

**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***

**March 24, 2014**

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, Linda Damron, Secretary and a representative from DuPage County Court Reporters.

**MINUTES:**

Commissioner Spink moved and Commissioner Creighton made the second to approve the minutes of the meeting of January 27, 2014. The motion passed by unanimous voice vote.

**PUBLIC HEARING:**

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

**Case # 14051 – ARSA Architects/Caputo's – 520 E. North Avenue  
Special Use Permit – Restaurant including the sale of liquor**

Chairman Pro-Tem Joseph swore in the witness, Sam Fantauzzo, Vice President of Operations for Caputo's Fresh Markets, 520 E. North Ave, Carol Stream, IL 60188. Mr. Fantauzzo stated that he was here to provide a vision of the new Angelo Caputo's Fresh Market in Carol Stream. Mr. Fantauzzo stated that as a constantly evolving family owned and operated business in an ever changing competitive industry market place since 1958, they continue to work diligently to provide their consumers with the most comprehensive shopping experience while still providing that friendly neighborhood store interaction that has allowed them to thrive and prosper for over 56 years. Mr. Fantauzzo stated that with that in mind they have embarked on this ambitious mile stone that not only required substantial personal financial commitment, and the vision, drive and determination of one remarkable individual Robertino Presta, CEO of Caputo's Fresh Market. Mr. Fantauzzo stated that it has been Mr. Presta's ambition and passion that has brought this project to fruition. Mr. Fantauzzo stated that they are proud that consumers feel Caputo's is recognized for great food and they have worked hard to establish the trust and loyalty with not only their grocery business, but also with the café, catering, and prepared home foods. Mr. Fantauzzo stated that newly introduced formats and banners have entered the market place with new competition, like Whole Foods, Marino's, and Standard Markets just to name a few, currently they operate as grocery stores and provide food, dining emporiums that also offer alcoholic beverages to their consumers. Mr. Fantauzzo stated that this idea seems to be a clear emerging trend in today's grocery store formats. Mr. Fantauzzo stated that Angelo Caputo's Fresh Markets would like nothing more than to establish itself as a worthy innovator and trendsetter here in Carol Stream. Mr. Fantauzzo stated that they are looking for the support and permission from the Plan

Commission to proceed with their plan, so they may boost their newest state of the art facility as a beacon in the community. Mr. Fantauzzo went over the operational outline of the restaurant/bar area. Mr. Fantauzzo stated that the designated area of dispensing and consumption of alcohol will always be staffed with trained individuals that will police the area, also they will have age appropriate bar servers and a restaurant bar manager that will be required to be on duty during the times of operations. Mr. Fantauzzo stated that employees will be required to take the Safe Dining and BASSET training for alcohol sales. Mr. Fantauzzo stated that the hours of operations for restaurant/bar area would be Sunday through Saturday from 10:00 a.m. to 10:00 p.m. Mr. Fantauzzo stated that they will card anyone looking 40 years of age and under. Mr. Fantauzzo stated that no one will be allowed to leave the restaurant/bar area with open alcohol and there will also be signage that clearly states "No open alcohol beyond this point". Mr. Fantauzzo stated that they have procedures in place for alcohol sales, their registers will not allow cashiers to precede with the purchase of alcohol until the cashier goes through the process of identifying the individual through an ID and inputting the information into the register. Mr. Fantauzzo also stated that Caputo's Fresh Market Place has CCTV coverage throughout the store, and they also have a Loss Prevention Department, part of the responsibilities of the Loss Prevention Department will be to have a staff member undercover in the restaurant/bar area. Mr. Fantauzzo stated that they will be posting a non-conceal carry sign in the restaurant/bar area.

