

**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

February 28, 2011

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 David Hennessey, Timothy McNally, Frank Petella and Ralph Smoot

Absent: Commissioners Angelo Christopher and Dee Spink

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

MINUTES:

Commissioner Smoot moved and Commissioner Petella made the second to approve the minutes of the meeting of December 13, 2010, as presented. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, Petella, Smoot, McNally and Chairman Michaelsen
Nays: 0
Abstain: 0
Absent: 2 Commissioners Christopher and Spink

PUBLIC HEARING:

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

**Case # 11027 Vishal Vaghani – 317 S. Schmale Road
Variations – Sign Code**

Chairman Michaelsen swore in the witness, Vishal Vaghani, 27 W 109 Geneva Road Winfield, IL, and Diane Duncan from Gleason Architects – 769 Heartland Drive Unit A, Sugar Grove, IL 60554.

Diane Duncan is representing her client, Vishal Vaghani for sign code variances for Dunkin' Donuts, the first request would be for a larger menu board than the code allows. The code allows for 25 square feet in area, the one that the applicant is requesting is 44.8 square feet in area. The applicant is also requesting a preview board that would be a second ground sign for the building. They are requesting this because having a preview board makes it more efficient for drive through customers. The other request being asked for is a wall sign variation the petitioner would like to install two signs on the side of the building one with the Dunkin' Donuts mural and the Dunkin' Donuts sign. They are asking that the board take into consideration not to include the blank space between two signs when doing the calculation.

Assistant Community Development Director Don Bastian briefly summarized the variances requested; the petitioner is requesting five sign code variances; three of the variances had to do with the menu board, the first is to have a preview board that is 16.4 square feet in area and seven feet, four inches in height, the second menu board would be approximately 44.8 square feet in area and seven feet, two inches in height. The applicant is also requesting a variation to allow two menu boards versus one. In review of the requested menu board variations, staff has researched similar applications that have come before the Plan Commission/Zoning Board of Appeals over the past 10 years, (see staff report) with the most recent being the KFC at 297 Schmale Road. The menu boards being requested are consistent with similar requests that have been approved. Staff is recommending approval of the menu boards.

There are two wall sign variations being requested, one being to allow both the mural and the Dunkin' Donuts wall sign to be located on the north elevation. As the petitioner mentioned the Carol Stream Sign Code requires that if you have multiple wall signs on the same building façade you have to count the blank wall area between the two signs as part of the calculation of the wall sign area, they are requesting not to count that area as part of the sign area. The other request has to do with the placement of the sign on the building elevation, as the sign code directs that signs be placed on the same horizontal plane; the applicant is requesting a variance from this requirement. The Village has granted this type of variance in the past. Staff finds these requests to be consistent with previous approvals in the past and recommends approval of the five sign code variations being requested, subject to the conditions on page 5 of 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 question, and Commissioners Hennessey, Petella, Smoot and McNally had no questions. Chairman Michaelsen asked if the signs were going to be illuminated. Petitioner Vishal Vaghani answered yes.

Commissioner McNally moved and Commissioner Hennessey made the second to recommend approval of the requested variations to the sign code, subject to the conditions contained in the staff report, for the Dunkin' Donuts at 317 S. Schmale Drive. The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Hennessey, Petella, McNally and Smoot
 Nays: 0
 Absent: 2 Commissioner Christopher and Spink

Mr. Bastian reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on March 7, 2011, at which time the Board would take final action on the matter.

**Case #11039: Kenneth Radakovits – 720 Center Ave
 Variation – Sign Code**

Chairman Michaelsen swore in the witness, Kenneth Radakovits, Senior Project Manager for Peacock Engineering, 720 Center Ave, Carol Stream, IL 60188.

Peacock Engineering is a facility that is celebrating its fifth anniversary in the Village of Carol Stream, employing 400 people per shift in this facility. With the population that we have at this facility we have looked for recommendations from the Carol Stream Fire and Police Departments and implemented a special employee entrance last December. Not only does this

sign direct employees and contractors to come to a central location, it helps the Fire and Police Departments recognize the proper entrance to the building in an emergency situation.

Mr. Bastian briefly summarized the Variance request; the petitioner is requesting an employee entrance sign that is 26.7 square feet in area to be located on the east building wall that measures 875 feet in length by 34 feet in height, which results in a total façade area of almost 30,000 square feet. This type of sign normally does not need a permit as long as it does not exceed more than six square feet in area. However, with a wall façade of that size, a six square foot sign would get lost on that size building.

Mr. Bastian explained that in the Code of Ordinances the Village Board can grant a temporary waiver as outlined in § 1-1-17 of the Municipal Code. On December 20, 2010, the Village Board granted a temporary waiver from the six square foot area limitations of the sign, and sign was installed (see exhibit A in the staff report). The temporary waiver is effective for 120 days, and Peacock Engineering was advised that they would need to seek approval of a formal Sign Code variation if they wished to allow the sign to remain on a permanent basis. Peacock Engineering is requesting a variance to allow for the Employee Entrance sign to be 26.7 square feet in area. Based on the unique nature of this business staff has no concerns and recommends approval of this variance.

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 Hennessey, Petella and McNally had no questions. Commission Smoot asked if Exhibit A was a picture of the sign that was on the building. Petitioner Kenneth Radakovits answered yes. Chairman Michaelsen asked if the signs were going to be illuminated. Petitioner Kenneth Radakovits answered no.

Commissioner Hennessey moved and Commissioner Petella made the second to recommend approval of the request for a variation to the sign code, for the 720 Center Ave. The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Hennessey, Petella, McNally and Smoot
 Nays: 0
 Absent: 2 Commissioner Christopher and Spink

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on March 7, 2011, at which time the Board would take final action on the matter.

Commission Smoot moved and Commissioner McNally made a second to close the Public Hearing. The Motion Passed by unanimous voice vote.

PRESENTATION:

**Case # 11011: Village of Carol Stream – 500 N. Gary Ave
 2011 Official Zoning Map**

Mr. Bastian presented the 2011 Official Zoning Map. The only update to the map was the annexation and zoning approvals for the Firestone property at 500 S. Schmale Road.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions. Commissioner Hennessey asked if there are any plans to annex the property by McCaslin Park. Mr. Bastian stated that the location is in the Village's Southwest Planning area, but that at this time McCaslin Park is not contiguous to the village. Commissioner Hennessey also asked if the property next to the Benjamin School on St. Charles Road would be annexed. Don Bastian answered that that property is in unincorporated DuPage County and is also not currently contiguous. Commissioners Petella, Smoot, McNally and Chairman Michaelsen had no questions.

Commissioner Petella moved and Commissioner McNally made the second to recommend approval the 2011 Official Zoning Map, the results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Hennessey, Petella, McNally and Smoot
Nays: 0
Absent: 2 Commissioners Christopher and Spink

NEW BUSINESS:

Mr. Bastian stated that there will be a Plan Commission meeting on March 14, and that the two cases on that meeting agenda would be for the church located at 990 County Farm Road and McDonalds at 355 S. Schmale Road. Mr. Bastian also stated that he is anticipating that on April 11, the plans for the Park District will come before the Plan Commission.

Commissioner Petella asked if staff would look into updating the part of the sign code for menu boards, to be current with needs of restaurants. Mr. Bastian asked if there was a general concurrence with the board to have staff look into updating this part of the sign code. There was a unanimous vote by the board to do this.

ADJOURNMENT:

At 8:00 p.m. Commissioner McNally 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 14th day of March, 2011.


Chairman