental Protection Agency, at that time the Public Works Department decided to build a generator at the sanitary lift station. The new generator would allow both the storm water and sanitary lift station to operate under a sole generator. In 2012 the Village upgraded the SCADA (Supervisor Control and Data Acquisition) system which tells employees in the Public Works Department levels at the lift stations, if the power is on/off, if the pumps are working properly. The new system required the Village to go from a telephone system to a radio read system, which required adding antennas to all of the lift station

sites. Mr. York stated that the Public Works Department is requesting a variance to allow an eight-foot tall chain link fence that is coated with black PVC to be installed around the generator, the control panel, and the SCADA control tower. Matt York stated that installing a fence around the generator, control panel and the SCADA control tower would be a deterrent for vandalism to the equipment.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated the Public Works Department has filed an application for fence code variations, one is to allow an eight-foot tall fence, and the other request is to allow the fence to be located in the front yard. As explained by Mr. York the issue at hand is one of security. Mr. Bastian stated that the Public Works Department is looking to install an eight-foot tall chain link fence around the generator, the electrical control panel and the antenna structure. Mr. Bastian stated that the Village owns and maintains four sanitary lift stations; three of the lift stations are considered by Public Works to be critical based on the service area of the lift station. Mr. Bastian stated that the lift station at 200 Tubeway Drive is the only critical lift station not fenced. Mr. Bastian stated the staff believes that this request is based on need to provide for the health, safety and welfare of the properties served by the lift station. Mr. Bastian stated that 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. Mr. Bastian stated that as shown on Page 3 in the staff report the Plan Commission has approved several fence code variances for other public utilities facilities owned and maintained by the Village, the last one being the Evergreen Drive lift station. Mr. Bastian stated that staff recommends approval of the variations to allow an eight-foot tall black PVC-coated chain link fence to be installed in the front yard at the property located at 200 Tubeway Drive.

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.

Commissioners Smoot, Christopher and Creighton did not have any questions.

Commissioner Spink wanted to know with this being a critical site why did Public Works Department request an eight-foot tall fence without barbed wire, instead of one with barbed wire like fences that at other facilities. Commissioner Spink wanted to know if this facility had security cameras. Commissioner Spink wanted to know what makes this location critical.

Mr. York stated that in the past when coming before the Plan Commission board asking for barbed wire it was deemed to be not appropriate, at this time the Public Works Department believes that barbed wire is not necessary at this location. Mr. York also stated that when you have barbed wire it can cause some liability issues, but if the Plan Commission feels that barbed wire is more appropriate the Public Works Department would be happy to add the barbed wire. Mr. York stated that there are no security cameras at this site. Mr. York explained that this sanitary lift station services not only the industrial park but, also services the Wheaton Christian School and the homes on Golf View Lane.

Commissioner Joseph wanted to know if this location is critical based on the sanitary function and not on a security threat or risk. Commissioner Joseph wanted to know if the equipment is what makes this more of a security risk.

Mr. York stated that the cost of the generator or antenna being destroyed are two things that are critical, if the sanitary lift station was to go down and the generator is not functioning or the

SCADA does not function properly that is what would make this more of a critical site. Mr. York stated that it is the equipment that makes this a critical site.

Chairman Michaelsen wanted to know if someone scaled the fence would they be able to cut wires on the generator.

Mr. York stated that the generator is secured. Mr. York stated that what they are trying to accomplish is to make it harder for someone to vandalize the equipment.

Commissioner Petella wanted to know when the Public Works Department made the transition over to the radio control system. Commissioner Petella wanted to know if there has been any vandalism at this lift station.

Mr. York stated that the transition started in March of this year and was completed three weeks ago. Mr. York stated that he was not aware of any vandalism.

Commissioner Joseph moved and Commissioner Petella made the second to approve the request for, request for 200 Tubeway Drive, allow an eight-foot tall chain link fence in the front yard in the property, subject to the recommendation in the staff report.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher Creighton and Smoot

Nays: 0

Abstain: 0

Absent: 0

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

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher Creighton and Smoot

Nays: 0

Abstain: 0

Absent: 0

PRESENTATION:

Case # 12251 – Village of Carol Stream – 500 N. Gary Avenue Text Amendments – Sign Code

Chairman Michaelsen swore in the witness, Don Bastian, Assistant Community Development Director, 500 N. Gary Ave Carol Stream, IL 60188.