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

Assistant Community Development Director Don Bastian stated that in 2012 the Plan Commission and Village Board granted the zoning approvals for the entire Carol Stream Market Place redevelopment on the southwest corner of North Avenue and Schmale Road. Mr. Bastian stated that Caputo's was been working on the build out of the corporate headquarters offices, warehouse, distribution and food processing operations and those aspects are all operational at this point. Mr. Bastian stated that the focus is now the grocery store, and as the project for the grocery store has moved along, Mr. Presta approached the village to have a bar operation associated with the restaurant area. Mr. Bastian reminded the Plan Commission that the restaurant area was already approved by the Plan Commission and Village Board in 2012, and at that time the notion of serving alcoholic beverages was not part of the approval. Mr. Bastian stated that with the introduction of a bar area and the sale of liquor staff has determined a Special Use Permit is needed. Mr. Bastian stated that the petitioner explained how they intend to safely operate the bar component in the restaurant. Mr. Bastian stated that from staff's perspective, the primary considerations have been the proper control and management of the dispensing and consumption of alcoholic beverages. Mr. Bastian stated that he wanted to point out that originally the petitioner's concept was to allow customers to circulate throughout the entire grocery store with an open container of alcohol while they shopped and staff indicated from staff's standpoint that was something that staff could not support, because it could present too many opportunities for underage drinking. Mr. Bastian stated that staff did pass this information on to the petitioner and they agreed to modify their request to limit the location where alcoholic beverages could be served and consumed to the restaurant and outdoor seating area. Mr. Bastian stated that the petitioner explained their interest in the BASSET (Beverage Alcohol Sellers and Serves Education and Training) Program, which is required by law. Mr. Bastian wanted to pass along to the Plan Commissioners that the petitioner has mentioned this potential operation to Mayor Saverino who serves as the Liquor Control Commissioner for the Village, and preliminarily the Mayor has indicated this is something he is receptive to considering. Mr. Bastian stated that the outdoor seating area located on the north side of the building was also approved with the Special Use Permit in 2012. Mr. Bastian stated that with the introduction of alcohol consumption in the outdoor seating area the petitioner plans to increase the height of the metal fence from three feet to six feet. Mr. Bastian stated that staff recommends approval of the Special Use Permit for the Restaurant including the Sale of Liquor subject to the conditions listed on page four of the staff report.

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

Commissioners Petella, Creighton, Hennessey and Meneghini did not have any questions.

Commissioner Spink wanted to know the hours of operation for the restaurant/bar area and the hours of operation for the grocery store. Commissioner Spink wanted to know if alcohol would be sold starting at 10:00 a.m. Commissioner Spink wanted to know if the alcohol beverages would be served in glass containers. Commissioner Spink wanted to know if Caputo's would have security guards walking throughout the store or their employees. Commissioner Spink wanted to know if customers would have to go through a turnstile to enter the restaurant/bar area. Commissioner Spink wanted to know if an employee would be at the entrance of the restaurant/bar area. Commissioner Spink wanted to know if there would be big screen TV's in the restaurant/bar area.

Mr. Fantauzzo stated the hours for the restaurant would be from 10:00 a.m. to 10:00 p.m. and the grocery store hours would be from 6:00 a.m. to 10:00 p.m. Mr. Fantauzzo stated that they would start serving alcohol at 10:00 a.m. Mr. Fantauzzo stated that the alcohol beverages would be served in a glass container, either a glass or bottle. Mr. Fantauzzo stated that they would not have security guards; their employees would be responsible for policing the stores. Mr. Fantauzzo stated that there will not be a turnstile, but the restaurant/bar is a segregated area from the rest of the store. Mr. Fantauzzo stated that there would be bar personnel that would be adjacent to the entrance and staff members would also be in the restaurant/bar area. Mr. Fantauzzo stated that they would have big screen TV's.

Chairman Pro-Tem Joseph wanted to know if customers would be able to enter the outdoor seating area through the gates from the parking lot.

Mr. Fantauzzo stated that customers would not be able to enter the outdoor seating area from the parking lot.

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

Commissioner Meneghini moved and Commissioner Hennessey made the second to approve the request for a Special Use Permit for a Restaurant, Including the Sale of Liquor subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Pro-Tem Joseph and Commissioner Spink, Petella, Hennessey, Creighton and Meneghini

Nays: 0

Abstain: 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 7, 2014, at which time the Board would take final action on the matter.

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

**PRESENTATION:**

**Case # 14045 - Dugan Realty, L.L.C. - 370 Kimberly Drive  
Plat of Resubdivision**

Chairman Pro-Tem Joseph swore in the witness, Susan Bergdoll, with Duke Realty, 9377 W. Higgins Road, Rosemont IL. Ms. Bergdoll stated that she is here tonight seeking approval for a Final Plat of Resubdivision at 370 Kimberly Drive. Ms. Bergdoll stated that Duke Realty has owned this building since it was built in 2002 and the tenant Saturn Freight Service (SFS) that occupies the building, has requested 15 additional parking spaces in order for them to stay in this building for another five years. Ms. Bergdoll stated that SFS has been in this building since 2002 and has been in business for 30 years. Ms. Bergdoll stated that SFS business has been growing and they have added employees over the last couple of years and in this section of the building there is a limited number of parking spaces. Ms. Bergdoll stated that Duke Realty spoke with their neighbors at American Flange Company at the corner of Fullerton Avenue and Kimberly Drive and they have worked out a deal with American Flange Company to purchase a small area of land that is adjacent to SFS car parking area that will allow for the additional 15 parking spaces.

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

Assistant Community Development Director Don Bastian stated that the Duke Realty would like to acquire about 1,000 square feet of property at the northwest corner of the property at 370 Kimberly Drive. Mr. Bastian stated that the instrument for conveying property from one property to another is the subdivision process. Mr. Bastian stated that both parties are in agreement for the sale and purchase of the property. Mr. Bastian stated that the new parking spaces will be located on the west side of the drive isle that is located on the northwest corner of the building. Mr. Bastian stated that staff recommends approval of the Final Plat of Resubdivision with the conditions listed on page 2 of the staff report.

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

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

Commissioner Petella moved and Commissioner Hennessey made the second to approve the request for Final Plat of Resubdivision subject to the recommendations in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Pro-Tem Joseph and Commissioner Spink, Meneghini, Hennessey,  
Creighton and Petella

Nays: 0

Abstain: 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 7, 2014, at which time the Board would take final action on the matter.

**Case # 14064 – Village of Carol Stream - 500 N. Gary Avenue  
Text Amendment - Sign Code**

Chairman Pro-Tem Joseph swore in the witness, Assistant Community Development Director Don Bastian, 500 N. Gary Avenue, Carol Stream, IL. Mr. Bastian stated that the case before them tonight is for a Sign Code text amendment. Mr. Bastian stated that the Community Development Department receives request periodically from governmental agencies to install temporary special event signs. Mr. Bastian stated that in recent years the Plan Commission has approved Sign Code text amendments for different types of signage, grand opening signage and special business events signs; however one of the things the village has held real tight on is the prohibition of off-site signs. Mr. Bastian stated that every year staff coordinates requests from the Carol Stream Park District for off-site signage for special events (CS Barks and Just Play) that they would like to install at locations other than where the event will take place. Mr. Bastian stated that the current Sign Code does not allow for off-site signage which makes it hard for governmental agencies to promote their events. Mr. Bastian stated that in the past years the governmental agency has had to go before the Village Board for a temporary waiver to the Code of Ordinances. Mr. Bastian stated that one of things that we have been trying to do with our codes over the past several years is to make them more user friendly. Mr. Bastian stated that staff has researched other communities' sign codes, and found that some other communities do have this type provision in their sign code for off-site signage. Mr. Bastian stated that staff is proposing a text amendment that would only allow such temporary special event signs to be installed on properties owned by the governmental agency hosting the event, or on properties owned by other governmental agencies with the written permission of those agencies.

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

Commissioner Petella wanted know if the Park District wanted to place a banner at the library would that be allowed. Commissioner Petella wanted to know how signage would be controlled. Commissioner Petella wanted to know if there would be a fee for the permit.

Mr. Bastian stated that if the text amendment is approved temporary special event signs could be installed only on properties owned by the governmental agency hosting the event, or on properties owned by other governmental agencies with the written permission of those agencies. Mr. Bastian stated that there will be a limit of eight banners per event and the governmental agency would need to apply for a permit. Mr. Bastian stated that there was a code amendment a few years ago the waived permit fees for governmental agencies.

