



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, November 17, 2015  
Case #16-4

The Planning and Zoning meeting was called to order by Chairman Noble at 6:00 P.M.

Present: Chairman Noble, Commissioner's Schneider, Ventura Cardenas, Donoval, Smurawski  
Absent: None  
Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Janice Coglianese, Building and Zoning / Planning and Zoning Secretary, and Petitioners James Tarzon and John Graham of Graham Enterprises, Inc.

Chairman Noble requested that the approval for the minutes for the November 3, 2015 Planning and Zoning Orientation meeting be postponed until a later date.

Chairman Noble said the second order of business was to consider a request by Graham Enterprise, Inc. for the following relief:

- A variation from Section 156.043 (C) (5) of the Zoning Ordinance to allow for the height of the proposed pole sign not to exceed 22' 6" instead of the 15' maximum allowed.
- A variation from Section 156.043 (C) (11) (c) of the Zoning Ordinance to allow illuminated canopy fascia on the East, West, and North sides of canopy.
- A variation from Section 156.043 (B) (3) (b) of the Zoning Ordinance to allow canopy fascia and Mobil signs on the East, West, and North sides of canopy in excess of 25% of the canopy fascia on which it is applied, inclusive of the free vacuum signage applied on vacuum cleaner structures, the warning signage applied on the fence surrounding the trash enclosure, and signage applied to the gas dispensers including brand (MOBIL) logos and pump topper car wash pricing.
- A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which

they are applied, and to allow window signs on the car wash to cover 100% of the window area.

- A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all signs not to exceed 1,106 sq. ft. instead of maximum allowed 242 sq. ft. for the property.
- A Special Use pursuant to Section 156.087 (C) (39) to allow the unenclosed conduct of business service, repair, or processing, storage or merchandise display.

Chairman Noble asked all those who would be speaking this evening to please stand up and be sworn in.

James Tarzon and John Graham were sworn in by Janice Coglianese, Building and Zoning and Planning and Zoning Secretary.

Petitioner Graham took the floor and asked the Commission for their consideration for the conversion from a Citgo station to a Mobile station. Petitioner Graham was asking for more latitude to communicate the brand of gasoline, and the three (3) businesses; convenient store, car wash, and gas station. Mobil has been in the family owned business for twenty (20) years and they take pride in taking care of the customer. Petitioner Graham mentioned that there is a lot of competition along Roosevelt Road and the brand that they are moving will attract a bigger customer base.

Petitioner Graham stated the signage package is as clear as they can make it, and they are presenting an electronic sign, which they know is not allowed by the City, but hopes for the Commission to take into consideration. The technology is getting better.

Commissioner Smurawski asked if this was additional signage or just replacing the signage.

Petitioner Graham said in his mind that is what they are doing switching signs, but there is some square footage differences.

Petitioner Tarzon commented that the proposed sign will be slightly taller, but narrower than the existing sign.

Commissioner Donoval asked if there were any changes on the ground or canopy.

Petitioner Graham said the only difference would be the color change of one brand to another and the shape.

Commissioner Donoval said he noticed that there are hardly any handicap parking spaces.

Petitioner Graham said he would look into this personally and conform to the regulations; however, on the side of the store doors there are handicap parking spaces on both sides, and the goal is to keep them as close to the front of the store as possible.

Commissioner Cardenas said if the Mobil sign was going to be wider as the Petitioner stated, was there going to be any structural changes to the existing foundation.

Petitioner Graham sated they didn't have any engineer drawings to show the Commissioners, but they would be submitted with the permit, if they were allowed. The Petitioner Graham stated he was assured by the sign installer that the existing base was adequate due to all the construction information from the Petitioner's files that were submitted to him. Petitioner Graham stated that Mobil was just modifying the existing bolt pattern, and will be using the existing bolt plate for the columns; the bases are in good shape and do not need to be replaced.

City Attorney Pacione commented that this was all part of the process.

Building and Zoning Administrator Dragan, for verification, commented that during the public hearing document submittal it was stated that the existing sign is approximately 27 feet in height and the new sign is 22 ½ feet in height.

