

PLANNING, ZONING & ENVIRONMENTAL CONCERNS APPROVED
pc mtg 8/16/16
I

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
JULY 5, 2016 AT 7:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by
Chairman Brice at 7:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners Jaster, King, Shannon, Smith and Chairman
Brice

Absent: Commissioner Coleman

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – June 21, 2016

Moved by Commissioner King, seconded by Commissioner Jaster to approve the
June 21, 2016 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners King, Jaster, Shannon and Smith

Nays: None

Abstain: Chairman Brice

Absent: Commissioner Coleman

Motion Declared Carried

5. ASPEN DENTAL/440 W. ARMY TRAIL ROAD/EXCEPTIONS SIGNAGE - (FIRST HEARING) - 2016-109

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated June 1, 2016

Exhibit # 2 - Notice of Public Hearing, dated June 16, 2016

Exhibit # 3 - Affidavit of Compliance, dated July 5, 2016

Exhibit # 4 - Application Agreement, dated June 17, 2016

Exhibit # 5 - Affidavit of Disclosure, dated July 5, 2016

Exhibit # 6 - Notice to Surrounding Property Owners
(8) Notices Received, (0) Notices Not Received

The following people were sworn in for the hearing.

Ms. Tracey Diehl - 6529 Hemmingford Drive, Canal Winchester, OH

Ms. Tracey Diehl introduced herself to the Planning & Zoning Commission.

Exhibit # 1 is introduced into the record, which is the Application for Hearing, dated June 1, 2016.

Exhibit # 2 is introduced into the record, which is the Notice of Public Hearing, dated June 16, 2016.

Exhibit # 3 is introduced into the record, which is the Affidavit of Compliance, dated July 5, 2016.

Exhibit # 4 is introduced into the record, which is the Application Agreement, dated June 17, 2016.

Exhibit # 5 is introduced into the record, which is the Affidavit of Disclosure, dated July 5, 2016.

Exhibit # 6 is introduced into the record, which is the Notice to Surrounding Property Owners with (8) Notices Received and (0) Notices Not Received.

Ms. Diehl stated that Aspen Dental is going to occupy an existing building on a corner lot located at the intersection of Army Trail Road and Gary Avenue.

This is an existing retail structure that is currently vacant. They are proposing signage on two elevations. The signage that they have proposed exceeds the Ordinance in sign area. The existing property is a very, very busy intersection. She stated that being able to see the building prior to getting to the intersection is very important for motorists to be able to identify where they have to turn so they can access the property safely. The building is setback about 30 feet from the roadway; it is not right up against the roadway.

Ms. Diehl stated that there is somewhat of a hardship here. She stated that not all of the people looking for Aspen Dental will be local people; they will have clients coming from out of town and not familiar with the area.

Chairman Brice confirmed that the petitioner is requesting signage. She stated that the letter height is 49 inches in height and 22 inches in width. It is approximately 78.46 square feet. She is not sure if it is the same as what the Village measured.

Mr. Gascoigne stated that the way the Village measured is slightly different. In this situation, the tip of the capital "A" and the top of the capital "D" are a little bit taller.

Chairman Brice inquired to what the additional square footage is in this sign that is above the standard that we have in the Village.

Mr. Gascoigne said that the existing request for both signs is about 92.5 square feet as opposed to what would be permitted, which is about 59 square feet.

They are permitted to have two signs, but both signs have to be limited to the size of the smaller of the two.

Mr. Gascoigne stated that this property is the Old Sears Repair Center on the corner of Gary and Army Trail. He stated that they have had several meetings with the developer. At this point, the building is about 80% leased so they will probably see new requests coming through for the monument sign. The whole building will be getting a face lift.

Moved by Commissioner King, seconded by Commissioner Jaster to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

The following people were sworn in for the hearing.

Mr. Robin VanZandt - 4N584 Medinah Road, Addison, IL

Mr. Robin VanZandt introduced himself to the Planning & Zoning Commission. He resides at 4N584 Medinah Road, Addison, Illinois. He stated that the property where the signage is being proposed is kiddie corner from St. Isidore Church. The church has been around for a long time; it has an old time atmosphere. He is not sure if this proposed signage will look good across the street from the church if it is going to be illuminated at night time. He does not necessarily agree with the argument that people will have a hard time finding the place because everybody has GPS now. He thinks that the Planning & Zoning Commission should go by the codes and not have variations.

