

**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 8, 2013

Chairman Angelo Christopher called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 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, Ralph Smoot, 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 February 25, 2013.

The results of the roll call vote were:

Ayes: 7 Chairman Christopher and Commissioner Spink, Smoot, Hennessey, Creighton, Joseph and Petella

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING:

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

**Case # 13049 - Jim Rundle – Royal Die & Stamping Co. Inc. – 125 Mercedes Drive
Variation – Sign Code**

Chairman Christopher swore in the witness, Jim Rundle of DesignHaus Architects, 1020 Elk Grove Town Center, Elk Grove Village, IL 60007.

Mr. Jim Rundle stated that he is representing Royal Die & Stamping Co., Inc. located at 125 Mercedes Drive. Mr. Rundle stated that Royal Die & Stamping Co. is requesting two variances to the sign code to allow for Royal Die & Stamping Co. to paint their crown icon logo onto the office entrance wall of the building and to be larger than what the code would allow. Mr. Rundle stated that the location of this sign would help direct clients to the main entrance. Mr. Rundle stated that the sign would only be visible off of Mercedes Drive.

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 Jim Rundle is here on behalf of the new business Royal Die & Stamping Co., asking for two sign code variations. Mr. Bastian stated that in 2012 the Plan Commission reviewed and approved changes to this property that allowed the single building and single property to be divided into two separate buildings and properties. Mr. Bastian stated that the connecting link on the north side of the property has now been demolished. Mr. Bastian stated that Royal Die & Stamping Co. is looking to highlight the location of the main customer and vendor entrance of their business by painting their logo directly on the building facade. Mr. Bastian stated that there is no visibility of the entrance from Gary Avenue and the entrance has limited visibility from Mercedes Drive. Mr. Bastian stated that there is a glass feature at the southwest corner of the building which is visible from Gary Avenue but for security reasons Royal Die & Stamping would like to discourage customers or vendors from attempting to access the building using the existing doorway at the southwest corner of the building. Royal Die will be posting a small sign to direct visitors to the main entrance. Mr. Bastian stated that the two variations that are being requested are to paint their logo directly on the wall surface and to exceed the 12% façade area coverage for a wall sign allowed by code, to 17% of the façade area. Mr. Bastian stated that it is important to understand why the Sign Code prohibits the painting of signs directly onto a building, this provision has been in place for many years, staff believes it is based upon durability concerns, as paint can fade, discolor or flake off the building. Mr. Bastian stated that Royal Die & Stamping has made a significant investment in this building and property. Mr. Bastian stated that the property at 125 Mercedes Drive will be Royal Die & Stamping Company's new headquarters, and staff believes that Royal Die & Stamping would not let the sign fall in disrepair being located at their main entrance. Mr. Bastian stated that staff believes that the petitioner has demonstrated unique circumstances, those being visibility and security issues. Mr. Bastian stated that staff recommends approval of the variances to the Sign Code to allow a sign to be painted directly onto the building, and for the wall signage on a façade in the Industrial District to be 17% of the façade area subject to the conditions listed in the staff report.

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

Commissioners Hennessey, Smoot and Spink did not have any questions.

Commissioner Creighton wanted to know if there was a plan to renovate the southwest corner of the building where the old main entrance was. Commissioner Creighton wanted to know who would be using the entrance at the southwest corner of the building. Commissioner Creighton wanted to know if there would be a "do not enter" sign posted at the southwest entrance. Commissioner Creighton stated that he did visit the site and it appeared that there was curbing on the left side of the drive aisle to prevent someone from going where the truck docks are, and wanted to know if there would be signage directing a visitor go straight towards the back and with the proper signage the visitors could see the main entrance without having the a sign painted on the building. Commissioner Creighton wanted to know if the sign would have better contrast than the one what is shown on Exhibit B1 of the staff report. Commissioner Creighton stated that he did not think the petitioner demonstrated a unique need for the sign to be painted directly onto the building.

In response to Commission Creighton's questions, Mr. Rundle stated that there are no plans to renovate the southwest corner at this time. Mr. Rundle stated that the entrance at the southwest corner would be an exit only. Mr. Rundle stated that there would be a sign directing visitors to the main entrance. Mr. Rundle stated that there is a drive aisle. Mr. Rundle stated that the look of the sign is designed to be there but not glaring at you. Mr. Rundle stated that the sign is a nice feature to the building.

Commissioner Petella stated that he also visited the property. Commissioner Petella stated that the parking lot is a mess; it is very narrow and congested. Commissioner Petella stated that no one will be able to see this sign over parked cars, Commissioner Petella made a suggestion that the sign could be located on the tower, this way the sign would be visible from the street.

