

**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***

**October 13, 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, David Hennessey, and Dave Creighton.

Absent: Commissioners Frank Petella, James Joseph and John Meneghini.

Also Present: Bob Glee, Community Development Director, Linda Damron, Secretary and Swati Pandey, Development Service Technician.

**MINUTES:**

Commissioner Spink moved and Commissioner Hennessey made the second to approve the minutes of the meeting of August 25, 2014 with correction that Commissioner Creighton abstained from the vote to approve the July 14, 2014 minutes.

The results of the roll call vote were:

Ayes: 3        Commissioner Spink, Hennessey, and Creighton  
Nays: 0  
Abstain: 1     Chairman Christopher  
Absent: 3       Commissioner Petella, Joseph and Meneghini

At this time Chairman Christopher started the Plan Commission / Zoning Board of Appeals meeting with the Presentation of Case No. 14255 - Key Interiors/Joe Cotton Ford -175 W. North Avenue.

**PRESENTATION:**

**Case # 14255 – Key Interiors/Joe Cotton Ford – 175 W. North Avenue  
Gary and North Avenue Corridor Review**

Chairman Christopher swore in the witness, Dan Johnstone, Key Interiors, 11111 Franklin Avenue, Franklin Park, IL 60131. Mr. Johnstone explained that the Ford Company wanted continuity between their dealerships and that is why they are here tonight to request a Gary and North Avenue Corridor Review. He stated that they are proposing to install aluminum clad exterior across the front and the two sides of the main showroom area and to install a clad ring of aluminum around the service entrance and across the service area doors. He stated that they are also requesting to raise the center tower 4' to an overall height of 29' and to extend the façade on the east side four feet and on the west side eight feet. He stated that there will be no structural changes to the building and they will be installing a weather proof cladding over a water proof membrane. He stated that they are also requesting to make the front entrance ADA accessible by installing a ramp and doors that will have touch pads that will open automatically into the showroom. He stated that they will be also changing the signage to meet Ford's specifications.

Chairman Christopher asked if anyone from the audience had any questions.

There were no questions from the audience.

Chairman Christopher asked Mr. Glees for the staff report.

Community Development Director Bob Glees gave a summary of the staff report. Mr. Glees stated that the petitioner Key Interiors on behalf of Joe Cotton Ford was here to request a Gary and North Avenue Corridor Review approval for renovations to their building at 175 W. North Avenue. He stated what they are proposing is to upgrade the building with exterior renovations to bring the store up to Ford's national specifications. He stated that the work includes façade renovations, new wall signage, foundation landscaping to the front of the building and an ADA accessible ramp to the front door. He stated that included in the staff report is additional details regarding the North Avenue Corridor process and the architectural design that's being proposed.

Mr. Glees stated that staff has reviewed the request, and staff finds that the proposed building elevations meet the architectural recommendations and the requirements of the Corridor regulations. He stated that staff recommends approval subject to the conditions listed on page 3 of the staff report.

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

Commissioner Spink wanted to know if the petitioner would wait until spring to plant the landscaping.

Mr. Johnstone stated that the planting of the landscaping would be done in the spring.

Commissioner Hennessey did not have any questions.

Commissioner Creighton asked if there were any height restrictions on the tower.

Mr. Glees stated that the height restriction in the zoning district is for every foot above 25' it adds a foot to the required yard setbacks, but yard setbacks are so large for this property that does not come into play.

Chairman Christopher wanted to know if the panels were going to be metal clad panels and would the panels be caulked. Chairman Christopher wanted to know if the panels would be installed with a clip system. Chairman Christopher also wanted to know if there would be structural steel supports under the panels.

Mr. Johnstone stated that the panels would be metal clad and would not be caulked. Mr. Johnstone said the panels would be installed with a clip system. Mr. Johnstone stated that there will be heavy gauge framing under the panels.

Commissioner Creighton moved and Commissioner Hennessey made the second to approve the request for the recommended approval for the Gary and North Avenue Corridor Review at 175 W. North Avenue subject to the conditions listed on page 3 of the staff report.