Moved by Commissioner King, seconded by Commissioner Shannon to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

Chairman Brice stated that there were some concerns brought up when the floor was open. These included possibly lights affecting the area in general, the church being here since approximately 1920, and how it affects the codes of the Village.

Commissioner Jaster stated that he has no concerns. He stated that this is across the street from a 24-hour gas station that is lit up like a Christmas tree.

Moved by Commissioner King, seconded by Commissioner Smith to recommend approval of the following requests and relief relative to the request for the installation of two new wall signs for Aspen Dental, that are 92.5 square feet, in lieu of the 58'-8 5/8" permitted, at the property commonly referred to as 440 W. Army Trail Road, which

includes: Amending ordinance No. 85-13, which approved an ordinance amending Planned Unit Development Ordinance No. 82-34 by granting a B-3 Special Use PUD to permit construction of an appliance store and adjacent retail rental space at 440 W. Army Trail Road (Fretter Square) as it relates to signage for Aspen Dental and as depicted in the petitioner's exhibits as presented to the Planning and Zoning Commission on July 5, 2016. The recommendation of approval made hereby shall be, and is hereby, made subject to any conditions that the Commission may have.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

6. PAN AMERICAN BANK/104 & 108 W. LAKE/ORD AMENDMENT, SPECIAL USE, TEXT AMENDMENT, EXCEPTIONS, FINAL SITE PLAN APPROVAL - (FIRST HEARING) - 2016-110

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated June 17, 2016

Exhibit # 2 - Notice of Public Hearing, dated June 20, 2016

Exhibit # 3 - Affidavit of Compliance, dated June 17, 2016

Exhibit # 4 - Application Agreement, dated June 17, 2016

Exhibit # 5 - Affidavit of Disclosure, dated June 17, 2016

Exhibit # 6 - Notice to Surrounding Property Owners
(14) Notices Received, (7) Notices Not Received

Exhibit # 7 - Drive-thru Exterior Elevations (North & West), dated
June 1, 2016

Exhibit # 8 - Existing Zoning Map, Existing Front West Elevation & Existing
Front (North East) Elevation, dated June 1, 2016

Exhibit # 9 - Old Town Signage (Monument Sign), dated July 5, 2016

Exhibit # 10 - Pan American Bank Sign, dated July 5, 2016

The following people were sworn in for the record.

Mr. Frank Cerrone - 1440 W. North Avenue, Melrose Park, IL

Mr. Bill Kolalias – Pan American Bank, 188 N. Wells, Suite 300, Chicago, IL

Mr. Frank Cerrone introduced himself to the Planning & Zoning Commission.

Exhibit # 1 was introduced into the record, which is the Application for Hearing, dated June 17, 2016.

Exhibit # 2 was introduced into the record, which is the Notice of Public Hearing, dated June 20, 2016.

Exhibit # 3 was introduced into the record, which is the Affidavit of Compliance, dated June 17, 2016.

Exhibit # 4 was introduced into the record, which is the Application Agreement, dated June 17, 2016.

Exhibit #5 was introduced into the record, which is the Affidavit of Disclosure, dated June 17, 2016.

Exhibit # 6 was introduced into the record with (14) Notices Received and (7) Notices Not Received.

Exhibit # 7 was introduced into the record, which is the Drive-thru Exterior Elevations (North & West), dated June 1, 2016.

Exhibit # 8 was introduced into the record, which is the Existing Zoning Map, Existing Front West Elevation and Existing (North East) Elevation, dated June 1, 2016.

Exhibit # 9 was introduced into the record, which is the Old Town Signage (Monument Sign), dated July 5, 2016.

Exhibit # 10 was introduced into the record, which is the Pan American Bank sign, dated July 5, 2016.

Mr. Kolalias introduced himself to the Planning & Zoning Commission. He referred to the proposed property, which is at 108 W. Lake Street, the corner of Third Street and Lake Street (the old school house). The existing zoning is OT-SP. They are seeking to allow a bank with a drive-thru special use in an OT, Old Town District. The drive-thru aisle is 9 feet in width. They are

proposing concrete curbs and providing 19 outside parking spaces on the site.