Petitioner Graham concurred that these figures were correct. The big difference is that the Citgo was a big square, 7 feet by 7 feet, as where the Mobil sign is a rectangle.

Commissioner Schneider questioned the verbiage to allow the unenclosed conduct of business service, repair, or processing, storage or merchandise display, and wondered if these were all to be outside.

Building and Zoning Administrator Dragan stated this will be utilized for propane tanks and it was actually existing conditions when the petitioner applied for the public hearing for signage variations; a special use permit was requested to make the property in conformance with the current City Codes.

Commissioner Schneider asked if the area outside was just limited to the gas tanks for the grills.

Petitioner Graham commented that no other merchandise would be placed on the outside.

Commissioner Ventura questioned the size of the new sign, if it would actually be shorter than the existing sign.

Building and Zoning Administrator Dragan said the current sign is 27 feet in height and the new sign would be shorter by approximately 4 feet. There was a variance in 1995 which allowed a sign to be 20 feet in height, but since then the City modified the code to 15 feet in height.

Commissioner Ventura questioned that the Petitioner is now requesting a digital sign.

Petitioner Graham said that was correct.

Commissioner Ventura said she was in favor of that idea and that it looked more modern.

Building and Zoning Administrator Dragan noted that there will be no flashing signs.

Commissioner Schneider questioned the advertising of a car wash in all the fifteen (15) windows.

Petitioner Tarzon said that was an incorrect. There is only advertising in one (1) window.

City Attorney Pacione stated that 100% of advertising will be displayed in one (1) particular window.

Petitioner Graham commented that they don't want the windows to look "oversigned", but their industry is a tough one to communicate to the public.

Commissioner Ventura asked what percentage of the window will be covered when it is supposed to be only 25%.

Petitioner Graham stated that there are four (4) banks of three (3) windows; there is one sign in one window showing a car wash with a monthly pass. They chose one (1) window to communicate a message, which does not exceed 25% of all the windows, but is 100% of that bank.

City Attorney Pacione explained again that it was 100% of the one (1) window not all the windows.

Petitioner Graham said Mobil's intention was not to use all the windows.

Chairman Noble questioned again the use of only one (1) window to be used for advertising at this point; however, will others be used for advertising at a later date.

Petitioner Graham commented that their only plan is to utilize one (1) window.

Building and Zoning Administrator Dragan stated in respect to the window signage it is possible that other window signage that exists inside the store may exceed 25% of the window area, but a variation will be required for any other signage inside the store's windows. In 1995 the requirement for new signage did not exist.

Building and Zoning Administrator Dragan continued to say that the proposed signage for Mobil is in general conformance with existing sign for Citgo. The owner is also proposing to replace the Citgo canopy logos with Mobil logos, and an illuminated blue band on the north, east, and west elevations. The logos for Mobil are similar with the logos for Citgo; however, the proposed blue band is considered signage, and therefore a major signage variation is actually requested. Also, the blue band is to be illuminated and an additional variation from the Sign Code is also required. The band will be on three (3) sides of the canopy and not on the side that is adjacent to the store. The blue illuminated band is considered signage and based on this it was included in the signage area. It is approximately 600 square feet just for the blue band itself, so a major variation has been requested not only for the band but also for the illumination of the band.

City Attorney Pacione stated that this was included in the request.

Commissioner Schneider stated that currently they are using over 800 square feet more for signage.

Petitioner Tarzon mentioned that it was for the canopy and going to be a typical Mobil station.

Petitioner Graham said they want to give the public a view that is not overpowering, but a soft glow that could be noticed from a distance. The fascia is clearly something you can see and with the new technology the blue stands out not only at night but also during the day. It does not look brighter at night. The band is an image standard for all Mobil stations. Mobil is looking to be noticed from a distance being in competition with others.

Chairman Noble asked then the canopy only will be illuminated as are all the other Mobil stations.

Petitioner Graham said that was correct.

Chairman Noble commented that his objection was that it would look like Christmas all day and all year round with too many lights on an illuminated canopy.

