

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, JUNE 4, 2019 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by  
Chairman Jaster at 6:02 p.m.

2. ROLL CALL

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

Present: Commissioners King, Troiola, Vitacco and Chairman Jaster

Absent: Commissioners Flood, Coleman and Damato

Quorum Present

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

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – MAY 7, 2019

Moved by Commissioner Troiola, seconded by Commissioner Vitacco to approve the  
May 7, 2019 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Troiola, Vitacco, King and Chairman Jaster

Nays: None

Absent: Commissioners Flood, Coleman and Damato

Motion Carried

5. MCDONALD'S – 72 STRATFORD DRIVE – VARIATION, WALL AND DIRECTIONAL SIGNS – (FIRST HEARING) - 2019-101

Exhibit # 1 – Application for Hearing, dated May 6, 2019

Exhibit # 2 - Notice of Public Hearing – Not Applicable

Exhibit # 3 - Affidavit of Compliance – Not Applicable

Exhibit # 4 - Application of Agreement, dated May 6, 2019

Exhibit # 5 - Affidavit of Disclosure, dated May 3, 2019

Exhibit # 6 - Notices to Surrounding Property Owners – Not Applicable

The following people were sworn in for the record.

Mr. Brian Schaner – Identity Services, 1120 W. National Avenue, Addison, Illinois

Mr. David Bear – Owner of Stratford McDonald's – His business address is 888 LaFox, South Elgin, Illinois

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated May 6, 2019.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, which is not applicable.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, which is not applicable.

Exhibit # 4 was entered into the record, which is the Application of Agreement, dated May 6, 2019.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated May 3, 2019.

Exhibit # 6 was entered was entered into the record, which are the Notices to Surrounding Property Owners, which is not applicable.

Mr. Gascoigne stated that the hearing before us is for 72 Stratford Drive, the McDonald's along the Ring Road of Stratford Square Mall. He stated that the way that our Zoning Code is written, this is a public meeting versus a public hearing so there was no public notification required.

They are doing elevation remodels and changes to the existing McDonald's over by Stratford Square. The request is only for four wall signs; our code currently allows for two wall signs; they meet the requirement for size; they just do not meet the number. He stated that the south elevation would have the two logos on there; the east elevation having single; the north elevation having none, and the west elevation just having the McDonald's up above. He said it is pretty typical for the McDonald's being remodeled nowadays.

The other request that they are asking for is for four directional signs. Directional signage is only permitted for 4 square feet; they are asking to have them a little larger at 5.75 square feet. The Commission needs to decide if they would like all of them with the golden arches, none of them with the golden arches or a combination of both.

He stated that two of the four wall signs have already been permitted because they already meet the size requirement.

Commissioner Troiola brings up about if they choose not to have the arch on the directional sign, could they be confused and go into another parking lot.

Mr. Gascoigne stated that this could very well happen. The Commission would like to add the arch on the directional signs.

Mr. Brian Schaner introduced himself to the Planning & Zoning Commission. He is with Identity Services, located at 1120 W. National Avenue, Addison, Illinois. He stated that he thinks that the owner of the store would like to have the arch on the sign.

Mr. David Bear introduced himself to the Planning & Zoning Commission. He is the owner of the McDonald's restaurant. His business address is 888 N. LaFox Street, South Elgin, Illinois. He purchased the restaurant in 2013 from a previous owner. He stated that they have no desire to sell the restaurant. The signage that they are looking for is to identify the location and navigate traffic easily through the restaurant. The signage before them is standard McDonald's signage.

Commissioner King stated that he prefers the arches on the signage.

Moved by Commissioner King, seconded by Commissioner Troiola to recommend approval of the following approvals and relief relative to the proposal for the installation of four new wall signs and four new directional signs for the McDonald's at the property commonly referred to as 72 Stratford Square Drive, which includes the requests from the following exceptions: (1) to allow for a total of four wall signs in lieu of the two allowed and to allow for four directional signs to be 5.75 square feet in lieu of the 4 square feet allowed. The recommendation of approval made hereby shall be and is hereby made subject to the following conditions: that the directional signage be required to contain the McDonald's arch for purposes of circulation, clarity and efficiency.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Flood, Coleman and Damato

Motion Carried

6. OLD BUSINESS

Mr. Gascoigne stated that as of right now we will be having a meeting on June 11, 2019 at 6:00 p.m. at Lake Park West for Indian Lakes.

7. NEW BUSINESS - None

8. CITIZENS TO BE HEARD

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood, Coleman and Damato

Motion Carried

No one came forward to address this hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood, Coleman and Damato

Motion Carried

9. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Vitacco to adjourn the June 4, 2019 Planning and Zoning Commission meeting at 6:17 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Flood, Coleman and Damato

Motion Carried

Respectfully Submitted,

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Sandra Aronson, Recording Secretary  
of the Planning and Zoning Commission