

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 5, 2006, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:35 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Joseph Heery, James Baker, John Wagner, William Remkus, Ron Hilt and Chairman Kopp. Also present was Interim Village Administrator, Alan Zordan, and Village Planner, Jo Ellen Charlton. ABSENT: Commissioner James Soukup and Building Inspector, Roy Giuntoli.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting June 7, 2006 (APPROVE)
- c. Minutes – Village Board Meetings – May 22, 2006 and June 12, 2006 (RECEIVE)

MOTION: Made by Commissioner Remkus, seconded by Commissioner Hilt, to approve the Omnibus Vote Agenda.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION ACTION – 367 W. 59TH STREET – REQUEST FOR REZONING FROM R-1 TO R-1A, APPLICANT, CHERYL M. BRAND (PUBLIC HEARING PRIOR TO MEETING)

Chairman Kopp stated that the fourth item on the agenda is the discussion of 367 W. 59th Street rezoning from R-1 to the R-1A zoning district, which was discussed at the Public Hearing prior to the meeting.

Village Planner Jo Ellen Charlton stated this property was annexed and zoned into the most restrictive category because there was not any zoning associated with it at that time of annexation. The petitioner now wants to do an addition on the existing home and it will be necessary to rezone the property to do so. There is some history along 59th Street of R-1A classification and it seems to make sense to rezone the property to R-1A. The petitioner indicated that the existing non-conforming garage would be coming down. The driveway on the property currently extends over the easement line and the property owner will be required to modify that as part of their change to the building on the property. The Staff recommendation is included that you approve the proposed rezoning from R-1 to R-1A subject to the conditions

such as removing the existing non-conforming garage and rebuild the driveway compliant with current standards.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup based on the submitted petition to recommend to the Village Board approval of the Map Amendment associated with Zoning Hearing Case 06-08 to rezone from R-1 to R-1A the property located at 367 W. 59th Street subject to the following conditions.

1. The detached accessory garage shall be demolished prior to the issuance of a certificate of occupancy for any construction on the site.
2. The existing driveway shall be reconstructed or modified so that it is not located on the existing 5' side yard easement prior to the issuance of a certificate of occupancy for any construction on the site.

ROLL CALL: AYES: Commissioners Heery, Baker, Wagner, Remkus, Hilt and Chairman Kopp: NAYS: None. Absent: Commissioner Soukup.

MOTION DECLARED CARRIED

5. DISCUSSION – REVIEW OF THE VILLAGE SIGN REGULATIONS

Jo Ellen Charlton stated to the Commission that included in the packet was a report to help get an understanding of the issues for signage. Based on a recent tour of the community, there are some general observations. With the stand-alone business, they seem to have adequate signage. The smaller shopping centers, closer to Route 83 rely on wall signage because they have setbacks relatively close to the roadway. The largest issue is the larger shopping centers suffer the most from a lack of visibility. The freestanding signs for these centers are relatively small and include very small identifying signs. Jo Ellen Charlton stated that the following are recommendations for the Plan Commission to consider for a future meeting.

1. Consider reducing the square footage from 40,000 to 35,000 square feet the business size threshold that allows stand-alone businesses to have ground sign area in addition to wall signs area. This is the only additional signage recommended for stand-along businesses, as they appear to have the best visibility in the community.
2. Consider allowing larger freestanding signs for larger multi-tenant shopping centers over 10 acres. These height and area increases should be to provide for readable signs, not to allow all business names to be crammed onto the sign.
3. It is recommended that the Village establish a maximum number of tenants that can be advertised on one multi-tenant shopping center sign (likely 8).
4. It is recommended that regulations on materials and construction be considered to ensure a higher quality sign. Monument signs should be constructed of brick or other masonry, or should be designed consistent with the material used on the principal building.
5. Smaller multi-tenant shopping centers should be elevated further to determine whether it is appropriate to allow for increases in the amount of wall signage. Building frontages that have two rows of parking and a drive aisle in front of them are very visible from the right-of-way and do not likely need additional monument signage.

6. It is recommended that any business located on an outlot of a shopping center should be allowed to have their own stand-alone business ground signage.
7. Another possibility worth evaluating is the impact of reducing the area penalty for freestanding signs between 8' and 12' in height along the major rights-of-way. Most other codes select a height and stick with that height, which creates more uniformity along the streetscape. The Woodridge code, however, utilizes a similar feature. It does provide flexibility to respond to specific site conditions and landscaping issues. According to Village staff, though, most businesses have chosen the lower signs to achieve the greater square footage.

Jo Ellen Charlton stated she is interested in feedback regarding what parts of the Sign Ordinance the Village may want to consider amending.

After discussion and polling by the Plan Commission the following motion was suggested.

MOTION: Made by Commissioner Hilt, seconded by Commissioner Remkus to direct Staff to schedule a Public Hearing regarding text amendments to the sign code.

ROLL CALL: AYES: Commissioners Heery, Wagner, Remkus, Hilt and Chairman Kopp:
NAYS: Commissioner Baker. Absent: None.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

Interim Village Administrator Zordan stated there is a ribbon cutting ceremony scheduled for July 8, 2006, for the new fishing pier at Willow Pond.

The Town Center project is still at the Village Board level.

8. ADJOURNMENT

MOTION: Made by Commissioner Baker, seconded by Commissioner Hilt, to adjourn the regular meeting of the Plan Commission at the hour of 8:35 p.m.

UNANIMOUS VOICE VOTE
PRESENTED, READ AND APPROVED,
_____, 2006

MOTION DECLARED CARRIED

Chairman

Minutes transcribed by Joanne Prible.

