

**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

April 13, 2015

Chairman Pro-Tem Joseph called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Pro-Tem James Joseph, and Commissioners Dee Spink, John Meneghini, David Hennessey, David Creighton and Frank Petella.

Absent: Chairman Angelo Christopher.

Also Present: Don Bastian, Assistant Community Development Director, Swati Pandey, Development Services Technician, Linda Damron, Secretary and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Meneghini made the second to approve the minutes of the meeting of February 23, 2015.

Ayes: 5 Commissioners Creighton, Spink, Petella, Meneghini and Hennessey
Nays: 0
Abstain: 1 Chairman Pro-Tem Joseph
Absent: 1 Chairman Christopher

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 15058 – Sindy Rogers / Manhattan’s American Bar and Grill – 300 S. Schmale Rd
Special Use Permit – Outdoor Seating Area**

Chairman Pro-Tem Joseph swore in the witness, Sam Salahi, Architectural & Services, Ltd, 123 W. Front Street Suite 202, Wheaton, IL 60187 and Sindy Rogers, Manhattans, 300 S. Schmale Road, Carol Stream, IL 60188.

Mr. Salahi stated that Sindy Rogers is the owner of Manhattan’s American Bar and Grill located at 300 S. Schmale Road and she would like construct to an addition in the rear of the existing building to allow for an outdoor seating area, small gaming room, an outdoor freezer and a storage room. He stated that the outdoor freezer would only be accessible from the inside of the building. He stated that the deck would have room for eight to nine tables and would be covered with a pergola for shade. He stated that the deck area will be surrounded by a 4’ metal fence, landscaping and bollards. He stated that the new addition will be constructed with the same type of materials as the existing building. He stated that the petitioner has agreed to construct a new trash enclosure.

Chairman Pro-Tem Joseph asked Mr. Bastian for the staff report. Mr. Bastian stated that Ms. Swati Pandey the Development Service Technician would be presenting the staff report. Ms. Swati Pandey

stated that the petitioner is requesting approval for a Special Use Permit to allow outdoor seating, ancillary to a restaurant allowing the service and consumption of alcohol. She stated that it will be a rear addition with a 782 square foot deck and the area would have room for 8 tables with a total of 32 seats and the deck would be enclosed with a 4' fence that would also have an emergency gate for egress. She stated that staff's analysis included the compatibility with the surrounding uses and staff found that there would be minimal or no impact on the surrounding uses. She stated that in regards to safety staff has asked the petitioner to install one bollard for every parking space to provide safety and security for the deck area and she stated that the petitioner has agreed to this. She stated that some of the other concerns that staff had during a site inspection was the lack of a trash enclosure and the maintenance of the parking lot. She stated that the petitioner has agreed to install a new trash enclosure and patch, sealcoat and restripe the entire parking lot.

Ms. Pandey stated that staff recommends approval of the Special Use Permit subject to the conditions listed on pages 4 & 5 in the staff report.

Chairman Pro-Tem Joseph asked if anyone from the audience had any questions.

There were no questions from the audience.

Chairman Pro-Tem Joseph asked if any of his fellow Commissioners had any questions.

Commissioner Petella wanted to know if the door to the freezer would open only to the inside of the restaurant. Commissioner Petella wanted to know what the freezer would look like from the outside and where the mechanical equipment would be for the freezer. Commissioner Petella wanted to know what type of machines would be in the slot room. Commissioner Petella wanted to know if the petitioner agreed to patching, sealcoating and restriping the parking lot.

Mr. Salahi stated that the freezer would only open to the inside of the restaurant. Mr. Salahi stated that the outside of the freezer would be made of aluminum, the mechanical equipment would be on the top of the freezer and the mechanical equipment would be enclosed. Mr. Salahi stated that the petitioner agreed to make the necessary repair to the parking lot.

Sindy Rogers stated that there would be video gaming machines in the slot room.

Commissioner Spink wanted to know if there would be access to the freezer outside.

Mr. Salahi said that there would not be any access to the freezer from the outside of the restaurant.

Commissioner Creighton wanted to know if the petitioner would have bands, TV's or pipe music to the outdoor seating area.

Ms. Rogers said she does not have any intentions for having bands, TV's or to pipe music to the outdoor seating area.

Commissioner Hennessey did not have any questions.

Commissioner Meneghini wanted to know where the emergency gate would be located in the outdoor seating area. Commissioner Meneghini wanted to know if the access from the restaurant into the outdoor seating would be ADA compliant. Commissioner Meneghini wanted to know if smoking would be allowed in the outdoor seating area.

Mr. Salahi stated that the gate would be on the northeast corner of the outdoor seating area. Mr. Salahi stated that entrance from the restaurant onto the outdoor seating area would be ADA compliant.

Ms. Rogers stated that she would comply with laws regarding the smoking.

Chairman Pro-Tem Joseph did not have any questions. Chairman Pro-Tem Joseph thanked Ms. Rogers for being part of the business community.

Commissioner Meneghini moved and Commissioner Creighton made the second to approve the request for Special Use Permit for Outdoor Seating subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6	Chairman Pro-Tem Joseph and Commissioners Meneghini, Hennessey, Spink, Petella, Creighton and Hennessey
Nays: 0	
Absent: 1	Chairman Christopher

Chairman Pro-Tem Joseph reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on April 20, 2015, at which time the Board would take final action on the matter.

Commissioner Hennessey moved and Commissioner Spink made the second to close the Public Hearing. The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

Commissioner Meneghini moved and Commissioner Spink made the second to cancel the April 27, 2015 Plan Commission meeting.


The motion passed by unanimous vote.

ADJOURNMENT:

At 7:15 p.m. Commissioner Hennessey moved and Commissioner Meneghini made the second to adjourn the meeting. The motion passed by unanimous vote.

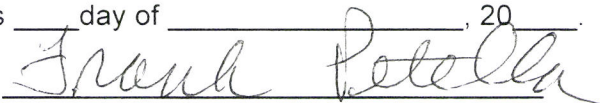
FOR THE COMBINED BOARD

Recorded and transcribed by,



 Linda Damron
 Community Development Secretary

Minutes approved by Plan Commission on this _____ day of _____, 20_____.



 Chairman