

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

**August 11, 2008**

***All Matters on the Agenda may be discussed, amended and acted upon***

Chairman Pro-Tem Angelo Christopher 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 call the roll.

Present: Commissioners Anthony Manzzullo, Angelo Christopher, Lateef Vora and Joyce Hundhausen  
Absent: Commissioners Ralph Smoot, Dee Spink and David Michaelson  
Also Present: Community Development Director Bob Glee and Recording Secretary Wynne Progar

**MINUTES:**

Commissioner Manzzullo moved and Commissioner Hundhausen made the second to approve the Minutes of the Meeting of July 28, 2008 as presented. The results of the roll call vote were:

Ayes: 3 Commissioner Manzzullo, Christopher and Vora  
Nays: 0  
Abstain: 1 Commissioner Hundhausen  
Absent: 3 Commissioners Smoot, Spink and Michaelson

**PUBLIC HEARING:**

**# 08116: WINDSOR PARK MANOR – 124 Windsor Park Drive  
*Sign Code Variation***

Dan Salamone 2650 C W. Bradley Place, Chicago, IL was sworn in as a witness in this matter. He explained that Windsor Park Manor is an assisted living/ retirement community that has requested a comprehensive sign program that will provide directional and informational signs that will assist residents and guests find their way around the many buildings. He also said that some of the signs do exceed the size allowed in the Code.

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

Mr. Glee reported that Windsor Park Manor wishes to place 13 informational signs throughout their campus in order to assist residents and visitors in finding their various facilities. The campus has many buildings, and it can be difficult for unfamiliar drivers to find their way. A total of 15 signs are proposed as part of Windsor Park's new signage plan. Two of these, Signs 1.1 and 1.2 are ground signs for the Windsor Park campus, and these are not included in the issue at hand, which is signs regulating on-premises traffic. Thirteen such informational signs are proposed, at the locations given on the site plan. The applicant is requesting variations from the Sign Code as follows: 1). Variation for sign height of 7.5 feet rather than six feet for Signs 2.1 and 2.2. 2). Variation for sign area, a. 15.4 square feet rather than six square feet for Signs 2.1 and 2.2, b. 10.0 square feet

rather than six square feet rather than for Signs 3.1 through 3.7 and 5.1, c. 28.0 square feet rather than six square feet for Signs 4.1 and 4.2. 3) Variation to provide no clearance beneath the signs. Staff would not that Section 6-11-15(B) (!0) of the Sign Code is intended more for commercial/industrial properties, in which motorists need to discern the locations of such things as parking, delivery doors or exit drives. Windsor Park Manor is unique in that it is a residential community, it is very large, it consists of numerous buildings and onsite traffic has a fairly high percentage of senior drivers. It is certainly understandable that the applicant would wish to provide helpful information to motorists attempting to navigate the site, and to provide it in a clear and helpful way. Regarding the requirement for clearance below the signs, this is based on motorists being able to detect other vehicles which may otherwise be obstructed by the sign, and staff shares this concern. It is important that none of the signs be located within a sight triangle at a confluence of traffic movements. Therefore, even though the Sign Code does not require a permit for signs regulating on-premises traffic, staff recommends that a no-fee permit be required for each of the 13 signs, and that a location plan be required as part of the permit submittal. This will allow the Engineering Services Department to determine whether any of the signs may pose a sight obstruction.

Staff recommends approval of the Sign Code Variations for 13 informational signs at Windsor Park Manor, as noted above, subject to the following conditions:

1. That a no-fee sign permit must be obtained for each of the 13 signs, and that a location plan be required as part of the permit submittal;
2. That encroachment of a sign into the sight distance triangle must be avoided wherever possible;
3. That in the event encroachment of a sign into the sight distance triangle cannot be avoided, traffic control measures must be provided to the satisfaction of the Village Engineer; and
4. That the signs shall comply with all state, county, and village codes and requirements.

Commissioner Manzzullo asked if the size of the signs are larger because the information has to be of a bigger size to be more readable and he was told that that is part of the reason. In response to the questions about reflective lettering, Mr. Salamone said that that the letters will be reflective as well as being the signs being contrasting colors. He also agreed with the conditions noted in the staff report.

Commissioner Hundhausen moved and Commissioner Vora made the second to approve the request for Sign Code Variation for Windsor Park Manor in accordance the conditions noted in the staff report. The results of the roll call vote were:

Ayes:	4	Commissioners Manzzullo, Vora, Hundhausen & Christopher
Nays:	0	
Absent:	3	Commissioners Smoot, Spink and Michaelsen

**# 08193:                    WENDY'S – 423 S. Schmale Road**  
**Sign Code Variation**

Mr. Gles reported that the petitioner called him and said that since staff recommended denial he was opting not to attend this hearing. He also noted that the petitioner was going to look into some of the suggestions that were made by staff to avoid needing a variance.

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

Mr. Glees reported that Wendy's is request a variation from the Sign Code to allow a Sign nine feet, ten inches in height. The Sign Code permits single-use properties to have one ground sign per street frontage, not to exceed 72 square feet in area or six feet in height. There is an existing ground sign on the property, and it is to be replaced by the proposed ground sign. The existing ground sign is approximately 25 square feet in area and six feet in height. In the final analysis of the Sign Code Variation requests, staff finds the Village's consistent application of the Sign Code, particularly with respect to ground sign height, to be the most compelling factor. As such, staff cannot support the requested Sign Code variation related to sign height. However, staff notes that other businesses in the Schmale Road corridor, outside of the Carol Stream village limits, have been permitted to have taller signs, as was pointed out in a similar recent case.

Staff finds that the evaluation criteria for variation requests have not been satisfied, and as such staff cannot support the variation.

Commissioner Manzzullo moved and Commissioner Hundhausen made the second to deny the request for a sign code variation for Wendy's, 423 S. Schmale Road. The results of the roll call vote were:

Ayes: 4 Commissioners Manzzullo, Vora, Hundhausen & Christopher  
Nays: 0  
Absent: 3 Commissioners Smoot, Spink and Michaelsen

# 06362

**VILLAGE OF CAROL STREAM – 500 N. Gary Avenue**  
***Text Amendments – Utility Structures***  
***(Continued from 6-9-08 Meeting)***

Mr. Glees stated that the public hearing for this matter was published as required by law for this date. He suggested that since this is a big case, the Commissioners present could continue the matter so that discussion can be held by all of the members at the next meeting.

Commissioner Manzzullo moved and Commissioner Vora made the second to continue this matter to the next meeting, 8/25/08. The results of the roll call vote were:

Ayes: 4 Commissioners Manzzullo, Vora, Hundhausen & Christopher  
Nays: 0  
Absent: 3 Commissioners Smoot, Spink and Michaelsen

Commissioner Hundhausen moved and Commissioner Vora made the second to close the public hearing. The motion passed by unanimous voice vote.

Under New Business, Mr. Glees announced that Don Bastian will begin his duties as Assistant Community Development Director on August 25<sup>th</sup>.

At 7:45 p.m. Commissioner Vora moved and Commissioner Manzzullo made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD