

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

May 8, 2006

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

Chairman Pro-Tem Donald Sutenbach 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 Smoot, Vora, Spink, Michaelsen, Hundhausen & Sutenbach
 Absent: Commissioner Weiss
 Also Present: Community Development Director Bob Glees & Recording Secretary Progar

MINUTES:

Commissioner Spink moved and Commissioner Smoot made the second to approve the Minutes of the Meeting of April 11, 2006 as presented. The results of the roll call vote were:

Ayes:	4	Commissioners Smoot, Vora, Spink and Sutenbach
Nays:	0	
Abstain:	2	Commissioners Michaelsen and Hundhausen
Absent:	1	Commissioner Weiss

PUBLIC HEARING:

#05348: Universal Health II, LLC, 505 E. North Avenue
Special Use - Medical and Rehabilitation Facility
CONTINUED FROM 3/27/06 MEETING

Mr. Glees reported that Robert Kaplan of Universal Health, LLC. was contacted on Wednesday, April 5, 2006, regarding the status of the application for a Special Use for a Medical and Rehabilitation Facility at 505 E. North Avenue. The request was for a special use to permit a facility that offered therapeutic groups, individual counseling, and various skill training activities to clients diagnosed with psychiatric challenges. Mr. Kaplan stated that he is no longer pursuing this request. The proposed facility would not meet the building code requirements for the proposed use, and neither the petitioner nor the property owner is willing to invest the funds for the required improvements. **Therefore, based on verbal information received from Mr. Kaplan, Case No. 05348, Special Use request for a Medical and Rehabilitation Facility, has been withdrawn.**

#06116: McDonalds Corporation, 1335 County Farm Road
Sign Code Variations

Scott Pointner, 300 E. Roosevelt Rd. , Wheaton, Lynn Williams Miller, Regional Real Estate Manager for McDonalds, Donna Kemp, Business Consultant, and Tamara Flagg, Associate Area Real Estate Manager all of 4320 Winfield Road, Suite 400, Warrenville, IL were sworn in as witnesses in this matter.

Mr. Pointner explained that the subject of the requests for sign code variation is McDonalds Restaurant at the SE corner of Army Trail Road and County Farm Road. He noted that they are withdrawing the request for the gateway sign since it has been determined that the gateway

sign that is in place does not need to be replaced. The request is for a second menu board to allow tandem ordering from drive through customers, which would be identical to the existing menu board and would operate in the same manner. The second request is for a height variance for the sign from 6' to 6' 8" and is the same type of variance given for the other menu board and the third request is to replace the current ground sign at that location with a changeable copy sign. Both the old ground sign and the new one meet the code requirements for size. A landscape plan was presented to show the location of the second menu board and the propose landscape screening that will be provided.

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

Mr. Glees noted that in giving the staff report he will eliminate references to the gateway sign in that report since the petitioner has withdrawn the request for such sign. He noted that The McDonald's restaurant was constructed in 1989, at which time it received approval of a special use for a restaurant, sign code variations, and parking space variations. At this time, McDonalds is looking to upgrade the signage on the site to improve the efficiency of the drive-up service window. McDonald's is proposing a tandem order board system that would allow two vehicles to be processed simultaneously. The existing facilities are equipped with one menu board sign located along the drive-up lane at the northeast corner of the building. The petitioner proposes to provide a second menu board sign (Exhibit B), identical to the existing menu board sign and located one car length beyond the existing sign, so as to facilitate the new McDonald's order-taking procedure. The proposed menu board sign would require approval of three variations from the Sign Code:

1. Maximum allowable area. The Code states that menu boards shall not exceed 25 square feet in area; however, each menu board sign is 43.1 square feet, for a total proposed menu board square footage of 86.1 square feet.
2. Number of menu board signs. The Code states that one menu board sign is allowed per building. The petitioner is proposing two such signs.
3. Height of the menu board signs. The Code allows a maximum height of six feet. The proposed menu board sign height is 6.8 feet.

The requested variations involve two menu board signs and a gateway sign located on the site interior, that are designed to enhance the efficiency of the drive-through operation. Due to the expanding number of menu choices available at fast food restaurants today, larger menu boards are becoming increasingly necessary, and it was for this reason that the variation for the existing menu board was approved by the Village. By their location and also surrounding landscaping, the proposed menu boards would not be very visible to motorists on County Farm Road. The proposed additional menu board should enable a greater level of convenience to customers, without presenting a negative appearance of the facility. In addition, the proposed gateway structure should provide a greater measure of safety for vehicle movements within the site. The Village has approved variations for menu board area for the Kentucky Fried Chicken in County Farm Shopping Center, the Culver's on Schmale Road, and the Taco Maker on Gary Avenue, the latter of which included two menu boards. As such, the petitioner's requests seem reasonable.

Staff would also note that, although the proposed replacement ground sign (Exhibit D) on County Farm Road would meet the Code with respect to sign height and area, the sign would be subject to the Code restriction that the electronic copy must not change any more frequently than every three seconds and suggested that the Commissioners might consider adding text to condition #4 to indicate that no flashing shall be provided with the electronic message sign. If the petitioner were to wish to include a more frequent change rate, or streaming video, then a variation would need to be requested.

RECOMMENDATION

Staff recommends approval of the seven Sign Code Variation requests, subject to the following

conditions:

1. That location of the proposed signs reflect the locations identified on the Landscape Plan (Exhibit A);
2. That the proposed signs shall be screened by the required landscape materials as shown on the approved Landscape Plan (Exhibit A);
3. That the signs to be installed shall match the signs depicted in Exhibits B, C and D;
4. That the electronic copy of the ground sign shall not change more frequently than once every three seconds; and
5. That the proposed signs shall comply with all state, county, and village codes and requirements.

Commissioner Michaelsen asked if the menu board would have a self-contained speaker and was told that the speakers are separate. It was noted that they will be internally illuminated and that the new ground sign will have different dimensions from the current sign, the overall size will still be within the limits of the Sign Code.

In response to the question by Commissioner Spink, it was determined that there is 300 feet or more between the changeable copy signs for the adjacent bank and the proposed sign for McDonalds.

Commissioner Smoot asked what the procedure is for a car that stops at the first menu board when the next one is unoccupied and it was stated that drivers would be prompted to move ahead so that the tandem feature would be available at all times. It was noted that the dimensions of the old ground sign are 74" by 77" and that the proposed changeable copy sign dimensions are 121' by 72".

Chairman Pro-Tem Sutenbach commented that he finds these requests to be reasonable since others have been approved in the past. In response to questions it was determined that the drive through is open 24 hrs. a day and that there is not enough property at this location to allow double drive through lanes. Commissioner Sutenbach suggested that the conditions in the staff report be amended to delete Exhibit C, which was for the gateway sign that was withdrawn.

In response to the question by Commissioner Hundhausen it was determined that the new ground sign could not be placed any closer than five feet from the property line and therefore cannot be any closer to the street.

Chairman Pro-Tem Sutenbach asked what would be on the electronic signs and was told that it would be used for current promotions and would not include time and temperature or community announcements.

Commissioner Spink moved and Commissioner Michaelsen made the second to approve the requested sign code variations with the omission of reference to a gateway sign and to add to condition # 4 that flashing messages on the electronic sign is prohibited, and in accordance with the other conditions noted in the staff report. The results of the roll call vote were:

Ayes:	6	Commissioners Smoot, Vora, Spink, Michaelsen, Hundhausen & Sutenbach
Nays:	0	
Absent:	1	Commissioner Weiss

The petitioner was advised that the Village Board can remand this issue back to the Plan Commission within 21 days if there is an objection to the decision, after which time the requests are approved.

06037: Harlem-Irving Companies, SW Corner of Gary Avenue and Stark Drive
Special Use - Planned Unit Development
Preliminary Planned Unit Development Plan
Special Use – Early Learning Center
Gary Avenue Corridor Review
CONTINUED FROM 4/11/2006 MEETING

Mr. Glees stated that Harlem Irving/Folio Companies has submitted an application for the property located at the southwest corner of Gary Avenue and Stark Drive for the development of a preschool/early learning center and a planned unit development. The applicant proposes to subdivide the property into two lots, locating the early learning center (*Crème de la Crème*) on the southern parcel, and a restaurant on the northern parcel.

This matter was originally scheduled for Plan Commission review at the March 27, 2006, meeting and was continued to April 11 and then May 8. The applicant has submitted revised plans in response to staff comments; however, the submittal was not received in time to complete the staff review and prepare a report for the May 8 agenda. At this time, staff requests that this case be continued to the June 12, 2006, Plan Commission meeting. Commissioner Michaelsen moved and Commissioner Vora made the second to continue this matter to the meeting of June 12, 2006. The results of the roll call vote were:

Ayes:	6	Commissioners Smoot, Vora, Spink, Michaelsen, Hundhausen & Sutenbach
Nays:	0	
Absent:	1	Commissioner Weiss

Commissioner Michaelsen moved and Commissioner Hundhausen made the second to close the public hearing. The results of the roll call vote were:

Ayes:	6	Commissioners Smoot, Vora, Spink, Michaelsen, Hundhausen & Sutenbach
Nays:	0	
Absent:	1	Commissioner Weiss

Presentation:

#05172: Duke Realty, 121-131 E. North Ave
Gary Avenue Corridor Master Plan
REMANDED FROM 4/17/96 VILLAGE BOARD MEETING

Mr. Glees said that the Plan Commission denied the previous Master Plan. Staff has been working with the County to determine exactly what level of access would be permitted, presuming that adequate design principals are adhered in conformance with the County regulations. As a result of that exercise, the petitioner appeared before the Village Board as a result of an appeal to them in regard to the Plan Commission's decision, but in view of the fact that the County had indicated that they were willing to allow access, greater access than right in/right out, the Village Board's decision was to remand the matter back to the Plan Commission for consideration of the revised Plan.

Johana Vargas, Duke Realty appeared before the Commissioners and said that the property is located and the NE corner of Gary Avenue and North Avenue and because both of the lots are smaller than five acres, the code requires that a Master Plan be approved. Since the Plan was submitted last year additional engineering was performed on Lot 2 to increase the right in/right out access. DuPage County has approved a full access for this site. They will be providing cross access easements through lots 2 and 3 so that if in the future the present owners of the

existing lots would like connect to these easements they will be able to do so. Ms. Vargas also noted that they are in agreement with the conditions noted in the staff report.

There were no questions or comments from the Commissioners. Chairman Pro-Tem commented that he would prefer to have internal vehicular traffic and asked if there is currently full access into and out of the CarQuest property and Mr. Glees said that it is a full access drive. Commissioner Smoot moved to approve the presented Gary Avenue Master Plan, Commissioner Michaelsen made the second. The results of the roll call vote were:

Ayes:	5	Commissioners Smoot, Vora, Spink, Michaelsen & Hundhausen
Nays:	1	Commissioner Sutenbach
Absent:	1	Commissioner Weiss

Chairman Pro-Tem Sutenbach advised the petitioner that the Village Board will be made aware of this approval.

NEW BUSINESS:

Cancellation of May 22, 2006 meeting:

Commissioner Michaelsen moved and Commissioner Hundhausen made the second to cancel the meeting of May 22, 2006. The results of the roll call vote were:

Ayes:	6	Commissioners Smoot, Vora, Spink, Michaelsen, Hundhausen & Sutenbach
Nays:	0	
Absent:	1	Commissioner Weiss

Chairman Pro-Tem Sutenbach asked if a text amendment would be in order to allow two menu boards for restaurants with drive through service. Mr. Glees said that staff could look into that, but it will be awhile before it can be addressed.

Commissioner Smoot moved and Commissioner Michaelsen made the second to adjourn at 8:20 p.m. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD