

**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 14, 2014**

Chairman Angelo Christopher 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 Angelo Christopher and Commissioners Dee Spink, John Meneghini, David Hennessey, David Creighton, Frank Petella and James Joseph.

Absent:

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

**MINUTES:**

Commissioner Joseph moved and Commissioner Spink made the second to approve the minutes of the meeting of March 24, 2014. The motion passed by unanimous voice vote.

**PUBLIC HEARING:**

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

**Case # 13196 – Wheaton Christian Center Church – 610 E. North Ave  
Zoning Code Text Amendment  
Special Use – Planned Unit Development  
Preliminary/Final Planned Unit Development Plan  
North Avenue Corridor Review  
Sign Code Variation**

Chairman Christopher swore in the witness, Senior Pastor Carlton R. Arthurs, 665 Wildwood Lane, West Chicago, IL, Lead Pastor Paul D. Arthurs, 665 Wildwood Lane, West Chicago, IL, Project Manager Eno Ekong, 319 N. Weber Road, Bolingbrook, IL 60490 and Tracie Staine, for Arthur J. Rogers & Co. 1559 Elmhurst Road, Elk Grove Village, IL 60007. Senior Pastor Carlton Arthurs stated that the objective is to continue to develop the church, and the project before us tonight is called inside out, and it's a holistic project that involves the development of the their members so they can become proficient in their own lives and also this project becomes something that will be internalized by all the members of the church.

Lead Pastor Paul Arthurs stated that what they are proposing to do is to make the entire campus of the Wheaton Christian Center (WCC) located at 610 E. North Avenue into Grace Plaza. Paul Arthurs stated that some of things that WCC is already doing is they have a strong ministry program for their youth, and they also have adult services. He stated that the reason that WCC would like to develop Grace Plaza is that they see this as a way not only to minister the gospel, but to have practical ways help people. He stated that WCC has a tremendous space, which they believe that can be utilized and the village could benefit from a result of this development. He stated that one of the things he is excited about with the development of Grace Plaza is the out lots, because this will give WCC the opportunity to develop relationships with the business and

provide job opportunities for people in the community. He stated that at this time he would like to have the Project Manager Mr. Ekong talk about the details of the project.

Mr. Ekong stated that what they are proposing with Grace Plaza is a mixed-use project; it will have out lots that would include retail, and restaurants. He stated that the design for the property shows three out lots, one on the northeast corner of the property, one to the north and one on the southwest corner of the property. He stated that they have been working with the owners of the Shoppes of Carol Stream to create a cross access easement, which would allow for easier movement of traffic. He stated that this is an enormous project and it will be done in three phases over the course of the next three years. He stated that the first phase will be the parking lot renovation, they will be removing and repaving the parking lot, install new islands, landscaping and new parking lot lighting. He stated that part of phase one will also include new signage; one of the signs will be placed in the entrance off of North Avenue and will be twenty feet in height, and will be setback forty feet from the property line. He stated that the sign will feature this property as a key cornerstone in Carol Stream. He stated that the second phase will include the front elevation and façade of the building. He stated that with the redesign of the front elevation and façade of the building it will enable them to bring in the retail businesses to occupy the available spaces in the building. He stated that the second phase will also include the renovation of the interior of the church. He stated that phase three will be the construction of the three out lots. He stated that WCC believes the development of the three out lots will add value to the property. He thanked the Plan Commissioners for their time.