He stated that they have been working with staff for a couple of months to see how this drive-thru lane will work and they have tweaked it to get it to this point.

Chairman Brice confirmed that the drive-thru will be facing Lake Street and the vehicles will exit onto Third Street.

Chairman Brice confirmed that the petitioner is taking over the entire building.

Commissioner Jaster confirmed that they will be having a monument sign as well. They will have a monument sign, and it will be on Lake Street. The bank will pay for the monument sign, but other tenants will be able to be listed on the sign. The monument sign will be made of cedar and will be ground lit.

Commissioner Smith stated that even though it will be a bank, it still looks like an old school.

Chairman Brice inquired about the bank's hours. The hours currently are 9:00 a.m. to 5:00 p.m., but believe the hours may be 9:00 a.m. to 6:00 p.m. and Saturdays it will be open until 1 or 2:00 p.m.

Chairman Brice inquired to the named of the Bank. The name of the Bank will be Pan American Bank. This will be their sixth location. They do a lot of things for the community where they are located.

Mr. Gascoigne referred to this memorandum, dated June 27, 2016. He stated that the applicant already has a signed lease with the Village; the Village owns this property. Any use that goes into the Old Town District because of the nature of the District requires a special use regardless so that is why they are here before them tonight.

Commissioner Jaster inquired if there will be signage on the building itself. Mr. Gascoigne stated that they cannot have signage on the building.

The petitioner stated that they have a 5-year lease with a 5-year renewal option.

Commissioner Jaster inquired if the materials and color scheme of the small building are going to match the larger building. Mr. Gascoigne stated that they have to match.

Chairman Brice inquired to how many people will be working inside the facility. The petitioner stated that probably only three people at the beginning.

Moved by Commissioner Smith, seconded by Commissioner Shannon to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

The following people were sworn in for the record.

Ms. Bonnie Homola - Represents Historical Society, 168 Springdale, Bloomingdale, IL

Mr. Robin VanZandt - 4N584 Medinah Road, Addison, IL

Ms. Bonnie Homola introduced herself to the Planning & Zoning Commission. She represents the Historical Society. She requested clarification on where the teller window was and where the teletube would be installed. The petitioner explained that no new windows would be cut or installed inside the building and that only existing windows would be used as is. They confirmed that teletube would be completely underground and would enter the building from the crawlspace below the structure.

Mr. Robin VanZandt introduced himself to the Planning & Zoning Commission. He stated that the Commission should consider the impacts of traffic, as well as the potential noise from the speakers on the ATM. Staff confirmed that no additional points of access were being created and the only pavement being added was a few feet north the proposed ATM to satisfy access requirements for the Fire Department apparatus. He also points out that the petitioner may come in later and ask for later hours.

Moved by Commissioner King, seconded by Commissioner Jaster to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

The Plan Commission discussed some of these concerns from the public.

Engineering had no concerns with this project.

Moved by Commissioner Jaster, seconded by Commissioner King to recommend approval of the following requests and relief relative to the request for operation of a financial institution, with an associated drive-thru, at the property commonly known as 108 W. Lake Street: (1) Amendment of Ordinance No. 81-45 to repeal all special uses and variations granted to allow for the operation of a merchandising facility, including two railroad cars to be used as small retail merchandising shops, for the property at 108 W. Lake Street; (2) Approval of a final site plan; (3) Approval of a special use to allow a Planned Development; (4) Approval of a special use to allow a financial institution with a drive-thru; and (5) A freestanding monument sign that is a maximum of 10'-0" tall, 38 square feet and with setback of 5'-0" feet from the north, Lake Street curb, instead of the minimum setback of 15 feet. The recommendation of approval made hereby shall be, and is hereby, made subject to the following conditions: (1) Amendment to Ordinance No. 81-45 as summarized above.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Carried

7. OLD BUSINESS

Mr. Gascoigne stated that the application that they had at the last meeting for DR Horton Cambridge for the Plass property that was continued to July 19 has been continued again and will now be heard at the August 16th meeting.

8. NEW BUSINESS - None

9. CITIZENS TO BE HEARD - None

10. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Shannon to adjourn the July 5, 2016 Planning and Zoning Commission meeting at 8:20 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Coleman

Motion Declared Carried

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Sandra Aronson", written over a horizontal line.

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission