

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

FEBRUARY 9, 2009

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

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 Recording Secretary Wynne Progar to swear in the newest member of the Combined Plan Commission/Zoning Board of Appeals Frank Patella. The Chairman then directed Mrs. Progar to call the roll.

Present: Chairman David Michaelson, Commissioners Frank Patella, Timothy McNally, Anthony Manzzullo, Angelo Christopher, Ralph Smoot and Dee Spink

MINUTES:

Commissioner Spink asked for a typo on Page 7 to be corrected move from more, and then moved to approve the Minutes of the Meeting of January 12, 2009 with the change. Commissioner Manzzullo made the second. The results of the roll call vote were:

Ayes: 7 Commissioners Patella, McNally, Manzzullo, Christopher, Smoot, Spink and Michaelson
Nays: 0

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

PUBLIC HEARING:

**# 9005: Angel Associates, LP and 295-313 S. Schmale Road
*Modifications to approved Planned Unit Development Plan
Variations – Sign Code***

Mario Spina, Angel Associates was sworn in as a witness in this matter. Mr. Spina presented his request to amend the approved PUD Plan by removing one of the buildings. He is also requesting a Sign Code variation to allow two ground signs on Schmale Road.

There were no comments or questions from those in attendance at the call for public hearing.

Mr. Glees reported that Mario Spina, Vice President of Angel Associates LP is requesting an approval of modifications of an approved final PUD Plan and a variation to allow an additional ground sign. In August of 2008, the Village Board approved the Final PUD Plan and the proposed commercial development in the 3.4 acre property located within the southeast corridor of Schmale Road and St. Charles Road. The approved development contained three (3) buildings, a car wash, and a 10,000 sq.ft. in-line commercial center and a 3,000 sq. ft. stand-alone building with an unspecified use. As explained in the

applicant's cover letter, the state of the economy, difficulty in securing tenants and the cost of the underground storm water vault system have caused the applicant to request an approval of an amendment to the final PUD Plan to delete the stand-alone building from the Plan. In addition, the Plan Commission should also recall that the applicant's original request for a Sign Code variations were for a ground sign taller and greater than the area than permitted by the Sign Code. At their April, 2008 meeting, the Plan Commission advised the applicant that they could not support the Sign Code Variations and directed the applicant to continue to work with staff to refine his request. The applicant has modified his signage plans and is requesting a variation to allow an additional ground sign. With respect to the revisions of the final PUD Plan, staff has evaluated the positive and negative aspects of the proposed revisions to the Plan. The only potential negative aspect of the plan is that the property may generate less sales tax revenue for the Village under the revised plan, since the plan will have 3,000 fewer square feet of commercial space. However, it should be noted that since the use of the third building was unspecified, there is not guarantee that the building would contain significant sales tax revenue generating uses. From the positive standpoint, the proposed revised plan will provide a more substantial buffer between the adjacent apartment complex and the proposed commercial development will provide more parking and more parking lot green space and will have a less congested circulation pattern. Staff finds that the revised plan is still consistent with the purpose and intent of the Planned Unit Development section of the Zoning Code and can support the applicant's request to amend the plan, subject to certain site plan recommendations that are listed in the staff report for this meeting. With respect to the Sign Code Variations, the applicant's original Sign Code variation application included a request to allow a ground directory sign that was fourteen (14) feet in height and 120 sq.ft. in area. The applicant has revised the request and is now seeking a variation that would allow an additional ground sign on the Schmale Road frontage. The applicant wishes to install ground signs on either side of the access drive leading to Schmale Road. Staff would note that both signs are proposed to measure six (6) feet in height, which complies with the Sign Code requirement. The signs are also shown to measure only 40 Sq. Ft. in area, which is significantly smaller than the 72 sq. ft. allowed for a single use building and 96 sq. ft. allowed for a directory sign. Staff believes that there are several factors that support the applicants Sign Code Variation request as discussed in the staff report. Staff can support the Sign Code request as the request is supported by the unique aspects of the property and will result in signage that is consistent with other ground signs in the Schmale Road commercial corridor, however staff would note that for the Plan Commission's information, the request is simply for a variation to allow an additional ground sign. The Sign Code allows ground signs up to 96 sq. ft. in area for a directory sign, and 72 sq.ft. for a single use building. While the signs indicated on the applicants request are much smaller than this. If the Plan Commission were to wish to place limitations on the sign area for the Schmale Road signs they should consider doing so by means of an additional condition of approval. Staff recommends approval of the modifications to the final PUD Plan and of the Sign Code Variation subject to the conditions noted in the staff report.

Commissioner Spink commented that this development has been named Carol Court and there is already a street with that name and that this should be called something else. She asked what materials would be used for the fence and Mr. Spina said that he has not decided but is considering a wood fence. Commissioner Spink asked if Mr. Spina agreed with the conditions and was told he does.

Commissioner Manzzullo commented that he likes this plan much more than the first plan. He asked about a potential condition of approval to limit the size of the signs.

Chairman Michaelsen suggested that the maximum sign area should be 40 square feet each and Mr. Spina agreed. Chairman Michaelsen asked about the size of the landscape islands and Mr. Spina provided an explanation.

Commissioner McNally recommended approval, with the conditions noted on the request and the additional condition of sign size for Schmale Road signs as no larger than 40 sq. ft., Commissioner Smoot made the second. The results of the roll call vote were:

Ayes: 7 Commissioners Patella, McNally, Manzzullo, Christopher, Smoot, Spink and Michaelson
Nays: 0

Commissioner Spink moved to close the Public Hearing and Commissioner Manzzullo made the second. The results of the roll call vote were:

Ayes: 7 Commissioners Patella, McNally, Manzzullo, Christopher, Smoot, Spink and Michaelson
Nays: 0

PRESENTATION:

**# 09015 VILLAGE OF CAROL STREAM, 500 N. Gary Avenue
2009 Official Zoning Map**

Mr. Glees presented the Official 2009 Zoning Map. Commissioner Spink moved and Commissioner McNally made the second. The results of the roll call vote were:

Ayes: 7 Commissioners Patella, McNally, Manzzullo, Christopher, Smoot, Spink and Michaelson
Nays: 0

NEW BUSINESS:

Discuss PCJ Articles

Commissioner Soot asked what the Village is doing with respect to Green Standards of Development. Mr. Glees suggested going to the Village site. There was general discussion regarding green initiatives. Commissioner Smoot asked for a copy the recommended book.

ADJOURNMENT:

At 8:20 p.m. Commissioner Manzzullo moved to adjourn, and Commissioner Spink made the second and the motion passed by unanimous voice vote.

FOR THE COMBINED BOARD