

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
TUESDAY, APRIL 3, 2018 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by
Chairman Jaster at 6:00 p.m.

2. ROLL CALL

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

Present: Commissioners King, Flood, Coleman, Damato, Troiola and
Chairman Jaster

Absent: None

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Thomas - Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – FEBRUARY 20, 2018

Moved by Commissioner Coleman, seconded by Commissioner King to approve the
February 20, 2018 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Coleman, Troiola, Damato and Chairman Jaster

Nays: None

Abstain: Commissioner King and Flood

Absent: None

Motion Carried

5. ADELPHIA PROPERTIES, 383 W. ARMY TRAIL ROAD – ORDINANCE AMENDMENTS, EXCEPTIONS, SIGNAGE - (FIRST HEARING) – 2018-104

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated February 15, 2018

Exhibit # 2 - Notice of Public Hearing, dated February 28, 2018

Exhibit # 3 - Affidavit of Compliance, dated March 2, 2018

Exhibit # 4 - Application Agreement, dated February 1, 2018

Exhibit # 5 - Affidavit of Disclosure, dated February 5, 2018

Exhibit # 6 - Notices to Surrounding Property Owners
(11) Notices Received, (1) Notice Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated February 15, 2018.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated February 28, 2018.

Exhibit # 3 is entered into the record, which is the Affidavit of Compliance, dated March 2, 2018.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated February 1, 2018.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated February 5, 2018.

Exhibit # 6 are the Notices to Surrounding Property Owners. (11) Notices were received and (1) Notice was not received.

The following people were sworn in for the record.

Mr. Simeon Spirrison – Adelpia Properties - 1314 Kensington Road,
Oak Brook, IL

Mr. Spirrison introduced himself to the Planning and Zoning Commission. His address is 1314 Kensington Road, Oak Brook, Illinois. He stated that he is here tonight to request a monument sign for the two centers that are

adjacent to each other on 383 Army Trail Road. The center was built back in 2010, and there were plans, but for some reason they were never moved forward. The reason they are doing this now is with their vacancies the tenants have approached them and would like to see signage like other businesses along Army Trail Road. They are trying to get a nice and clean look. They are looking for just one sign and not two signs so it will look beautiful and uniform and not the clutter of signage along Army Trail Road. The one sign will be larger so they can put all of the tenants on it.

Mr. Gascoigne said that the request that the petitioner is looking for is to amend the two existing ordinances that are in place and approved for the shopping center as it relates to signage to allow for the exceptions for the multi-tenant monument sign that would be 48.32 square feet in lieu of the 35 square feet allowed and contain ten panels in lieu of the 4 allowed. He stated that this is east over here and westbound over here so there is a right in and a right out so anybody exiting the shopping center would be looking to the left for traffic so the sign as proposed and placed the required 15 feet back and the height meets the height requirement of 9 feet. There would be no line of sight issues because the traffic would be coming from the opposite direction with the median in the center of Army Trail Road there would be no obstruction. He said as the applicant indicated back in 2010 when the shopping center was originally approved, they proposed two signs for the site; one in front of each building. It never got built so they just recently came back to the Village requesting one monument sign. He points out to the Commission the text amendment that came through for signage about a year ago, if they are three acres or under, they are restricted to 35 square feet and 4 tenant panels, and if they are over three acres, they can have 6 tenant panels and have 63 square feet. They are very close but still need the exception. The monument sign will be landscaped.

Commissioner Flood stated that it is well needed.

Commissioner Coleman and Damato both like it.

Commissioner Troiola likes having just the one sign.

Commissioner King is okay with it.

Commissioner Jaster stated that he likes it; it is less clutter along Army Trail Road.

Moved by Commissioner Coleman, seconded by Commissioner Flood to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

No one came forward to address this hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following requests and relief, relative to the construction of a free-standing, multi-tenant monument sign for the 383 Army Trail Plaza, at the property commonly known as 383 W. Army Trail Road: (1) to amend Ordinance 2008-35, which approved the final site plan, with exceptions, for the development at 383 Army Trail Road, as it relates to allowed signage; (2) to amend Ordinance 2013-20, which amended Ordinance 2008-35, as it relates to allowed signage; (3) to allow an exception to allow a free-standing, multi-tenant monument sign that would be 48.32 square feet in lieu of the 35 square feet allowed; and (4) to allow an exception to allow a free-standing, multi-tenant sign that contains 10 tenant panels, in lieu of the 4 allowed. The recommendation of approval made hereby shall be, and is hereby, made subject to the above conditions.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

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6. OLD BUSINESS - None

7. NEW BUSINESS

Mr. Gascoigne confirmed that everybody got the updated schedule, contact list and using their tablets. He would like everyone the Wednesday before a meeting to send him a message saying if they will be or not be at the next meeting.

There will be no meeting on April 17, 2018 and May 1, 2018.

8. CITIZENS TO BE HEARD – None

9. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Flood to adjourn the April 3, 2018 Planning and Zoning Commission meeting at 6:32 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission