

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
February 26, 2018.***

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:01 p.m. and requested a nomination for acting chairman. Commissioner Petella motioned to nominate Commissioner Creighton, which was seconded by Commissioner Spink, and was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Angelo Christopher, Dave Creighton, Frank Petella, Dee Spink, John Meneghini

Absent: Chairman Frank Parisi, Commissioner Charlie Tucek

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary.

MINUTES:

Commissioner Petella moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of January 22, 2018.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Creighton, Petella, Spink, and Meneghini,

Nays: 0

Abstain: 0

Absent: 2 Chairman Parisi, Commissioner Tucek

PUBLIC HEARING

Acting Chairman Creighton asked for a motion to open the Public Hearing. Commissioner Spink moved and Commissioner Petella seconded the motion.

The motion was passed by unanimous vote.

**Case #18-0003 – Shive Hattery/Andigo – 426 W Army Trail Road
Sign Code Variations**

Acting Chairman Creighton swore in Nathan Pellizzari, Shive Hattery, 440 N. Wells Street, Suite 320, Chicago, IL 60654.

Mr. Pellizzari stated that he is requesting approval for two sign code variations, one to extend the wall signage more than 12 inches from the building façade, and the other to extend the wall signage above

20 feet, for the building located at 426 W. Army Trail Road, which is just east of the intersection of Kuhn Road and Army Trail Road, and referred to a slide showing the building as it currently stands.

Mr. Pellizzari stated that the reason for the variance is that the natural grading of the site is sunken below Army Trail Road and the property to the west. He stated that the site line of a passerby going down Army Trail Road is above the main roof line of the building on the property, and the proposed signage would be in line with the property to the west.

Mr. Pellizzari showed renderings of the proposed cupola with signage on the north, east, and west façades that will be front lit, so that the lettering will be grey toned during the day and glow white at night. He stated that there will be no signage on the south façade of the decorative feature.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked for the Staff Report.

Mr. Farace stated that the applicant is requesting a sign code variation request from two provisions in the sign code in order to allow a wall sign to extend more than 12 inches from the building wall and, also, to extend more than 20 feet from grade. He stated that the signage that is being proposed is considered roof signage, which is normally prohibited by the sign code, and that Andigo is proposing façade modifications which include screening the cupola on the existing building, and will change the look of the building from a traditional to a more contemporary look.

Mr. Farace stated that Staff would normally be concerned with allowing roof signage, but since the subject property is well below grade of both the property to the west and Army Trail Road, the decorative element will allow the signage to line up with the building to the west and offer better visibility on Army Trail Road. He stated that the proposed sign meets sign code requirements in terms of size and illumination.

Mr. Farace stated that, in this instance, Staff feels comfortable supporting the variation requests, given the grade restrictions of the property, and recommends approval.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Christopher, Meneghini, Spink and Acting Chairman Creighton had none

Commissioner Petella asked Mr. Farace if the sign around the cupola is considered a single sign or three signs.

Mr. Farace stated that it is considered three signs.

Commissioner Petella asked if it was one sign to each side of the building.

Commissioner Christopher stated that it was based on square footage, and Mr. Farace confirmed that it was based on square footage per side of the building.

Acting Chairman Creighton asked for a motion to approve the Sign Code variations for Andigo. Commissioner Spink moved and Commissioner Christopher seconded the motion to approve the request with Staff recommendations for the sign.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Spink, Petella and Acting Chairman Creighton

Nays: 0
Abstain: 0
Absent: 2 Chairman Parisi and Commissioner Tucek

The motion was approved.

This case will go before the Village Board of Trustees on Monday, March 5, 2018, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to close public hearing.

Commissioner Spink moved and Commissioner Petella seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

PRESENTATION:

**Case #16-2075 – Midwest Sign and Lighting/Northwestern Medicine – 690 E North Avenue
North Avenue Corridor Review – Monument Sign**

Acting Chairman Creighton swore in Frank Nielsen, Midwest Sign and Lighting, 4910 Wilshire Boulevard, Country Club Hills, 60478.

Mr. Nielsen stated that they are proposing a new monument sign for Northwestern Memorial Hospital to replace the existing sign on the south side of North Avenue that is currently covered with temporary signage. He stated that they had to obtain easement rights from ComEd, Comcast, and NIGas, to show their approval with the location of the sign.

Mr. Nielson stated that the new sign is 6 feet by 10 feet 5 inches which is the same size as the current sign. He stated that the current sign hangs over the property line, and that the new sign would have to be five feet from the property line, which places it about 12 feet back.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that the Midwest Sign and Lighting is requesting North Avenue Corridor Review on behalf of Northwestern Medicine at 690 E. North Avenue, and presented the site plan.

Mr. Farace stated that there is an existing sign and that the property is an odd property. He referred to historical information stating that it is a two lot subdivision with the vacant lot having direct frontage on North Avenue, and that the subject property did not have direct frontage until it was subdivided about 10 years ago to allow signage along North Avenue for 690 E North Avenue.

Mr. Farace stated that the sign has been at that location since the early 90's and that there have been many changes to the area since then, including a water main that was placed along North Avenue, and roadway projects. He stated that the current sign extends over the property line, and the proposed sign will be shifted back about five feet but will still be within the easement, which will be reviewed by the Village Board as an Easement Encroachment Agreement, and that the Plan Commission will be reviewing the signage requirements from the North Avenue Corridor perspective.

Mr. Farace stated that Staff feels the new aluminum cabinet sign is nicely designed and has with landscaping and stone around the base.

Mr. Farace stated that Staff recommends approval of North Avenue Corridor Review for the proposed sign, with the stipulation that the Easement Encroachment Agreement is approved by Village Board prior to permit issuance. He stated that, as of this meeting, that everyone has signed off on the easement encroachment, and will most likely go the Village Board meeting on March 5, 2018.

Acting Chairman Creighton asked for questions from the Commission. There were none

Commissioner Meneghini moved and Commissioner Spink seconded the motion to approve North Avenue Corridor Review for Midwest Signs and Lighting/Northwestern Medicine with Staff recommendations.

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Meneghini, Spink, Petella and Acting Chairman Creighton
Nays:	0	
Abstain:	0	
Absent:	2	Chairman Parisi and Commissioner Tucek

The motion was approved.

Case #18-0005 – Carwash Development, LLC/Wash U – 640 E North Avenue
North Avenue Corridor Review – Exterior Building Modifications.

Acting Chairman Creighton swore in Craig Nelson, 190 E St. Charles Road, Elmhurst, IL.

Mr. Nelson stated that they are seeking approval to reduce the height of the all elevations of the building due to constraints from another tenant within the shopping center, which was for a previously approved project. He stated that Carwash Development and the tenants have negotiated a revised height for the carwash tunnel from 16.5 feet to 15 feet, and reduced the tower at the east and west elevations to 18 feet from 28 feet, and from 21 feet to 18 feet. Mr. Nelson stated that the reduction in height complies with the site line requirements that was written into the tenant's lease and was unbeknownst to Carwash Development. He stated that everything else will remain the same.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that Carwash Development, LLC, is seeking North Avenue Corridor Review for exterior building modifications for the project located at 640 E. North Avenue. He stated that this project was approved by the Plan Commission last year for zoning approvals along with North Avenue Corridor Review, and that after the project received approval, stipulations were found in the lease agreement for Amita Health, located in the southeast corner of the Grace Plaza shopping center, prohibiting buildings in the either of the outlots along North Avenue from being any taller than 14 feet. Mr. Farace stated that the stipulation had been modified to allow for up to 18 feet, and that WashU lowered the towers based

on the negotiation with Amita Health. He stated that the building will still have the same architectural interest and color scheme, and the signage will stay the same. He also stated that anything mounted on the roof will be screened from view.

Mr. Farace stated that Staff is comfortable supporting the architectural changes and recommended approval of the North Avenue Corridor Review.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Christopher, Meneghini, Spink, and Petella had none.

Acting Chairman Creighton asked if the screening had to be reduced.

Mr. Nelson stated that the roof top unit is located at the west end of the building and is still within the three foot parapet height, and that it should be ok. He stated that if it is not ok they will add the screening.

Acting Chairman Creighton asked if everything was cleared with Amita.

Mr. Nelson stated that it was.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve North Avenue Corridor Review for Carwash Development, LLC, with Staff recommendations.

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Meneghini, Spink, Petella and Acting Chairman Creighton
Nays:	0	
Abstain:	0	
Absent:	2	Chairman Parisi and Commissioner Tucek

The motion was approved.

**18-0004 – Village of Carol Stream – 500 N. Gary Avenue
2018 Zoning Map**

Acting Chairman Creighton swore in Tom Farace, Village of Carol Stream, 505 E. North Avenue, Carol Stream, IL.

Mr. Farace presented the annual review of the zoning map with the map amendments and rezoning, along with any subdivisions within the past year, as listed in the Staff Report, which includes Bucky's, Geneva Crossing Phase II, and the rezoning of properties on the south side of North Avenue, just west of the AT&T property.

Mr. Farace stated that Staff is looking for approval of the 2018 Zoning Map.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked for questions from the Commission. There were none.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the Village of Carol Stream 2018 Zoning Map.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Spink, Petella and Acting Chairman Creighton.
Nays: 0
Abstain: 0
Absent: 2 Chairman Parisi and Commissioner Tucek

The motion was approved.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:31pm Commissioner Meneghini moved and Commissioner Spink seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 26 day of March, 20 18.


Chairman