Petitioner Graham commented with an image standard it is not going to look like a Las Vegas image, but an illuminated glow that brings the color of the image out.

Chairman Noble asked if they were to be on all day and night.

Petitioner Graham said they would, and the Citgo station had illuminated fixtures that Mobil will be removing.

Chairman Noble asked if these were the spot lights in front of the Citgo station.

Petitioner Graham said there were actually eight six (6) or seven (7) light poles lighting the fascia. There is a high powered spot light with a louver that directs the light to a 4 foot fascia, which lights it up like it was back-lit; this will be removed.

Petitioner Tarzon directed the Commission to review the pictures on pages one and two.

Commissioner Ventura commented that she approved of the way Mobil was doing the illuminated band.

Petitioner Tarzon noted it was due to the new technology, nothing like the fluorescent tubes that Citgo used.

Commissioner Schneider noticed many signs and wanted to know if Mobil was in compliance.

Building and Zoning Administrator Dragan mentioned that they are very small signs which are not flashing; they are fine.

Commissioner Schneider asked if the new lights on the canopy were controllable.

Petitioner Graham mentioned that they were LED's changed from metal allied, and actually come across brighter than they actually are, cleaner thanks to the new technology, and they save on energy. To the eye of the customer they are safer looking. Petitioner Graham mentioned that they didn't add fixtures just upgraded them with less maintenance and less energy use.

Commissioner Schneider said what they are proposing looks very nice.

Petitioner Graham mentioned that the stations on Roosevelt Road have the benefits of a commercial district. Mobil shows the customer that it has a safer location, a place that has been invested, taken care of, and easier to drive in to.

Chairman Noble asked if Mobil gas prices were lower than Citgo's.

Petitioner Graham stated that since Mobil has a refinery in Joliet, the owner was told that Mobil will stay competitive, but he can't guarantee what the future is going to bring. What impressed Petitioner Graham is that Mobil is making alliances with some of the biggest companies in the world. Mobil has been advertising a Plenty Program, which is a coalition of brands to allow people to earn points at Macy's through American Express, and AT&T and ultimately Customers choose where to spend the rewards points. Mobil and Exelon Mobil are part of that coalition. The merger between Exelon Mobil & Mobil occurred 15 years ago. Exelon Mobil is very strong in other parts of the country.

Commissioner Donoval pointed out that due to the height of the signs people driving by looking out of their windshields will not be able to read these signs, and why do we, the City, have to keep increasing the height of these signs, just leave them at 15 feet in height.

Commissioner Smurawski commented just driving down the street you see Pete's Fresh Market tall signs.

Petitioner Graham noted they are confined to a small area and they really can't go wider without over stating the property line or confining the circulation up front. They are trying really to communicate not just the gas station, but three (3) businesses that are branded separately. This is their challenge of having to have a 15 foot sign being so close to the ground, and not being able to convey the message due to the blocking of some landscaping, and people leaving the location.

Commissioner Cardenas thinks this is going to be a nice sign.

Chairman Noble said the gas station, 7-11 sign on Roosevelt Road is 20 feet tall, and asked if Mobil would consider their sign to be 20 feet tall.

Building and Zoning Administrator noted that in 1995 the sign variation was 20 feet; however, the sign height variation was approved for 34 ½ feet. The only reason Mobil is asking for a sign variation is that Mobil is changing the shape of the sign; Citgo's sign was actually 27 feet tall.

City Attorney Pacione said the City currently has a variation for signage at 34 ½ feet, and Mobil is asking for a new variation due to the shape of the sign; Mobil actually has the right to go up to 34 ½ feet.

Petitioner Graham mentioned that one (1) thing that is different is the car wash which 7-11 does not have. Mobil wants to get the sign high enough which not to create interference from a visibility standpoint, and that it is high enough to be seen over the cars coming and going. Petitioner Graham said they actually came down from the original Citgo sign of 27 feet to 23 feet which was a compromise that wasn't really asked of them.

Chairman Noble asked if there were any other questions from the Commissioners. There were none.

Chairman Noble opened the floor for public participation. There was no presence of an audience.

Chairman Noble asked for positive testimony; due to absence of audience, there was no positive testimony.

