

**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

December 14, 2015

Community Development Director Donald Bastian 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 Christopher. Commissioner Meneghini nominated Commissioner Creighton and Commissioner Petella seconded the nomination which was passed by unanimous vote. Acting Chairman Creighton directed Swati Pandey, Development Services Technician to call the roll.

The results of the roll call vote were:

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

Absent: Chairman Angelo Christopher.

Also Present: Don Bastian, Community Development Director, Swati Pandey, Development Services Technician, 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 October 26, 2015.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

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 # 15274 Wayne Township, 27W031 North Avenue
Special Use – Government Offices and Related Uses
Zoning Code Variations
Sign Code Variation
North Avenue Corridor Review**

Acting Chairman Creighton swore in the witnesses, Brian Armstrong, Attorney, and Tom Tristano, Architect, on behalf of Wayne Township at 27W031 North Avenue.

Brian Armstrong made a short presentation stating the details of the property, scope of current improvements and the requested approvals. The Wayne Township government offices have operated within the 16,819 square foot building on the unincorporated 4.127-acre property at 27W031 North Avenue since 1992. The offices of Township's Supervisor, Clerk, Board, and Assessor are located in the building, along with the Township's Senior Center and General Assistance Program offices. He also informed the Commission that in conjunction with the zoning approvals, Wayne Township has also filed an annexation application for annexation to the Village of Carol Stream. Mr. Armstrong confirms that post annexation, the property will be zoned R-1 and since the existing use of the governmental offices is a Special Use in the R-1 District, Wayne Township is requesting a Special Use Permit. He also states that Wayne Township inherited an existing building and therefore several aspects of the building and the property do not comply with the Carol Stream Zoning Code and are requesting variation from the standards. Variations have been requested from the Zoning Code and the Sign Code standards.

Mr. Tristano describes the proposed improvements to the building and the property and elaborates on the design and architectural aspects. He talks about the exterior modifications to the building, rear building addition, ingress/egress locations, trash enclosure, parking and traffic circulation. He states that the building is currently on well and septic and so bringing in new water service is the key to the annexation request. He explains the new landscaping that will be installed within the parking lot and along the perimeter of the building and along North Avenue.

Acting Chairman Creighton asks for any questions from the audience. No audience questions.

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

Mr. Bastian states that Wayne Township wants to annex to the Village of Carol Stream for the primary purpose of connecting to the sanitary sewer and water service utilities. The applicant is requesting several zoning approvals for an existing property and use to operate within the Village. Staff describes the request briefly including the details regarding special events hosted on the property throughout the year. The improvements to the property including those to the parking lot are explained and Mr. Bastian states that there will be surplus parking for the use on the property and that it would be a benefit to the community since the parking lot is shared with other agencies for community events. The use is compatible with surrounding uses. The variation requests stem from the pre-existing condition of the building and staff has no objection to the variation requests. Staff also noted that the applicant made some site design and landscaping improvements such as adding new greenspace and landscape material to the property and recommends approval of the Special Use Permit, variation requests and the North Avenue Corridor review subject to the conditions of approval in the staff report.

A Sign Code Variation request was also presented to the Commission. Mr. Bastian stated that the Township is requesting two, 60 day banner sign displays in addition to the four, 30 day banner sign displays permitted in the Village. Staff stated that it supports the Sign Code variation to allow governmental agencies to adequately publicize community events. Most governmental agencies have transitioned to the use of changeable copy signs which reduces the need for banner signs. Staff noted that if in the future Wayne Township installs a changeable copy sign then the current Sign Code variation for additional banners would expire and Wayne Township would only be allowed signs per the Sign Code. Staff recommends approval of the Sign Code variation subject to conditions in the staff report.

Acting Chairman Creighton asks the Plan Commission for any questions.

Commissioner Tucek asked if the annexation of the property would be beneficial to the Village or pose any hardship on the surrounding properties. He also asked if the annexation of the property will give the Village access to the neighboring properties.

Mr. Bastian responded that annexation of the property will provide the Village access to the properties to the west on North Avenue and across North Avenue and was therefore beneficial to the Village.

Commissioner Parisi asked about the utilities plan. He asked if the applicant was planning to abandon the existing sewer and septic lines. He also asked if the ground sign on North Avenue would be lit at night. Commissioner Parisi had a suggestion regarding the light pole location in front of the sign and that it should be moved from a safety perspective and was so noted by the applicant. He asked about the senior entrance canopy as well.

Mr. Tristano explained the location of the utilities on the plan and stated that the plan for the septic tank was to pump it out and abandon it in accordance with DuPage County ordinance. He also stated that the sign will be lit at night. The canopy and trellis on the senior entrance was explained.

Commissioner Petella asked regarding the 10% required parking lot greenspace and if the applicant tried to add more greenspace considering the entire parking lot would be under reconstruction.

Mr. Tristano said that they did not look into adding more than more landscape islands or losing more parking for greenspace and therefore did not know how many spaces he would have to lose to bring the parking lot greenspace to Code.

Commissioner Spink asked the location of the banners on the property and why were six banners required on the property and two signs for the 60 day period.

Mr. Armstrong showed the location on the plan and explained that the variation request to allow additional banners on the property was to allow community events to be publicized such as summer camps that needed the extended display of banner on the property.

Commissioner Spink asked staff if there was another case where such a request was given approval and Mr. Bastian responded that he was not aware of any such approval in the past.

Commissioner Creighton asked staff why would the property be zoned R-1 and Mr. Bastian informed that by state law the property is annexed at the lowest density classification.

Commissioner Creighton asked Mr. Tristano the height of the wing wall and he responded that it was 14 feet 4 inches tall and aligned with the parapet wall.

Commissioner Parisi moved and Commissioner Petella made the second to approve the request with the staff recommendations with the exclusion of the Sign Code variation.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Christopher.

Commissioner Petella moved and Commissioner Parisi made the second to approve the request with the staff recommendations for the Sign Code variation.

The results of the roll call vote were:

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

Nays: 1 Commissioner Spink

Abstain: 0

Absent: 1 Chairman Christopher.

Mr. Bastian reminded the applicant that this request will go before the Village Board on Monday, December 21, 2015, at 7:30 PM for final action.

**Case # 15292 ARSA/Caputo's 120 S. Schmale Road
Preliminary PUD Plan - Amendment
Final PUD Plan
Special Use Permit – Outdoor Seating**

Acting Chairman Creighton swore in the witness, Scott Pritchett, Architect, ARSA Associates on behalf of Caputo's Fresh Markets at 500 – 550 E. North Avenue

Mr. Pritchett gave a brief overview of the Caputo's development since 2012 including the Caputo's grocery store and the two outlot buildings at the corner of North Avenue and Schmale Road. He states the current request and development proposal for the Phase II construction on the Caputo's property with a Final PUD approval for an outlot building along Schmale Road. He explains that the road access along Schmale Road was reconfigured and that has resulted in a revised site plan for the new outlot building which slightly deviates from the approved preliminary plan. The change in the final layout requires an exemption to the previously approved building setback and reconfigures drive aisles and traffic circulation for the requested Final PUD Plan approval. He also explains the architectural details of the building and other site elements such as trash enclosure, landscaping, parking and outdoor seating on the northwest corner of the building.

Acting Chairman Creighton asked for any audience questions. No audience questions.

Acting Chairman Creighton asked staff for the Staff Report.

Ms. Pandey stated that Caputo's is requesting zoning approvals for a new outlot building at Carol Stream Marketplace. In 2012 Preliminary PUD approval was granted for the entire Carol Stream Marketplace shopping center and a Final PUD was granted for the main Caputo's building. In 2014, two outlot buildings, B1 and B2, were granted Final PUD Plan approval at the corner of North Avenue and Schmale Road. The applicant is requesting an amendment to the approved PUD Plans from 2012 due to the site reconfiguration, to allow a reduced building setback and other modifications to the approved preliminary PUD Plan. Staff concurs with the proposed changes and the amendment to the Preliminary PUD Plan to accommodate outlot Building C1 to efficiently integrate the new development into the present conditions. We recommend approval of the amended plan subject to the conditions in the Recommendation section of this report.

The Final PUD approval for a 6,090 square foot retail building has been requested. All architectural and site design elements remain consistent with the preliminary PUD approval. Staff finds the C1 Final PUD Area Plan, including the building elevations and landscape plan, to be in substantial compliance with the

approved Preliminary PUD Plan and recommends approval of the Final PUD Area Plan subject to the conditions noted in the Recommendations section of this report.

The applicant is requesting a Special Use Permit for Outdoor Seating in a Business District. The outdoor seating area will be located at the northwest corner of the building on a concrete area with a three foot high metal fence and precast concrete planters on the south and west sides. Staff recommends approval of the Special Use Permit subject to the conditions in the Recommendation section of this report.

Acting Chairman Creighton asked for questions from the Plan Commissioners.

Commissioner Parisi made a comment and appreciated the applicant for installing the precast planters near the outdoor seating area, however, he wanted to know if the entrance door would be reconfigured and the area enclosed, if alcohol is allowed to be served in the seating area.

Mr. Pritchett stated that the outdoor seating area would be redesigned to accommodate any such concerns and Mr. Bastian clarified that the PC/ZBA would have a chance to revisit the outdoor seating area design if a restaurant with service of alcohol would occupy the building since it would require a Special Use Permit.

Commissioner Petella asked the applicant if the two planters placed on the south side of the fence should be moved to the north side since cars would be pulling into the parking stalls on the north side. He also wanted to know if there will be roof access through the general area inside the building.