Chairman Christopher asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Christopher asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that in 1999 the WCC was successful in petitioning the Village for the rezoning of the property to a B-4 District and having a text amendment added to the B-4 District for a Special Use Permit for Regional Religious Institution. Mr. Bastian stated that a copy of that ordinance from 1999 that approved the Special Use Permit along with the exhibits that shows the building façade, parking lot work and landscaping was included in the staff report. Mr. Bastian stated that WCC started to make improvements to the property, interior renovations, and partial renovations to façade of the building in 1999, but to this date they have not finished what was proposed and approved in 1999. Mr. Bastian stated that in 2006, WCC came back to the Village asking for amendments to the Special Use Permit that was approved in 1999 that would allow for a full time school (pre-school through 8<sup>th</sup> grade) and a store that would be open for business on Fridays and Saturdays offering the retail sale of used or donated household items. Mr. Bastian stated that the amendments to the Special Use Permit was approved, but the Village stated that the parking lot and the landscaping from the 1999 approvals had not been done and gave WCC a year to submit updated building and property improvement plans, and another year to complete the work. Mr. Bastian stated that to date the work on the parking lot or the landscaping has not been completed. Mr. Bastian stated that in 2012 WCC approached the village about wanting to improve the ground signs on the property and staff advised them at that time the signs would require North Avenue Corridor Review by the Plan Commission and staff indicated at that point that we were not sure the Plan Commission or Village Board would support additional development approvals that did not include a commitment to first upgrading some of the aspects of the property that had been part of the approvals from 1999. Mr. Bastian stated that WCC is at a point where they believe they can move forward with a redevelopment plan of this property and building. Mr. Bastian stated that the overall concept is a redevelopment of the property as a mixed-use, WCC will still be occupying part of the building, and they are looking to create a plaza that would be named Grace Plaza, with three commercial out lots, and possibly have some retail businesses in the unoccupied portion of the WCC building. Mr.

Bastian stated that WCC is requesting a Zoning Code Text Amendment. Mr. Bastian stated that the property is currently zoned B-4 Office, Research and Institutional Building District, which does not allow for retail uses or commercial uses, it's an office and institutional type of use district and the petitioner has explained that their vision is to redevelop this property with commercial uses. Mr. Bastian stated that the approach that is being advanced this evening is to amend the text in the Business Planned Unit Development section of the Zoning Code. The uses allowed within a business planned unit development shall be those allowed within the underlying zoning district, with the exception of B-4 District Planned Unit Developments, in which the uses allowed in the B-2 District shall also be permitted. Mr. Bastian stated that the B-2 District is the village's general retail district that allows restaurants and retail stores and businesses of that nature, if the petitioner is successful in having the Text Amendment and the Special Use Permit for a Planned Unit Development approved then it would be a B-4 District property with a Special Use Permit for a Planned Unit Development and that would make the property eligible for this special exception. Mr. Bastian stated that this type of approval has been approved for other properties in the village, in the Industrial Planned Unit Development section of the Zoning Code, the B-3 Service District uses are allowed. Mr. Bastian stated that when staff looks at a text amendment they look at the purpose and intent of the section of the code that's being proposed for an amendment and the impact on surrounds properties. Mr. Bastian stated that staff supports the Zoning Code Text Amendment to allow the permitted and special uses of the B-2 District as permitted and special uses for properties in the B-4 District that have been approved as planned unit developments.

Mr. Bastian stated that the Special Use for Planned Unit Development is important, if the Text Amendment is approved and the Special Use for Planned Unit Development is not approved then WCC will not get the benefit of retail uses. Mr. Bastian stated that the village has approved Special Uses for Planned Unit Development for other commercial properties, some of the most current ones being the Caputo's property and the Savers property. Mr. Bastian stated that staff feels it is appropriate in this case to allow WCC to be granted a Special Use for Planned Unit Development, so they would be able to achieve what they are trying to accomplish on the property.

Mr. Bastian stated that staff did a parking analysis as shown in a table on page 6 of the staff report. Mr. Bastian stated that if the entire WCC building was occupied, including a 45,000 square feet retail space that is not occupied today, the school and WCC church would be required to have 415 parking spaces. Mr. Bastian stated that the site is capable of having 723 parking spaces. Mr. Bastian stated that this site would have more parking spaces than what is required by code. Mr. Bastian stated staff is suggesting that at the time each out lot comes before the Plan Commission for the Final Planned Unit Development approval staff would review the parking requirements to make sure that it would still comply with code.

