

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS November 6, 2007

MINUTES

Approved with changes at the November 20, 2007 meeting.

1. **Call to Order, Roll Call and Establishment of a Quorum** – Chairman Banas called the meeting to order at 6:57 p.m. Roll call found Commissioners Steve Jarolin, Vickie Barber, Janet Hale, Bob Lemon, John Banas, and Jeffrey Posadzy present.

Also in attendance were City Planner Jeff Harris and Planning Assistant David DeGroot.

2. **Pledge of Allegiance** – Everyone in attendance participated in the pledge.

3. **Chairman's Comments** – None.

4. **Minutes** – Commissioner Lemon made a motion, seconded by Commissioner Barber, to approve the September 5, 2007 minutes as amended by striking the last sentence in the first paragraph on page 5. Voting Yea: Commissioners Barber, Hale, Lemon, Jarolin, and Banas. Commissioner Posadzy abstained. Motion carried.

Commissioner Jarolin made a motion, seconded by Commissioner Posadzy, to approve the October 2, 2007 minutes as amended by correcting a grammatical error in the first paragraph under number nine on page 6. The Commissioners unanimously agreed. Motion carried.

5. **Review of Case PC 07-19 – Paul Scott of Popeye's, 1730 N. Neltnor Boulevard, Amendment to the Final Planned Unit Development (PUD)**

Mr. DeGroot provided the opening presentation. Mr. DeGroot stated the applicant desires to open a Popeye's Chicken restaurant at the location of the former Wendy's site on Neltnor Boulevard within St. Andrews Square shopping center. The site has an existing 3,074 square foot building with a drive through lane and facilities on the south side of the building. The applicant proposes to utilize the site as it exists with improvements to the landscaping and exterior modifications to the building and new site signage. The applicant is requesting two deviations in conjunction with the final PUD that relate to signage. The first is to allow a monument sign approximately fourteen (14') feet tall, which exceeds the maximum permitted height of seven (7') feet. The second is to allow wall signage on the north and south facades of the building, including a ninety-eight (98) square foot mural on the north façade. Mr. DeGroot indicated that City staff supports the proposed final PUD amendment as presented and subject to the five (5) conditions listed within staff report PC 07-19.

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Chairman Banas asked if the petitioner had anything else to add to the presentation.

Paul Scott stated that due to the time of the year that the proposed landscaping improvements and seal coating and restriping of the existing parking lot will not be completed until spring of 2008. Commissioner Lemon had concerns with the wall signage deviation being requested. He asked City staff what wall signage is currently allowed by City Code.

Mr. Harris responded the petitioner would be permitted approximately forty-eight (48) square feet of wall signage on the east façade only.

Commissioner Lemon asked City staff how much wall signage the applicant is proposing.

Mr. DeGroot responded that the applicant is requesting thirty-six (36) square feet of channel letter wall signage on the north, south, and east facades and a ninety-eight (98) square foot mural on the north façade.

The Commission members discussed past precedence for allowing wall signage on building facades that do not have street frontage and unanimously agreed that the three (3) proposed channel letter wall signs were acceptable given the building's location along Neltnor Boulevard.

Commissioner Lemon had concerns with the monument sign height deviation being requested. He indicated that the sign needs to be visible from Neltnor Boulevard to be effective, but is too tall as proposed. Mr. Lemon acknowledged the fact that the applicant is proposing to utilize the existing four (4') foot tall sign base and that it was placed in that location because the entrance into St. Andrews Square used to be on the south side of the site and has now been relocated to the north side of the site.

Commissioner Jarolin indicated that the former Wendy's sign was not as tall as what is proposed.

Commissioner Hale indicated that she is not in support of the LED component of the monument sign as she feels it is not appropriate for this type of business at this location. She also noted that she was not in favor of the LED sign that was proposed at the adjacent 5/3 Bank site either. She added that today's LED signs are too distracting to motorists and create a safety hazard.

Michelle Dzul, the applicant's site design consultant, asked if an LED sign that utilized stagnant messaging was acceptable.

Mr. Harris noted that the use of LED is permitted and would be outright allowed if the sign complied with the current regulations.

Commissioner Posadzy added that an LED sign to display the restaurant's specials does not seem crucial to this type of business because most people don't look at the menu until they have committed to entering the site to purchase that particular type of food, such as chicken in this case. He added that the monument sign should have a ten (10') foot height maximum.

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The Commission members discussed what would be an acceptable sign height and unanimously agreed that ten (10') feet was an acceptable maximum.

Commissioner Barber stated that she is not in support of the use of a mural on the north façade of the building.

Mr. Harris indicated that City staff was not opposed to the proposed mural because it does not specifically advertise the business name or any products sold on-site.

The rest of the Commission members indicated that they do not have an objection to the use of the mural.

Commissioner Posadzy made a motion, seconded by Commissioner Jarolin, to approve case PC 07-19 as presented by City staff with amendments including permitting a maximum monument sign height of ten (10') feet and eliminating the mural from the north façade of the building's exterior. The Commissioners unanimously agreed. Motion carried.

Mr. Harris indicated that this case will be considered by the City's Development Committee on Monday, November 12th at 7:00 p.m. in Council Chambers.

6. Other Commission Business – Mr. Harris indicated that the special use on Blair and the fence height variance discussed at the October 2nd Plan Commission meeting were both approved recently by the City Council. Mr. Harris also noted that the Commission will be conducting a meeting on November 20th.

Chairman Banas also requested that the Commission members review the established Plan Commission meeting procedures so that they can be reviewed and discussed in detail at the November 20th meeting.

7. Adjournment – Commissioner Jarolin made a motion, seconded by Commissioner Posadzy, to adjourn the November 6, 2007 Plan Commission/Zoning Board of Appeals meeting at 7:50 p.m. The Commissioners unanimously agreed. Motion carried.

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