Mr. Pritchett responded that there is a handicapped stall with the open side facing the seating area on the north side and so he did not consider putting planters on the north side and potentially blocking the walkway, however, he stated that he was open to suggestions and was willing to consider impact mitigation solutions on the north side as well. He also stated that there will be roof access through the building.

Commissioner Tucek asked staff, since the outdoor seating area is facing west and would have umbrellas in the seating area, did the Zoning Code have any standards for regulating umbrellas and signage associated with it.

Mr. Bastian informed that the Zoning Code did not have any such provisions.

Acting Chairman Creighton suggested if the applicant would consider adding planters on the north side of the outdoor seating area for safety purposes.

Mr. Pritchett stated that he is willing to consider additional barriers on the north side and maintaining pedestrian access around that area as well. He stated that currently the area has been designed as a non-alcohol use area and could be redesigned once the owners knew more about the potential tenants inside the building.

Acting Chairman Creighton asked Mr. Bastian about the parking allocation for this building.

Mr. Bastian stated that currently more parking is allocated to the building than is required for general retail and staff would continue to monitor parking requirements based on the proposed uses in the building and that the concept of shared parking would work well for a shopping center like this with varying peak parking demands for the different businesses in the center.

Commissioner Petella made the motion to recommend approval and Commissioner Tucek made the second to approve the request with staff recommendations.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Meneghini.

Absent: 1 Chairman Christopher.

Mr. Bastian reminded the applicant that this request will go before the Village Board on Monday, December 21, 2015 at 7:30 PM for final action.

**Case # 15315 Bard Brachytherapy Inc. 295 E. Lies Road
Special Use Permit – Outdoor Activities and Operations**

Acting Chairman Creighton swore in the witness, Edward A. Zdunek, Manager, Bard Brachytherapy at 295 E. Lies Road.

Mr. Zdunek presented a brief description of the business operations and the details related to the Special Use Permit request. He explained the scope of work related to the outdoor storage area. He stated that he was willing to install bollards on the west side of the fence as additional measures of safety. He mentioned that this particular location was important for the tank to keep the manufacturing costs low.

Acting Chairman Creighton asked for any audience questions. There were no audience questions.

Acting Chairman Creighton asked staff for the Staff Report.

Ms. Pandey stated that the applicant is requesting a Special Use Permit to allow installation of a liquid nitrogen tank. Bard Brachytherapy formerly known as SourceTech Medical had received a similar approval in 2001 for an argon tank which is still in use. The applicant is requesting an outdoor tank installation on the west side of the building enclosed by a fence. The fence shall completely screen the tank inside the enclosure and additional landscaping will be installed on the south side of the fence. Bollards and wheelstops will be installed on the west side of the fence and in the parking spaces adjacent to the tank for additional safety purposes.

Commissioner Tucek asked if the applicant would consider taking the landscape island out that is on the south side of the proposed fence.

Mr. Zdunek stated that he would like to keep the landscape island considering truck traffic on site and the island helps trucks better maneuver around the car parking area.

Commissioner Parisi asked staff regarding the requirements for bollards and wheelstops and related design and installation options. He also recommended that both bollards and wheelstops be installed for safety purposes.

Mr. Zdunek stated that he was willing to install both bollards and wheelstops within parking lot.

Commissioner Petella asked Mr. Bastian if Illinois Fire Marshal approval would be required for such and installation.

Mr. Bastian stated that their approval will be required for the safety of the tank. The Office of the Fire Marshal would not require site specific design requirements, but that they rely on the local authorities to make such determinations.

Commissioner Meneghini made the motion to recommend approval and Commissioner Spink made the second to approve the request with minor changes to staff recommendations number two and three.

The results of the roll call vote were:

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

Nays: 1 Commissioner Parisi.

Abstain: 0

Absent: 1 Chairman Christopher.

Mr. Bastian reminded the applicant that this request will go before the Village Board on Monday, December 21, 2015 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:

Commissioner Meneghini moved and Commissioner Spink made the second to cancel the meeting for December 28, 2015.

The motion passed by unanimous vote.

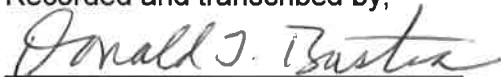
ADJOURNMENT:

At 8:19 p.m. Commissioner Spink moved and Commissioner Meneghini made the second to adjourn the meeting.

The motion passed by unanimous vote.

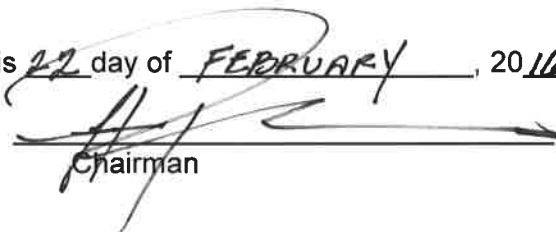
FOR THE COMBINED BOARD

Recorded and transcribed by,



Donald T. Bastian, AICP
Community Development Director

Minutes approved by Plan Commission on this 22 day of FEBRUARY, 2016.


Chairman