Mr. Bastian stated that regarding the traffic circulation the proposed plan would take the existing layout that currently has one-way drive aisle with diagonal striping, and convert it to a more conventional design with two-way, 24-foot drive aisle and perpendicular parking, introduce new landscaping and parking lot lighting and a more conventional traffic flow throughout the parking lot. Mr. Bastian stated that WCC did mention in their presentation the plan for a cross access connection to the Shoppes at Carol Stream; the staff position at this point is that the cost of that improvement should be borne by the owner of the Shoppe of Carol Stream. Mr. Bastian stated that staff has been in contact with the owner of the Shoppes of Carol Stream and he likes the concept of cross access drive because parking can be tight on his property.

Mr. Bastian stated that staff can recommend approval of the Special Use for Planned Unit Development and the Preliminary /Final Planned Unit Development Plan as proposed.

Mr. Bastian stated that portions of this project are subject to North Avenue Corridor Review, as it has been done in the past out lots one and two will not be subject to the North Avenue Corridor

Review until they come in for Final PUD Plan approval for those out lots. Mr. Bastian stated that the current architectural design will have significant changes; the improvements are directly in response to the North Avenue Corridor design guidelines. Mr. Bastian stated that in regards to landscaping, WCC has submitted a landscape plan (exhibit B) in the staff report and the plan fully complies with the North Avenue Corridor landscape requirements. Mr. Bastian stated that the new ground signs are also subject to North Avenue Corridor Review and as shown in the staff report the proposed sign would be located in the new landscape entry median that is located at the main North Avenue access point. Mr. Bastian stated that the sign would be setback the 40 feet from the property line as required by the sign code for this type of sign. Mr. Bastian stated that this sign will also need a Sign Code Variation. Mr. Bastian stated that the type of sign that is being proposed is a commercial identification sign and this type of sign is not allowed in the B-4 District. Mr. Bastian stated that in the B-1, B-2 and B-3 zoning district properties that are at least ten acres in size and have a building with at least 100,000 square feet are allowed to have a commercial identification sign. Mr. Bastian stated that this property and building would otherwise qualify for this type of sign, but the property is zoned the B-4 which does not allow this type of sign. Mr. Bastian stated that staff thinks with the proposed re-development plan and the introduction of commercial uses on the property, this type of sign is appropriate. Mr. Bastian wanted to mention that the one of the recommendations of approval is that a sign permit will not be issued until the parking lot improvements are complete.

Mr. Bastian stated that staff is recommending approval for the requests that are listed in the staff report for WCC, subject to the conditions on pages 13 and 14 in the staff report.

Chairman Christopher asked if any of his fellow Commissioners had any questions.

Commissioner Joseph wanted to know when WCC would anticipate phase 2 and 3 to be started.

Mr. Paul Arthurs stated they anticipate phase 2 to start in 2015.

Commissioner Petella wanted to know what this proposed project would do to the tax rate on the property; now that it will be a mixed-use with a church and commercial uses. Commissioner Petella wanted to know if there were any prospective tenants for the out lots.

Mr. Bastian stated that the tax rate would be something the township tax assessor would be interested in, and Mr. Bastian stated that the out lots would become taxable properties.

Ms. Staine stated that they do have a few interested prospective tenants for the out lots, a few of them being Burger King, Golden Corral and possibly Chick-Fil-A. Ms. Staine stated they have had a lot of interest in the out lots and that is without any advertising.

Commissioner Spink wanted to know if Jubilee Furniture had moved. Commissioner Spink also wanted to know if the sign would have electronic changeable copy.

Mr. Ekong stated that one of the panels on the monument sign will have an electronic changeable panel.

Mr. Paul Arthurs stated that Jubilee Furniture had moved out of the building.

