

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

August 8, 2016

Planning and Economic Development Manager Tom Farace called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for an Acting Chairman in the absence of Chairman Parisi. Commissioner Meneghini nominated Commissioner Creighton and Commissioner Petella seconded the nomination which was passed by unanimous vote. Acting Chairman Creighton directed Roberta Vogel, Permit Systems Coordinator, to call the roll.

The results of the roll call were:

Present: Acting Chairman David Creighton, Commissioners John Meneghini, Frank Petella, Dee Spink, Angelo Christopher, and Charlie Tucek.

Absent: Chairman Frank Parisi.

Also Present: Tom Farace, Planning and Economic Development Manager, Roberta Vogel, Permit Systems Coordinator, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Tucek made the second to approve the minutes of the meeting of July 11, 2016.

The results of the roll call vote were:

Ayes: 5 Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, and Tucek.

Nays: 0

Abstain: 1 Commissioner Christopher.

Absent: 1 Chairman Parisi.

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing.

The motion passed by unanimous vote.

**Case # 16197, CLM Cuisine Corp. (Ye's Restaurant), 934 W. Army Trail Road
*Special Use Permit – Restaurant with a Bar Area in the B-3 District***

Acting Chairman Creighton swore in the witness, Mr. Jason Liang, Ye's Restaurant, 934 W. Army Trail Road, Carol Stream, IL 60188.

Mr. Liang stated that Ye's Restaurant has been in business in Carol Stream for 28 years, and after hearing from customers that they would like to have dine-in service, Ye's has decided to expand to have dine-in service by renting a portion of the tenant space next door. They will be able to provide a good

dining experience for their customers, and also bring in more revenue for the restaurant and for Carol Stream.

Acting Chairman Creighton asks for any questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asks Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting special use approval for a restaurant with a bar area. As indicated by the applicant, Ye's has been at County Farm Plaza at the southwest corner of Army Trail and County Farm for quite a long time, but has just been a carryout facility. They are proposing to now expand into a portion of the tenant space next door, which is a dry cleaners and tailoring facility. Approximately 400 square feet of the adjacent tenant space will be vacated, and Ye's will expand into that space to provide dining for 22 customers and a small bar area. Mr. Farace stated that the applicant has been working with the DuPage County Health Department on kitchen and floor plan modifications, and also pointed out where the bar area will be located in the center part of the restaurant. Alcoholic beverages will be served to customers at their tables; although, Mr. Farace pointed out that the applicant may be interested in adding a few bar stools to the bar area in the future. Mr. Farace also stated that there has been discussion about having video gaming terminals at the restaurant, and pointed out where the video gaming terminals could be located on the floor plan. If video gaming terminals were to be approved, there would still be dining capacity for 12 customers, and the applicant understands that there is a separate process that he needs to go through to obtain that approval which is not part of this zoning approval process. Mr. Farace stated that staff believes that parking is more than adequate at the shopping center to accommodate the restaurant expansion and bar area, and so staff recommends approval of the special use permit request.

Acting Chairman Creighton asks Commissioners for any questions.

Commissioner Meneghini congratulated the applicant on all the years that the restaurant has been in Carol Stream, and also wanted verification that the applicant will be occupying a portion of the dry cleaning and tailor space next door.

Mr. Liang stated that is correct.

Commissioner Petella had no questions.

Commissioner Spink wanted to know if the restaurant would be changing their hours of operation and be open earlier, and also wanted to know if the restaurant would be buffet-style.

Mr. Liang stated that they will probably change their hours of operation once they have dine-in customers and have a liquor license, and they will not be buffet-style but will make meals as they are ordered.

Commissioners Christopher and Tucek had no questions.

Acting Chairman Creighton wanted to know if the proposed bar area will also be where carry-out orders will be picked up. Acting Chairman Creighton also congratulated Ye's on their long-time success in the community and wished them luck with their expansion.

Mr. Liang stated yes that the bar area will be where carryout orders will also be picked up.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the request for a Special Use Permit for a restaurant with a bar area in the B-3 District with the staff recommendations.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, Christopher, and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, August 15, 2016, at 7:30 PM for final action.

Case # 16198, Sergio Luna (Surge to New Levels), 314 St. Paul Boulevard

Special Use Permit – Private Recreational Use in the I Industrial District

Acting Chairman Creighton swore in the witness, Mr. Sergio Luna, 314 St. Paul Boulevard, Carol Stream, IL 60188.

