

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS February 7, 2012

### MINUTES

Approved at the April 3, 2012 meeting

#### **1. Call to Order, Roll Call and Establishment of a Quorum.**

Vice Chairman Van-der-Mey called the meeting to order at 7:06 p.m. Roll call found Commissioners Lannes, Van-der-Mey, Mireault, Laimins and Boyer were present. Commissioners Warbiany and Posadzy were absent.

Also in attendance was City Planner Jeff Harris.

#### **2. Pledge of Allegiance.**

Everyone in attendance participated in the Pledge of Allegiance.

#### **3. Chairman's Comments.**

None.

#### **4. Minutes.**

Commissioner Mireault made a motion, seconded by Commissioner Lannes, to approve the minutes of December 6, 2012 as presented. Voting Aye: Commissioners Van-der-Mey, Mireault, Boyer, Laimins and Lannes. Voting Nay: None. Motion carried.

#### **5. Public Hearing Case PC 12-02, Variance.**

Mr. Harris provided an overview. The applicant, St. Andrew Lutheran Church, is requesting approval of a variance to increase the thirty (30%) percent maximum square footage allowed for the LED component of a freestanding sign. The variance would allow the applicant to use a larger LED sign as part of the church's desire to alter their existing monument signage located at the northeast corner of Prince Crossing Road and Geneva Road.

The Church has an existing monument sign constructed with brick base and a 24 square foot, double-sided, legal non-conforming changeable copy sign. The Church would like to remove the existing changeable copy sign and replace it with a new 24 square foot sign that has a 15 square foot LED display sign and 9 square foot fixed panel illuminated sign. The existing brick base will be

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reused in its current configuration. The fixed panel portion of the sign will be attached to the top of the LED display. The proposed sign will be 5'6" tall. The maximum height allowed is 10 feet.

The City adopted LED sign regulations in 2008 that limit the maximum area of LED signage used in conjunction with a monument sign to 30% of the total signage area. The City's sign regulations also limit the maximum signage area of a monument sign for an institutional use (i.e. a church) to 50 square feet. The Church's proposed signage area is 24 square feet, which would allow for 7.2 square feet of LED signage in said sign under the current regulations. The Church is requesting an increase in the LED portion of the signage to 15 square feet, which is 62.5% of the total signage area. The Church could construct a larger 50 square foot sign that complies with the City's sign regulations and still allows them to utilize a 15 square foot LED sign as a component of the overall sign, but they felt a sign of that size would be too large for their needs and are therefore, requesting the variance in lieu of constructing the larger sign just to get the 15 square foot LED sign they desire. The Church desires the 15 square foot LED portion of the sign in order to efficiently convey messages and promote their various community based events, as currently practiced on a limited basis with their outdated manual changeable copy sign.

The City's existing sign regulations also require landscaping around the base of said sign. The Church has existing landscaping that is in compliance with that aspect of the City's sign regulations.

City staff recommends approval of the requested variance to increase the maximum square footage allowed for the LED component of a monument sign from 30% to 62.5% for the propped St. Andrew Lutheran Church monument sign. Staff's positive recommendation is based on the fact that the Church could install an overall larger sign that would allow the use of the LED signage as proposed. The use of a smaller overall sign would be more aesthetically pleasing. Also, the LED component will allow the Church to display a large array of public service messages and promote events intended to benefit the community.

Mr. Harris also indicated that he received a letter from the DuPage County Forest Preserve District indicating that they are not opposed to the proposed LED sign variance. He also indicated that he received a phone call from Michelle Jasch at 29W025 Prince Crossing Road stating that she did not object to the proposed LED sign variance.

James Borchering, 0N741 Prince Crossing Road, asked if the City has regulations as to when the sign can be illuminated, how bright it can be and if the various graphic effects of the LED sign are regulated.

Mr. Harris indicated that the City has existing regulations in place for all of those areas of his concern.

Mr. Borchering stated that he is not opposed to the proposed LED sign.

Commissioner Mireault stated that he is not in favor of the variance because of the precedent it would set for allowing LED signs larger than permitted by City Code.

Commissioner Van-der-Mey suggested that the City should consider revising the regulations for LED signs.

Commissioner Boyer stated that this Commission's decisions do not set a legal precedent as each situation is reviewed on a case by case basis.

Commissioner Laimins made a motion, seconded by Commissioner Lannes, to approve the LED sign variance for case PC 12-02 as presented. Voting Aye: Commissioners Lannes, Van-der-Mey, Boyer and Laimins. Voting Nay: Commissioner Mireault. Motion carried.

Commissioner Mireault voted against the motion because he felt that approving this variance would be setting a negative precedent for the City with respect to LED signage.

Commissioner Mireault made a motion, seconded by Commissioner Boyer, to close the public hearing for case PC 12-02. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Boyer and Laimins. Voting Nay: None. Motion carried.

#### **6. Other Commission Business.**

Mr. Harris stated that the regularly scheduled Plan Commission meeting on February 21st will be moved to the 22nd because of the President's Day holiday on the 20th.

Mr. Harris informed all of the members of the expiration of their current terms as plan commission members.

#### **7. Previous Petitions and General Development Update.**

Mr. Harris informed the Commission that the City Council approved the zoning requests for the churches at 464-468 Ann Street, the special use for Subco Foods to landbank parking at 1150 Commerce Drive, the outside storage special use amendment for Forming America at 1200 N. Prince Crossing Road and the final PUD for Aspen marketing at 1240 W. North Avenue that were presented at the December 6th Plan Commission meeting.

#### **8. Adjournment.**

Commissioner Laimins made a motion, seconded by Commissioner Mireault, to adjourn the February 7, 2012 Plan Commission/Zoning Board of Appeals meeting at 7:28 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN020712/jh