Ms. Staine asked if the monument sign could be installed prior to the completion of the parking lot to help brand Grace Plaza.

Mr. Bastian stated that if the items that are being requested tonight are approved by the Planning Commission and the Village Board approves them next Monday, a temporary marketing sign can

be permitted. Mr. Bastian stated that staff's recommendation is that the sign permit for the monument ground sign not be issued until the parking lot is complete.

Commissioner Creighton wanted to know since the village has only one other B-4 District why don't we just ask for a special use to have the B-2 in the B-4 District. Commissioner Creighton asked the petitioner if they would be comfortable with a tenant if they were not-for-profit or for-profit. Commissioner Creighton stated that he agrees with staff's recommendation not to issue the sign permit until the parking lot is completed.

Mr. Bastian stated that the B-4 District does not allow B-2 District uses and in the B-4 District there isn't a use that says the uses allowed in a B-2 District that can be allowed on a property zoned B-4 if you grant a Special Use.

Ms. Staine stated that they would like to have for-profit tenant, but would consider a non-for-profit.

Commissioner Hennessey asked of the petitioner would consider a paver block material for the parking lot.

Mr. Ekong stated that there has been some decision for a paver block material for the parking lot, but it has not really been considered because of the cost.

Commissioner Meneghini did not have any questions.

Chairman Christopher wanted know how long the project would take to complete. Chairman Christopher wanted to know if the petitioner would be allowed to install the underground electric and foundation for the sign during the construction of the parking lot. Chairman Christopher wanted to know if the three out lots areas would be repaved. Chairman Christopher wanted to know if the petitioner would be looking for multi-tenants. Chairman Christopher wanted to know if any of the out lot would have a drive-thru.

Mr. Bastian stated that staff did not give the petitioner a deadline to complete the development, but did request the parking lot be done first. Mr. Bastian stated that the village will work with the petitioner during the construction of the parking lot regarding the underground electric and the foundation for the sign. Mr. Bastian stated the three out lots areas would be only seal coated and striped. Mr. Bastian stated that out lot one would be the most likely location for a drive-thru, and any proposal for the out lots would come back to the Plan Commission for approval.

Mr. Ekong stated that out lot two and three would be retail multi-tenant buildings, and out lot one would be one tenant possibly a restaurant.

Commissioner Joseph moved and Commissioner Hennessey made the second to approve the request for Zoning Code Text Amendment, Special Use Permit for Planned Unit Development, Preliminary/Final Planned Unit Development Plan, North Avenue Corridor Review and a Sign Code Variation subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 7 Chairman Christopher and Commissioner Spink, Meneghini, Hennessey, Creighton, Joseph and Petella  
Nays: 0  
Abstain: 0  
Absent: 0

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on April 21, 2014, at which time the Board would take final action on the matter.

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

#### **PRESENTATION:**

##### **Case # 14065 - Outreach Community Ministries, Inc. 730 E. North Avenue - North Avenue Corridor Review**

Chairman Christopher swore in the witness, Chris Ellerman, Chief Executive Officer for the Outreach Community Ministries, 411 N. Wheaton Avenue, Wheaton, IL. and Jim Moyer from SAS Architects, 630 Dundee Road, Suite 110, Northbrook, IL 60062. Mr. Ellerman stated he was here tonight to present building improvement plans for the former House of Carpets and before that, the former Frank's Nursery. Mr. Ellerman stated that they have been providing community services in Carol Stream since 1985 and in 2006 the village gave them the opportunity to open Jubilee Furniture Store in the warehouse space of the Wheaton Christian Center building. Mr. Ellerman stated that they have been able to build the business up slowly over the last seven years. Mr. Ellerman stated that they have recently purchased the property at 730 E. North Avenue to provide a permanent home for Jubilee Furniture and the opportunity to be open six days a week. Mr. Ellerman stated that the building and property is in need of some repair and improvement and that they are here tonight to seek a North Avenue Corridor Review approval. Mr. Ellerman stated that the section of the building that is under roof, but open on the sides will be enclosed so it can be used as part of the interior store, and they would like to replace the façade as soon as possible. Mr. Ellerman stated that the warehouse space is a little tight, so they would like to put on a 2,500 square foot addition on the rear of the building. Mr. Ellerman stated they believe their business will improve at the new site and when it improves they will be able to make more improvements on the property and invest back into the community services in Carol Stream. Mr. Ellerman stated that phase two would bring them back to the Plan Commission to ask for rezoning so they would be able to add a 10,000 square foot addition for an employment training facility. Mr. Ellerman introduced his architect Jim Moyer.