Commissioners Spink and Chairman Pro-Tem Joseph did not have any questions.

Commissioner Creighton wanted to know where the governmental agencies have placed their signs in the past.

Mr. Bastian stated that the Park District has placed them on other Park District properties besides where the event was taking place and on the Town Center property.

Commissioner Hennessy wanted to know how many times a year could a governmental agency have off-site special event signage.

Mr. Bastian stated that they would be allowed four events in a year.

Commissioner Meneghini wanted to know what communities and what types of questions did staff ask the communities when doing the research for this text amendment.

Mr. Bastian stated that staff survived about a dozen communities, and basically staff found their sign codes on-line and also talked to their staff members. Mr. Bastian stated that one of the communities that allow this type of off-site signage is Glen Ellyn. Mr. Bastian stated that what staff found out was that there are only a few communities that do allow off-site signage for governmental agencies.

Commissioner Hennessy moved and Commissioner Petella made the second to approve the request for Sign Code Text Amendment.

The results of the roll call vote were:

Ayes: 6 Chairman Pro-Tem Joseph and Commissioner Spink, Meneghini, Hennessey, Creighton and Petella  
 Nays: 0  
 Abstain: 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 7, 2014, at which time the Board would take final action on the matter.

#### **NEW BUSINESS:**

Presentation by Nicole Woods of Chicago Metropolitan Agency for Planning (CMAP)

Mr. Bastian gave some background information on the Comprehensive Plan project. Mr. Bastian stated that the project was started in January; and the village is in initial the phase of collecting data, looking at existing conditions in the community, and identifying stake holders and key people that we want involved in the project. Mr. Bastian stated that the first public meeting is scheduled for April 23, 2014 at 6:00 p.m. at the Fire District building located on Kuhn Road. Mr. Bastian stated that there will be several opportunities for the Plan Commissioners to get involved throughout the project. Mr. Bastian stated that the Plan Commission does have an official role in the process and that will be talked about during the presentation tonight.

Nicole Woods from the Chicago Metropolitan Agency gave a presentation regarding the Carol Stream Comprehensive Plan project. Listed below are highlights from the presentation.

#### **What is a Comprehensive Plan:**

- Vision for the community
- Provides policies, guidance and direction to achieve that vision over a 10 to 20 year period

#### **What role does CMAP play in the Comprehensive Plan project:**

- CMAP will facilitate the Comprehensive Plan process; provide technical assistance at no cost the Village of Carol Stream.
- Provide an extensive network data resources and partners
- CMAP will also develop and guide implantations
- CMAP will also work within a regional framework

**Topic Areas of Discussion when working on a Comprehensive Plan:**

- History of the Community
- Background Studies
- Community Outreach
- Government Structure
- Land Use and Development
- Population
- Housing
- Economic and Development
- Transportation
- Actual environment

**The Three Phases of creating a Comprehensive Plan:**

1. Evaluation
2. Visioning
3. Comprehensive Plan creation and adoption

During each phase there will be a public meeting.

**What is the role of the Plan Commission:**

- Provide feedback of all three of the phases
- Attend the public meetings
- Pass along the information from the public meeting to you neighbors, community groups, etc.
- Identify and provide connections for the community outreach process

Following the presentation by Ms. Woods, the Plan Commission members asked general questions about the comprehensive planning process, the types of goals that could be included in a comprehensive plan, and how to go about implementing the plan.

**ADJOURNMENT:**

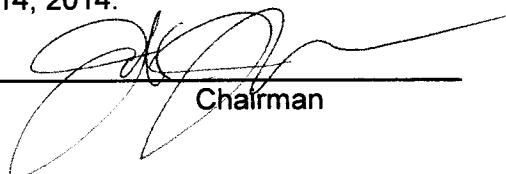
At 8:45 p.m. Commissioner Creighton moved and Commissioner Hennessey made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Linda Damron  
Community Development Secretary

Minutes approved by Plan Commission on this April 14, 2014.

  
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Chairman