Chairman Noble asked for negative testimony; due to absence of audience, there was no negative testimony.

Chairman Noble closed the public portion of the meeting.

City Attorney Pacione said at the present time the Petitioner could go up to 34 ½ feet for signage, but is only asking for 23 feet. Whatever the Commission decides for the height of the signage will set precedence for the future.

Chairman Noble asked if there were any other questions from the Commissioners.

Commissioner Ventura commented that she agrees that there is a 15 foot signed ordinance at the present time; however, this sign is less than the former sign that was up before. Commissioner Ventura said she has no problem with Mobil's request, and stated that she will not ask them to go lower on the height of the sign. Commissioner Ventura made a favorable comment on the efficiency lighting and that brighter is safer. This also eliminates the spot lights for the blue striping on the canopy and less clutter on the outside of the building. Commissioner Ventura continued to say as far as the 25% for the variance and the 100% of the window covering, she wanted to make a recommendation to consider verbiage limiting it to just one (1) window based on Building and Zoning Administrator Dragan's comments that they could utilize all the windows at 100%.



City Attorney Pacione stated that the car wash window was covered at 100% and was the only sign approved according to the exhibits that were presented to the Commissioners.

Building and Zoning Administrator commented that based on the recommendation the motion should read according to the exhibits attached.

Commissioner Ventura said she likes what they are doing and also liked that they are changing the pumps out.

City Attorney Pacione commented if there were going to be a motion then paragraph four stating a variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which they are applied, and to allow window signs on the car wash to cover 100% of the window area, the motion should then add per exhibits.

Chairman Noble asked for a motion.

MOTION Commission Ventura entertained a motion to approve the request by Graham Enterprise, Inc. for the following:

- A variation from Section 156.043 (C) (5) of the Zoning Ordinance to allow for the height of the proposed pole sign not to exceed 22' 6" instead of the 15' maximum allowed.
- A variation from Section 156.043 (C) (11) (c) of the Zoning Ordinance to allow illuminated canopy fascia on the East, West, and North sides of canopy.
- A variation from Section 156.043 (B) (3) (b) of the Zoning Ordinance to allow canopy fascia and Mobil signs on the East, West, and North sides of canopy in excess of 25% of the canopy fascia on which it is applied, inclusive of the free vacuum signage applied on vacuum cleaner structures, the warning signage applied on the fence surrounding the trash enclosure, and signage applied to the gas dispensers including brand (MOBIL) logos and pump topper car wash pricing.
- A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which they are applied, and to allow window signs on the car wash to cover 100% of the window area per the existing signs on the exhibits.

- A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all signs not to exceed 1,106 sq. ft. instead of maximum allowed 242 sq. ft. for the property.
- A Special Use pursuant to Section 156.087 (C) (39) to allow the unenclosed conduct of business service, repair, or processing, storage or merchandise display.

Commissioner Schneider seconded the motion.

Chairman Noble asked for any final discussion. There was none.

Chairman Noble asked Planning and Zoning Secretary Coglianese to call the roll.

Ayes: Chairman Noble, Schneider, Ventura, Cardenas, Donoval,  
Smurawski

Nays: None

Absent: None

MOTION PASSED WITH A VOTE OF 6-0.

Chairman Noble asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the December 8, 2015 City Council meeting agenda, and the Commission may wish to cancel the December 1, 2015 Planning and Zoning Commission meeting since there are no cases scheduled. Jan will contact the Commission when the next public hearing packets become available for the next meeting.

Chairman Noble asked for a motion to cancel the Planning and Zoning meeting.

MOTION Commission Schneider entertained a motion to cancel the Planning and Zoning Commission meeting for December 1, 2015.

Commissioner Smurawski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Building and Zoning Administrator Dragan commented that at the present time there are no meetings scheduled for the December 15, 2015 meeting; however, there are some potential cases that may come up for this date.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Smurawski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Chairman Noble adjourned the meeting at 7:00 P.M.

Respectfully submitted by,



Janice Coglianese

Building and Zoning / Planning and Zoning Secretary