Mr. Moyer talked about the improvements in three parts, the first being a 4,000 square foot addition that would infill the space, underneath the roof area that was at one time the garden area for Frank's Nursery. Mr. Moyer stated that this new area would be for furniture displays. Mr. Moyer stated that phase two would be the modernized the façade, which would be constructed with higher quality materials, and giving the façade a more visual interest look. Mr. Moyer stated that phase three would be the addition on the rear of the building. Mr. Moyer stated that they will also be doing repairs to the parking lot and re-striping the parking lot.

Chairman Christopher asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that Plan Commission is being asked to conduct a North Avenue Corridor review of the proposed building modifications, building additions and the upgrades to the façade. Mr. Bastian stated that this request is for only an architectural review. Mr. Bastian stated that the proposed elevations will make quite a difference to the property. Mr. Bastian stated that the petitioner is proposing to have the north wall of the addition finished with a thin stone veneer material, the new façade treatment with a projecting canopy and a pedestrian walk way and at staff's request the petitioner has agreed to increase the height of the parapet wall on the front elevation to help hide the roof top units. Mr. Bastian stated that what the petitioner is requesting is very much in line with what the North Avenue Corridor

regulation requirements. Mr. Bastian stated that staff can recommend approval of the North Avenue Corridor Review for the upgrades to the building elevations. Mr. Bastian stated that the petitioner understands that when it comes time to expand their operations in this building for the vocational training operation they would need to come to the village with a zoning approval request and the petitioner has also agreed to bring the parking lot into compliance with the North Avenue Corridor regulations at that time.

Chairman Christopher asked if any of his fellow Commissioners had any questions.

Commissioner Meneghini, Hennessey, Spink, Petella and Chairman Christopher did not have any questions.

Commissioner Creighton wanted to know the location of the front door.

Mr. Moyer showed Commissioner Creighton the location of the front door on Exhibit A in the staff report.

Commissioner Joseph wanted to know if the front elevation would have a dock door.

Mr. Moyer stated that there will not be a dock door on the front elevation; the window will look like a display type window.

Commissioner Joseph moved and Commissioner Meneghini made the second to approve the request for North Avenue Corridor Review subject to staff recommendations listed on page four of the staff report.

The results of the roll call vote were:

Ayes: 7 Chairman Christopher and Commissioner Spink, Meneghini, Hennessey, Creighton, Joseph and Petella  
Nays: 0  
Abstain: 0  
Absent: 0

**NEW BUSINESS:**

A. The item under New Business was to discuss the cancellation of the April 28, 2014, Plan Commission meeting.

Commissioner Creighton moved and Commissioner Hennessey made the second to cancel the April 28, 2014 Plan Commission meeting.

The motion passed by unanimous vote.

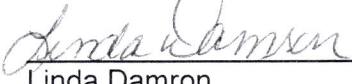
B. Mr. Bastian reminded the Plan Commissioners of the Comprehensive Plan Public meeting on April 23<sup>rd</sup>, at 6:00 P.M. at the Carol Stream Fire Protection District Headquarters on Kuhn Road.

**ADJOURNMENT:**

At 8:20 p.m. Commissioner Joseph 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,

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

Minutes approved by Plan Commission on this June 9, 2014

  
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Chairman