Mr. Bastian stated that earlier this summer staff saw an article in the Daily Herald that Glenbard District 87 School District wanted to install scrolling LED (light-emitting diode) changeable message panels signs to both their indoor gymnasium scoreboard signs and outdoor football field scoreboard signs. Mr. Bastian stated the reason for doing this is that the School District has an opportunity to partner with a company that does this and the School District could generate some additional revenue for their capital programs. Mr. Bastian stated that the sign code does allow

changeable copy signs, and staff is not recommending any changes to the changeable copy text in the code, however scoreboards are not identified in the sign code. Scoreboards are not recognized as a type of permitted sign. Mr. Bastian stated that staff believes that a sign code text amendment is necessary to accommodate the possibility of a changeable message panel that could be added to a scoreboard. Mr. Bastian stated the staff is suggesting that scoreboards be added has a type of sign that requires a permit, and be allowed in all districts with the following language:

(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:

(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 requirements of §6-11-11 of this article.

Mr. Bastian stated staff is recommending scoreboards be added to the sign code as a type of sign that would require a permit. Mr. Bastian stated that we currently have scoreboards in Carol Stream, those being located at Glenbard North High School, American Legion and Red Hawk Park. Mr. Bastian stated that this text amendment would allow a changeable LED panel to be added to the scoreboard. Mr. Bastian stated that in talking with Glenbard School District 87 they stated that they would only use it for family friendly types of advertising and would only be on during athletic events or other activities when the fields are in use. Mr. Bastian stated that staff is recommending text amendment to the sign code adding scoreboards as permitted sign.

Mr. Bastian stated that he wanted to make it clear that the second text amendment is entirely separate from the first text amendment.

The second proposed text is for off-site commercial advertising signs at outdoor athletic facilities, examples would be banners attached to the fences at outdoor baseball, softball fields and football fields. Mr. Bastian stated that these types of requests have been typically with the notion that signs would advertise business that provide some form of support to the teams or organizations that are using the facilities. Mr. Bastian stated that the sign code generally prohibits off-premise advertising signs. Mr. Bastian stated that staff believes there is an opportunity if this is well controlled to allow limited off site advertising signage that would be beneficial to the community. Mr. Bastian stated that staff has looked at what other communities have done, for example the Village of Lombard has an entry in their sign code for Sponsor Signs, a sign that identifies 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. Mr. Bastian stated that staff does not have a problem with a company that wants to provide sponsorship as long as the sign is not visible from a public street or from a nearby residential properties. Mr. Bastian stated the language that staff is proposing is:

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

(12) *Sponsor Signs.* 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.

Mr. Bastian stated that he would be happy to answer any questions that the Plan Commissioners had at this time.

After a lengthy discussion the Plan Commissioners felt it might be best to table the second proposed text amendment that would allow off-site commercial advertising in the form of Sponsor signs, and asked staff to look into their concerns. The Plan Commissioners concerns are as follows:

- Who be responsible to monitor the content of the sign
- How long will the signs are allowed to be displayed
- Who will be responsible for the maintenance of the signs
- Will the sign be limited to banners or will other types of signs be allowed
- Who will make the determination if the sign is visible from the street
- The signs would need to removed at the end of season
- A permit should be required for Sponsor Signs
- Would the Village have any liability to such signs

Commissioner Petella moved and Commissioner Creighton made the second to approve the request for a Text Amendment to add Scoreboards to the sign code as a permitted sign subject to the language contained in the staff report.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher Creighton and Smoot
Nays: 0
Abstain: 0
Absent: 0

Commissioner Petella moved and Commissioner Spink made the second to table the request for a Text Amendment to add off-site commercial adverting signs at outdoor athletic facilities to the sign code

The results of the roll call vote were:

Ayes: 4 Chairman Michaelsen and Commissioners Spink, Petella, and Smoot
Nays: 3 Commissioners Christopher, Joseph and Creighton
Abstain: 0
Absent: 0

NEW BUSINESS:

Mr. Bastian reminded the Plan Commissioner of the training session on October 22, 2012, at 6:00 pm

Commissioner Smoot stated he would not be able to attend the training on October 22, 2012.

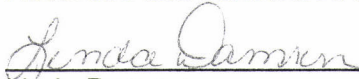
Mr. Bastian stated he would look into rescheduling the training session.

ADJOURNMENT:

At 8:35 p.m. Commissioner Petella moved and Commissioner Spink made the second to adjourn the meeting. The motion passed by unanimous vote.

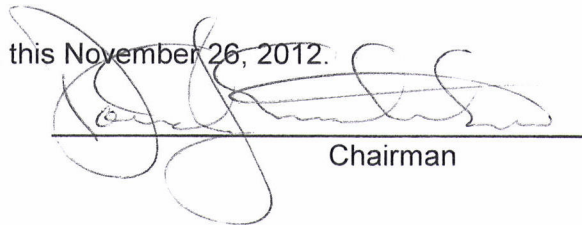
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this November 26, 2012.



Chairman