

**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

January 27, 2014

Chairman Pro-Tem David Creighton 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 David Creighton and Commissioners Dee Spink, David Hennessey, Frank Petella, and John Meneghini

Absent: Chairman Christopher and Commissioner Joseph

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary.

MINUTES:

Commissioner Spink moved and Commissioner Hennessey made the second to approve the minutes of the meeting of October 28, 2013.

The results of the roll call vote were:

Ayes: 4 Chairman Pro-Tem Creighton and Commissioners Spink Hennessey and Meneghini
Nays: 0
Abstain: 1 Commissioner Petella
Absent: 2 Chairman Christopher and Commissioner Joseph

At this time Chairman Pro-Tem Creighton asked the Plan Commissioners to make a motion to start the Plan Commission / Zoning Board of Appeals meeting with the Presentation of Case No. 13351 ARSA - 520 E. North Avenue.

Commissioner Spink moved and Commissioner Hennessey made the second to approve to start the meeting with the Presentation of Case No. 13351. The motion passed unanimous voice vote.

PRESENTATION:

**Case # 13351 - ARSA - 520 E. North Avenue
Planned Unit Development - Final
North Avenue Corridor Review**

Chairman Pro-Tem Creighton swore in the witness, Scott Pritchett, ARSA Architects, 1411 W. Peterson Avenue, Park Ridge, Illinois 60068. Mr. Pritchett thanked the Plan Commissioners for their time this evening. Mr. Pritchett stated that it is good to back in front of the Plan Commission and Zoning Board regarding the Caputo's Carol Stream Marketplace. Mr. Pritchett stated that this development is at the southwest corner of North Avenue and Schmale Road. Mr. Pritchett stated that since the recommendation of approval for phase one of this development in 2012, Caputo's has relocated its headquarters, receiving and distribution facility into this existing building. Mr. Pritchett stated that this facility is now supplying the Caputo's chain six existing stores. Mr. Pritchett stated that phase one site development including the new retail grocery store parking lot is

substantially complete. Mr. Pritchett stated that construction of the new retail grocery store is progressing with a Spring 2014 projected opening. Mr. Pritchett stated that he is here tonight regarding the Final PUD Plan for the phase two development of buildings B1 and B2 of Carol Stream Marketplace. Mr. Pritchett stated that these two buildings will be located on the corner of North Avenue and Schmale Road, and as indicated the footprint of these two buildings was established in the approved phase one PUD Plan. Mr. Pritchett stated the buildings will be located on each side of the plaza area defining the view past the new monument sign, through the plaza and onto the new Caputo's grocery store. Mr. Pritchett stated the building B1 will be located along North Avenue and will be 5,282 sq. ft. and building B2 will be located along Schmale Road and will be 4,250 sq. ft. Mr. Pritchett stated that each building can be arranged to accommodate up to four tenants. Mr. Pritchett stated that entry doors into the tenant spaces will be from within the development located adjacent to the parking lot. Mr. Pritchett stated that as defined in the Final PUD Plan for phase one, 51 parking spaces have been approved for these buildings, resulting in a parking ratio of one parking space for every 180 sq. ft. of building. Mr. Pritchett stated that the two buildings will share a common refuse area that will be located at the west end of building B1 along North Avenue. Mr. Pritchett stated that the refuse area will be enclosed with an eight foot height masonry walls that will match the building materials and gate. Mr. Pritchett stated that as indicated in the overall site landscape development plan, the landscaping around buildings B1 and B2 within the parking lot and at the street corner was presented in the phase one Preliminary PUD Plan presentation and the landscape presented meets or exceeds the North Avenue requirements. Mr. Pritchett stated that it is the intent that this landscaping will not only accent these buildings but highlight the entire Carol Stream Marketplace development from this highly traveled and visible intersection. Mr. Pritchett stated that buildings B1 and B2 will be constructed of high quality materials, including masonry, stone and brick, metal store fronts, glass, coping and accents. Mr. Pritchett stated that these materials will match and compliment the materials that are currently provided on the new Caputo's retail store additions. Mr. Pritchett stated that building sign criteria established in phase one Preliminary PUD Plan approval for phase two development has been included into this presentation submittal. Mr. Pritchett stated that it is the intent of these buildings to be in conjunction with the monument sign, landscaping and the new Caputo's retail store will not only provide for an introduction for the Carol Stream Marketplace but will also serve as an entrance way into the Village of Carol Stream. Mr. Pritchett stated that the phase two development of building B1 and B2 as indicated is for Final PUD Plan approval, phase two development of buildings B1 and B2 as indicated is also looking for North Avenue Corridor Review approval. Mr. Pritchett stated that the Caputo's team would like to thank the various village departments and their staff for their continued time and effort with the ongoing development. Mr. Pritchett wanted especially wanted to thank Don Bastian for continued assistance and guidance in getting them through this process. Mr. Pritchett thanked the Plan Commissioner for their time.

Chairman Pro-Tem Creighton asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Pro-Tem Creighton asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that the two items being requested for approval are Final PUD Plan for buildings B1 and B2 and North Avenue Corridor Review for those buildings. Mr. Bastian stated that included in the packet is a copy of the 2012 approved ordinance and all of the exhibits attached to that ordinance. Mr. Bastian referred to everything shaded in gray on Exhibit A in the staff report as having received Final PUD Plan approval in 2012, and at that time the developer was interested in getting the Caputo's retail building approved and the parking lots that would be needed to serve that building. Mr. Bastian stated that the petitioner could have at that point asked for Final PUD Plan approval for buildings B1 and B2, but they really just wanted to focus on the Caputo's retail building at that point and tonight they are here to request a Final PUD Plan and a North Avenue Corridor Review for buildings B1 and B2. Mr. Bastian stated

that these are the first two outlot buildings that the petitioner would like to get going on, and staff believes it makes a lot of sense because it will frame this development and it will create a nice view coming into the community. Mr. Bastian stated that in review of a Final PUD Plan the Zoning Code requirements are if the Final PUD Plan is in substantial compliance with the Preliminary PUD Plan, then the Plan Commission should certify to the Village Board that it is in conformity with the Preliminary Plan. Mr. Bastian stated that buildings B1 and B2 shown on Exhibit A virtually matches what was shown on the Preliminary Plan, the footprints, square footage, materials, building elevations are the same. Mr. Bastian stated that staff is comfortable recommending approval of the Final PUD Plan subject to conditions listed on page 4 of the staff report. Mr. Bastian stated that North Avenue Corridor Review is also required for these two buildings and what is being proposed in terms of building architecture, site design and landscaping all matches what was approved by the Village Board and Plan Commission in 2012. Mr. Bastian stated that everything complies with the North Avenue Corridor regulations and staff recommends approval of the North Avenue Corridor Review subject to the conditions listed on page 4 of the staff report.

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

Commissioners Meneghini, Hennessy and Chairman Pro-Tem Creighton did not have any questions.

Commissioner Spink wanted to know if there would be lighting around the landscaping along the sidewalks.

Mr. Pritchett stated that he was unable to answer that question, he was not sure if there would be any among the landscaping. Mr. Pritchett stated that they will have lighting on the buildings that will light up the entryways. Mr. Pritchett stated that he will talk to the owner about lighting along the pathway landscaping.

Commissioner Petella asked if the petitioner agreed to all the staff recommendations regarding the screening of the roof top units, and the looped striping of the parking lot. Commissioner Petella asked Mr. Bastian if food service facilities have higher ratio required parking spaces than retail. Commissioner Petella wanted to know if they would be held to the parking space regulations for food service restaurants.

Mr. Pritchett stated that they are in agreement with the staff recommendations.

Mr. Bastian stated that in a multi-tenant commercial building the way the parking regulations work is it anticipates the restaurant parking requires more parking than general retail parking, for a building like this one the Zoning Code allows up to ten percent of the floor area to be food service restaurants. Mr. Bastian stated that based on the 51 parking spaces the petitioner has on site, they could have up to thirty percent of the total floor area of these two buildings and still meet the code. Mr. Bastian stated that the parking space regulations for food service restaurants were discussed during the review, Mr. Bastian said that there would be some flexibility depending on the hours of operations and type of restaurant.

Commissioner Spink moved and Commissioner Petella made the second to approve the request for 520 E. North Avenue, for a North Avenue Corridor Review, subject to the recommendation in the staff report and recommended approval of the request for the Final Planned Unit Development Plan, subject to the recommendations in staff report.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Creighton and Commissioners Spink, Hennessey, Meneghini and Petella

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Joseph

**Case # 14021 – Village of Carol Stream – 500 N. Gary Avenue
2014 Official Zoning Map**

Chairman Pro-Tem Creighton swore in the witness, Assistant Community Development Director Don Bastian, 500 N. Gary Avenue, Carol Stream, IL 60188. Mr. Bastian stated that it is required by state statute to publish a current Zoning Map by March 31 of each year. Mr. Bastian stated that working with the GIS Intern, staff has put together the 2014 Zoning Map that reflects all changes that needed to be made to the zoning map and those changes are listed in the front page of the staff report. Mr. Bastian stated that staff recommends approval of the 2014 Official Zoning Map.

Chairman Pro-Tem Creighton asked if anyone from the audience had any questions. There were no questions from the audience.

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

Commissions Petella, Spink, Meneghini and Chairman Pro-Tem Creighton did not have any questions.

Commissioner Hennessey wanted to know if the motel on North Avenue was unincorporated DuPage County.

Mr. Bastian stated that it is in unincorporated DuPage County. Mr. Bastian stated that as you may recall a few years ago the village was able to annex the property on Vale Road that then allowed the village to annex Chicago Motor Cars and that is the B3 property. Mr. Bastian stated that the village recently purchased the property at the corner of Vale Road and County Farm Road. Mr. Bastian stated that one of main reasons for purchasing that property was to further extend the village's boundaries to the southwest because several of the properties near the intersection of North Avenue and County Farm Road are under preannexation agreements that date back to the mid to late 90's when the village extended water main along North Avenue. Mr. Bastian stated the village agreed to let some properties hook up to the village's water and sewer system if they would agree to a preannexation agreement, and one of the main conditions of those preannexation agreements is if and when the properties become contiguous to the village boundary they would agree to annex.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the 2014 Official Zoning Map.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Creighton and Commissioner Spink, Petella, Hennessey, Meneghini

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Joseph

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Creighton and Commissioner Spink, Petella, Hennessey, Meneghini
 Nays: 0
 Abstain: 0
 Absent: 2 Chairman Christopher and Commissioner Joseph

**Case # 14006 - Village of Carol Stream - 500 N. Gary Avenue
 Zoning Text Amendment - Allow Outdoor Storage, Display and Sale of
 Propane Tanks as a Permitted Use in B-1, B-2 and B-3 Districts**

Chairman Pro-Tem Creighton swore in the witness, Assistant Community Development Director Don Bastian, 500 N. Gary Avenue, Carol Stream, IL 60188. Mr. Bastian stated that the village has had several requests over the last couple of years from business wanting to be able to sell propane tanks, and in the Zoning Code one of the general requirements of the business zoning districts are that all business, service, storage, merchandise, display, and where permitted, repair and processing shall be conducted wholly within an enclosed building. Mr. Bastian stated that over the last couple of years approval for some variances have been granted depending on the zoning of the property and whether it's in a Planned Unit Development, the village has approved variances or relief on a case by case basis to allow different kinds of merchandise to be stored outside. Mr. Bastian stated that on page two of the staff report is a list of four business that have come before the Plan Commission in the past three years to request relief so they could have propane tanks stored outside. Mr. Bastian stated the propane tanks cannot be stored inside a building per the Building Code, so it needs to be stored outside. Mr. Bastian stated that when the Parent Petroleum / 260 S. Schmale Road case came before the Plan Commission in 2013, staff asked if the Plan Commission would be willing to consider a text amendment to make the outdoor storage of propane a permitted use in the Business Districts instead of having to come before the Plan Commission and the Village Board to get a variance, and at that time the Plan Commission said that they would be willing to consider a text amendment and asked staff to write something up and bring it back to them for consideration. Mr. Bastian stated that staff is before you tonight with a proposed text amendment to the Zoning Code, and at this point staff is only asking for a change for propane tanks to be stored outside and all other types of merchandise would still need to come before the Plan Commission and Village Board for approval. Mr. Bastian stated that because the Building Code prohibits the storage of propane tanks inside a building and the Plan Commission and Village Board routinely and repeatedly approved variances to allow the storage of propane outside, that is a strong indication the we should adjust our codes so businesses do not have to go through the approval process. Mr. Bastian stated that some of the conditions that have been required in the past are listed on page 2 of the staff report and there is a building permit required for the cage itself, so there is a formal review process that a business would have to go through to have this type of display. Mr. Bastian stated that from a zoning standpoint staff is talking about making this a permitted use in B1, B2 and B-3 Business District and as far as the location of the display they would be required to be located immediately adjacent to the building, and shall be limited to a maximum of 20 square feet in ground area and from an appearance standpoint staff is suggesting that as part of staff's review and part of building permit process the evaluation of the different factors is would be up the Community Development Department to do an analysis of the

appearance when doing a review for the permit submittal. Mr. Bastian stated that the proposed text amendment that staff is recommending is listed on page three of the staff report.

Chairman Pro-Tem Creighton asked if anyone from the audience had any questions. There were no questions from the audience.

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

Commissioner Meneghini stated that he did have a comment that centered around two items that he was concerned about from the onset upon reading the proposed text amendment that was being considered, both were covered as he read it, #3 the Illinois Accessibility Code and #5 Community Development and the Carol Stream Fire Protection District, these regulations were covered by both of those items. Commissioner Meneghini stated that he thinks it is commendable that this is brought before Plan Commission and that he will be voting yes for the approval of the text amendment. Commissioner Meneghini wanted to know if the name of the establishment be located on the cage in the case of two businesses being located near one another; the signage would indicate where you would need to pay for the propane tank.

Commissioners Hennessey and Spink did not have any questions.

Commissioner Petella wanted clarification of the placement of the propane cages and stated that it is important that these cages be located five feet from a door or opening.

Mr. Bastian stated that the cages will be required to be located five feet from any door or opening. Mr. Bastian stated that the cages are maintained by a separate vendor and if there was a case where there were two businesses next to one another the business would make it clear where to purchase the propane tank.

Chair Pro-Temp Creighton stated that he concurs with Commissioner Meneghini sentiments that this is the proper thing to do and he thinks it echoes what he has heard about the village streamlining process to make it more business friendly. Chairman Pro-Tem Creighton wanted to know if Section 19.5 the propane facility shall comply with all applicable codes and regulations would that be cover in the typical conditions: No smoking and signage, cages must be locked.

Mr. Bastian stated that yes Section 19.5 would cover the applicable codes and regulations.

Commissioner Meneghini moved and Commissioner Hennessey made the second to approve the request for Zoning Text Amendment to Allow Outdoor Storage, Display and Sale of Propane Tanks as a Permitted Use in B-1, B-2 and B-3 District, subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 5	Chairman Pro-Tem Creighton and Commissioner Spink, Petella, Hennessey, and Meneghini
Nays: 0	
Abstain: 0	
Absent: 2	Chairman Christopher and Commissioner Joseph

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

The motion passed unanimous voice vote.

NEW BUSINESS:

The item under New Business was to discuss the cancellation of the February 10, 2014, Plan Commission meeting.

Commissioner Spink moved and Commissioner Hennessey made the second to cancel the February 10, 2014 Plan Commission meeting.

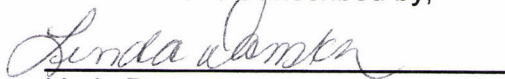
The motion passed by unanimous vote.

ADJOURNMENT:

At 7:45 p.m. Commissioner Spink moved and Commissioner Meneghini made the second to adjourn the meeting. The motion passed by unanimous vote.

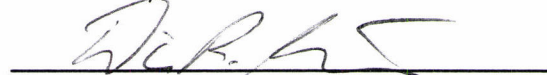
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this March 24, 2014



Chairman