The results of the roll call vote were:

Ayes: 4	Chairman Christopher and Commissioner Spink, Hennessey, and Creighton
Nays: 0	
Abstain: 0	
Absent: 3	Commissioners Meneghini, Petella and Joseph



**PUBLIC HEARING:**

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

**Case # 14213 – Village of Carol Stream – 500 N. Gary Avenue  
Zoning Code Text Amendment – Limited Outdoor Seating**

Community Development Director Bob Glees gave a summary of the staff report. Mr. Glees reminded the Plan Commissioners that several months ago the Assistant Community Development Director Don Bastian asked the Plan Commissioners about a possible Text Amendment to allow for administrative review for limited outdoor seating for commercial properties and since that time staff has been working on developing a set of performance standards to bring back to the Plan Commission a text amendment that would allow an administrative approval under certain limited situations. He stated that in regards to background information restaurant operators periodically contact the Community Development Department to determine whether Village approval is required to set up an outdoor customer seating area. He stated that in Zoning Code this is a Special Use Permit in the B-2 and B-3 District. He stated that for establishments that would like to have limited outdoor seating areas and do not offer the sale or consumption of alcoholic beverages staff believes that a formal Special Use review and approval may not be necessary, provided that such installations can be set up and maintained in accordance with reasonable design and performance standards. He stated that establishments with outdoor seating areas that offer the sale and consumption of alcoholic beverages would continue to require a Special Use Permit.

Mr. Glees stated that in developing the performance standards staff researched standards in other municipalities and staff found that most communities have developed standards for outdoor seating, and the regulations developed in the other communities mostly allowed outdoor seating for restaurants as a permitted accessory use.

Mr. Glees stated that what staff is proposing is a text amendment that would create a permitted use of limited outdoor seating, and an application process for zoning approval for limited outdoor seating that could be reviewed and approved by staff. He stated that what staff is proposing is that limited outdoor seating be a permitted use in the B-1 District, and then it would also be a permitted use in the B-2 and B-3 District. He stated that in order to obtain administrative approval the applicant would need to submit an application, with complete plans and details about the outdoor seating area. The applicant would also need to sign a copy of the Statement of Compliance, and provide a letter from the property owner approving the use on the property. He stated that the application would be reviewed by Village staff and upon satisfying all conditions, the applicant would receive a letter of approval from the Community Development Department and permission to allow Limited Outdoor Seating and would be subject to annual review and approval. He stated that the draft copies of the application and the Limited Outdoor Seating Statement of Compliance are included in the staff report. He stated that the performance standards for limited outdoor seating that staff has developed are listed on page 3 of the staff report.

Mr. Glees stated that the staff is proposing two Text Amendments. The first one being for Limited Outdoor Seating would read as follows:

(20) Limited Outdoor Seating, subject to the following performance standards and approval by the Community Development Director, or his or her designee:

- 1) Outdoor service or consumption of alcohol is prohibited.
- 2) Seating area shall be ancillary to a restaurant or a food service business.
- 3) Seating area shall only be located on a paved pedestrian access area or sidewalk immediately adjacent to the tenant space.

- 4) The seating area must be located outside of the required setbacks, parking spaces and landscape islands.

The second Text Amendment would be to make a necessary change to the Special Use that is already included in the zoning code would read as follows:

- 17) Outdoor seating, ancillary to a restaurant, tavern, or a food service business, permitting the service and consumption of alcohol or not in compliance with the standards of Limited Outdoor Seating.

Mr. Glees reminded the Plan Commissioners that any establishment wanting an outdoor seating area that permitted the service and consumption of alcohol would need a Special Use Permit.

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

After a discussion the Plan Commission decided to table the Text Amendment until a later meeting. The Plan Commissioners asked staff to look into the following items:

- Health Department requirement for a water spigot for wash downs.
- Installation of bollards for safety.
- How the tables and chairs will be secured after business hours.

Commissioner Creighton moved and Commissioner Hennessey made the second to table the request for Zoning Code Text Amendment.

The results of the roll call vote were:

Ayes: 4 Chairman Christopher and Commissioner Spink, Hennessey, and Creighton  
 Nays: 0  
 Abstain: 0  
 Absent: 3 Commissioners Joseph, Meneghini and Petella

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

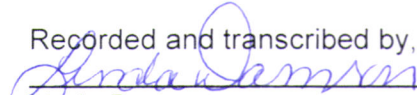
**NEW BUSINESS:**

Commissioner Spink moved and Commissioner Hennessey made the second to cancel the October 27, 2014 meeting. The motion passed by unanimous vote.

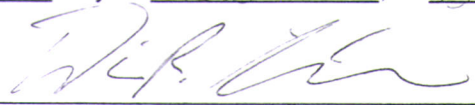
**ADJOURNMENT:**

At 7:45 p.m. Commissioner Spink 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 23 day of Feb, 2015.

  
 Chairman Eric Tom Creighton