

**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***

**February 22, 2016**

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and directed Roberta Vogel, Permit Systems Coordinator to call the roll.

The results of the roll call were:

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

Absent: Commissioner Dee Spink.

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

**MINUTES:**

Commissioner Meneghini moved and Commissioner Creighton made the second to approve the minutes of the meeting of December 14, 2015.

The motion passed by unanimous voice vote.

**PUBLIC HEARING:**

Commissioner Creighton moved and Commissioner Meneghini made the second to open the Public Hearing.

The motion passed by unanimous voice vote.

**Case # 15342, Dunkin' Donuts, 222 W. Army Trail Road**

*Special Use Permit - Drive-up Service Window*

*Amendment to an Approved Special Use Permit – Planned Unit Development*

Chairman Parisi swore in the witness, Vaishali Katyarmal, Architect, on behalf of Hitesh Patel, Dunkin Donuts.

Vaishali Katyamal made a short presentation stating the details of the site improvements, scope of intended interior and exterior work and explains reasons for the requested approvals. Dunkin Donuts is presently located on the west end of the Shopping Plaza and would like to move to the east end to allow for a drive thru service to grow his business. To allow the Drive Thru bypass lane there is a need to reduce parking by 5 stalls, 2 stalls located in the rear and 3 stalls located on the east side of the property, explains the new sign locations and location of the safety bollards.

Chairman Parisi asks for any questions from the audience. No audience questions.

Chairman Parisi asks Commissioner for any questions.

Commissioner Meneghini has no questions at this time but requests the opportunity to redirect at a later time.

Commissioner Petella asks about the parking in the rear of the building.

Ms. Katyamal states there are 7 stalls in the rear of the building and they will be eliminating 2 stalls for the by-pass lane leaving 5 stalls for parking.

Commissioner Petella asks about the directional sign location.

Ms. Katyamal states there will be signs at entry off of Army Trail Road as well as the pavement signage.

Commissioner Petella asks about the deliveries at the Plaza.

Ms. Katyamal states the common practice for deliveries at this location is in the front of the building.

Chairman Parisi asks Mr. Farace for the staff report.

Mr. Farace states that Dunkin Donuts is requesting a Special Use for a Drive-up Window Service and an Amendment to the Approved PUD allowing reduced parking stalls. Mr. Farace states Dunkin Donuts is currently a tenant in the Shopping Plaza on the west end and wishes to move to the east end to accommodate the drive thru window lane and by-pass lane, explains the parking reduction and the work to be done on the retaining wall, curb area in the rear of the building to allow for the by-pass lane, states the existing flow of the traffic in the rear of the building currently flows from west to east and will remain the same traffic flow. Mr. Farace states the issues with property maintenance and states the dumpster enclosure gates were left open on several occasions during site visits and staff has noted they should be closed excluding employee usage or trash pick-up. The parking lot has a few pot holes in front of the current business space on the west side of the center and they should be taken care of when the weather improves. There is a parking lot light inoperable on the southeast corner of the plaza as well as on the southeast corner of the building that should be repaired by the property owner. Explains the signage and states the signage will be in compliance with the current sign code. Staff recommends approval of the Special Use and the Amendment to the approved special Use PUD with staff recommendations.

Chairman Parisi asks the Commission Meneghini and Petella for any additional questions.

Commissioner Meneghini asked about the anticipated amount of the business that will become drive-up.

Ms. Katyamal states yes, about 2/3 of the business.

Commissioner Meneghini asks how this was determined.

Ms. Katyamal states Dunkin Donuts has collected data through other Dunkin Donut drive-thru locations and this was used to determine the estimated percentage of drive-thru use from the corporate office.

Commissioner Meneghini asks how long has the owner Mr. Patel had the business, does he have other stores and how many employees.

Mr. Patel states he has been in the business for 5 years; he has other locations and employs 6 staff.

Commissioner Petella has no further questions.

Commissioner Tucek asks about the dumpster location and asks if the garbage truck has enough room to navigate the trash enclosure safely.



Ms. Katyamal states yes.

Commissioner Tucek states he thinks it's a great idea.

Commissioner Creighton has no questions.

Commissioner Christopher asks if the applicant agrees with all the general conditions the village has put together.

Ms. Katyamal states the majority of the conditions of approval pertain to the property owner and they will work with the property owner to correct the conditions. As far as the conditions that apply to Dunkin Donuts we will make sure it is abided by.

Commissioner Christopher asks Mr. Farace who owns the retaining wall.

Mr. Farace states the property owner.

Commissioner Christopher asks about the reduction from 17' to 14'6" should it be protected by a guard rail.

Mr. Bastian states that aspect of the plan will be reviewed during the permit application process by the Engineering Department.

Chairman Parisi asks for clarification from Mr. Farace about the curb area being constructed.

Mr. Farace states it will be in the southeast corner of the property along the by-pass lane.

Chairman Parisi asks about the height limitation and location for the stanchion structure.

Ms. Katyamal states it will be located where the drive-thru begins.

Commissioner Meneghini moved and Commissioner Christopher made the second to approve the request with the staff recommendations are completed.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Spink.

Chairman Parisi reminded the applicant that this request will go before the Village Board on Monday, March 7, 2016, at 7:30 PM for final action.

**Case # 15365, 27W245 North Avenue, LLC (AT&T Mobile Tel), 27W245 North Avenue**

*Zoning Map Amendment – B-3 Service District (Upon Annexation)*

*Zoning Code Variation – Front Building Setback*

Chairman Parisi asks Mr. Bastian for the staff report.

Mr. Bastian explains Case # 15365 for 27W245 North Avenue, LLC (AT&T Mobile Tel) was published for the meeting on February 22, 2016 but has not been completed and asked for Case# 15365 to be continued to the March 28, 2016 meeting.

Chairman Parisi asks for any questions from the commissioners. No Questions.

Commissioner Creighton moved and Commissioner Petella made the second to continue the case to March 28, 2016 meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Spink.

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

The motion passed by unanimous vote.

**PRESENTATION:**

**Case # 16013 – Village of Carol Stream – 500 N Gary Avenue**  
*2016 Zoning Map*

Mr. Farace states the changes to the 2016 Zoning Map.

Chairman Parisi asks if the Planning Commission had any questions. NO questions.

Commissioner Petella moved and Commissioner Meneghini made the second to approve the 2016 Zoning Map.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Spink.

**NEW BUSINESS:**

Mr. Bastian talks about the Comprehensive Plan Open House in March 2016. Commissioner Creighton asks about any changes and Mr. Bastian states there could be changes as far as refinements. Commissioner Creighton asks Mr. Bastian his opinion of how the Comprehensive Plan is progressing and Mr. Bastian states he is happy with what the end product will be.


**ADJOURNMENT:**

At 7:35 p.m. Commissioner Meneghini moved and Commissioner Creighton made the second to adjourn the meeting.

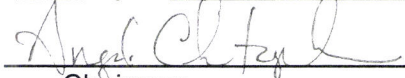
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Roberta Vogel  
Permit Systems Coordinator

Minutes approved by Plan Commission on this 28 day of March, 2016.

  
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Chairman