Mr. Luna stated that he is the owner of Surge to New Levels LLC, which is a personal training business that he currently runs out of FASE Fitness on Commonwealth Drive. He primarily works with clients using different strength training and conditioning principles to apply them toward their fitness and weight loss goals. Mr. Luna stated that he works with a variety of age groups and individuals, and he is requesting a special use permit move out of FASE Fitness and establish his own private training studio. The private studio would be by appointment only, and he is the only employee. Training sessions would be on a one-on-one basis, with one-hour time slots. Mr. Luna stated that his main hours of operation would be between 5:00pm and 9:00pm during the week and after normal work hours for his clients, but he would also have some early morning hours for clients. Mr. Luna stated that he believes his business will add value to the Village of Carol Stream, and his experience with helping clients attain their goals from a physical, mental, and emotional level can be invaluable to his clients.

Acting Chairman Creighton asks for any questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asks Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting special use approval for a private recreational use in the industrial district, specifically at a multi-tenant industrial building at the corner of St. Paul Boulevard and Kimberly Drive. In the staff report, there is a listing of other recreational uses that have been approved over the years within the industrial park, and Mr. Farace pointed out that staff reviews each request to see if that use is compatible with other uses in buildings or on surrounding properties and if parking is adequate for the recreational use. Staff believes that this use is similar to other businesses that have been approved for personal training in the industrial park, with one-on-one training and the possibility of small group training of maybe 2-3 clients. Mr. Farace also stated that, since the main hours of operation for the training facility are at night, with limited client visits during the day on weekdays and some visits on Saturdays, staff believes parking should be adequate and should not impact the other businesses in the building. Staff visited the property several times, including after 5:00pm, and noted that there were available parking spaces on the property and specifically in front of the subject tenant space. Mr. Farace stated that the tenant spaces in the building are all about 2,500 square feet, with about the same amount of office and warehouse space, and rear dock areas which were deducted from parking requirements for each tenant space. In total, each tenant space is required 3-7 parking spaces per the Zoning Code requirements, and there are 39 on-site parking spaces, so staff believes parking is adequate. Mr. Farace also stated that staff looked at general property conditions, and there is currently

outdoor storage of campers, inoperable vehicles, and other materials in the east parking lot that needs to be removed. Staff has been in contact with the property owner about this, and he is in agreement to remove the outdoor storage, which will free up several parking spaces on the east side of the property. Mr. Farace stated that staff recommends approval of the special use permit request with the conditions listed in the staff report.

Acting Chairman Creighton asks Commissioners for any questions.

Commissioner Tucek wanted to confirm that there will mostly be individual training sessions versus small group training sessions, so that parking will not be greatly impacted by this business.

Mr. Luna stated that he prefers individual training over small group training given his style of strength training exercises.

Commissioner Christopher asked staff if they walked the interior of the building, and if the applicant is aware of bathroom and accessibility requirements.

Mr. Farace stated that staff did not go inside the tenant space, but have discussed restroom and handicapped accessibility requirements with the applicant which will be more thoroughly reviewed during the permit process.

Commissioner Meneghini had no questions.

Commissioner Petella wanted to know if clients would ever use the rear entrance to get into the tenant space.

Mr. Luna stated that clients would only use the front entrance.

Commissioner Spink had no questions.

Acting Chairman Creighton wanted to know what will happen if his clientele expands, and will he need to hire more staff or even relocate. Acting Chairman Creighton also wanted to confirm with staff what the parking requirements would be for the personal training studio. Acting Chairman Creighton also thanked Mr. Luna for keeping his business in Carol Stream.

Mr. Luna stated that he would probably look for a different space if clientele grew greatly. He is signing only a two-year lease at this location, but if business increases substantially, he might look at a larger space.

Mr. Farace stated that staff believes that three parking spaces will be adequate for the facility, and if there were ever small group training sessions, those would probably be at night when parking is abundant due to other businesses in the building being closed.

Commissioner Spink moved and Commissioner Meneghini made the second to approve the request for a Special Use Permit for a private recreational use with the staff recommendations.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton and Commissioners Meneghini, Petella, Spink, Christopher, and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, August 15, 2016, at 7:30 PM for final action.

Commissioner Meneghini moved and Commissioner Spink made the second to close the Public Hearing.

The motion passed by unanimous vote.

NEW BUSINESS:

Cancellation of the August 22, 2016 Plan Commission meeting.

Commissioner Meneghini moved and Commissioner Spink made the second to cancel the August 22, 2016 Plan Commission meeting.

The motion passed by unanimous vote.

ADJOURNMENT:

At 7:26 p.m. Commissioner Meneghini moved and Commissioner Spink made the second to adjourn the meeting.

The motion passed by unanimous vote.

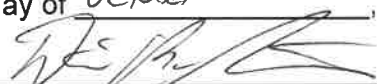
FOR THE COMBINED BOARD

Recorded and transcribed by,



Tom Farace, AICP
Planning & Economic Development Manager

Minutes approved by Plan Commission on this 10 day of October, 2016.



Chairman