Commissioner Joseph wanted to know if the sign shown on Exhibit D in the staff report was sign what is currently on the building. Commissioner Joseph wanted to know what the highest peak of the crown logo would be from the ground. Commissioner Joseph wanted to know if the parking lot would be re-stripped. Commissioner Joseph wanted to know if there would be any safety issues with truck traffic in the drive isle.

Mr. Rundle stated no it was not currently on the building and he presented a copy of the current sign on the building that was permitted. Mr. Rundle stated that the highest peak of the crown logo would be 24 feet in height from the ground. Mr. Rundle stated the parking lot would have a finished coat of blacktop and then it would be re-stripped. Mr. Rundle did not believe there would be any safety concerns with the truck traffic.

Chairman Christopher stated that he agreed with his fellow commissioners that the sign will not be visible from Mercedes Drive with truck traffic. Chairman Christopher wanted to know what type of panels that would be used on the tower and the colors of the sign.

Mr. Rundle stated that the tower will have blue panels and the sign will be painted in silver gray and white colors. Mr. Rundle stated the type of panels being used is the same that is being use on the BMO Harris Banks and this type of panel has little to no maintenance.

Commissioner Hennessey moved and Commissioner Smoot made the second to approve the request for variances to the Sign Code to allow a wall sign to be painted directly onto the surface of a wall and to exceed the maximum allowable area of wall signs in the I Industrial District subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 4 Chairman Christopher and Commissioner Smoot, Hennessey, Joseph
Nays: 3 Commissioner Petella, Spink and Creighton
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 15, 2013, at which time the Board would take final action on the matter.

**Case # 13053 – Lee Crossing, LLC – 600 E. North Avenue
Special Use – Restaurant with Bar Area**

Chairman Christopher swore in the witness, Charles H. Cui, Managing Member of Lee Crossing, LLC, 600 E. North Avenue, Carol Stream, IL 60188 and Franco Grassano, owner of the Pizzeria Da Nella, 2909 S. Emerald Avenue, Chicago, IL.

Mr. Cui stated that the Shoppes of Carol Stream is a 20,000 sq. ft. strip mall, with the recent tenant moving out of the 600 E. North Avenue unit, Lee Crossing LLC., contacted the owner of Pizzeria Da Nella that already has a very successful business in the Lincoln Park Area. Mr. Cui stated that they are here tonight to request a Special Use to allow a restaurant to have a bar area.

Mr. Grassano stated that he opened a new restaurant in Lincoln Park about eleven months ago and has been very successful and the Pizzeria Da Nella won an award in November, 2012, from Windy City Live for having the best thin crust pizza in the Chicago area. Mr. Grassano stated that his wife is the chef and they will serve authentic wood oven pizza, pasta, salads and appetizers. Mr. Grassano stated that they are a family business with a focus on families with children. Mr. Grassano stated that he has over 20 years of experience as a server and manager in the restaurant business. Mr. Grassano stated they would like the opportunity to come to Carol Stream and he is requesting to have a bar area in his restaurant to sell wine and beer.

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 the Village Board granted the development approvals in 2006 for The Shoppes at Carol Stream, as you may be familiar will some of tenants that would include the standalone Starbuck's Coffee Shop at the northwest corner of the property, and some of the other tenants in the shopping center have included a fitness center, small grocery store, small office and various restaurants. Mr. Bastian stated that with the Vietnam Bistro at the west end of the center moving out recently the petitioner would like to rent the space to the Pizzeria Da Nella. Mr. Bastian stated that a restaurant is a permitted use in the B-2 General Retail District, but a restaurant with a bar area is a Special Use and that is why the petitioner is before you tonight requesting a Special Use Permit. Mr. Bastian stated that staff looked at a couple of different items, first is the parking, staff would like to point out the in 2006 this development was approved with about a 47 space reduction in parking, that was intentionally done by the Plan Commission and Village Board with the reasoning being based on the different mix of tenants in the building that would have different peak parking demands periods. Mr. Bastian stated that over the years there have not been any parking issues at the Shopping Center and staff believes there is not a parking issue at this point. Mr. Bastian stated that on the bottom of page 2 of the staff report is a chart showing the parking calculation that includes Pizzeria Da Nella going into the center, instead of 170 parking spaces required the site will have 123 parking spaces which a much smaller reduction than what was originally approved. Mr. Bastian stated that staff is comfortable with the total parking layout in this center. Mr. Bastian stated that staff looked at the compatibility of the proposed restaurant and bar use with the surrounding area and uses and staff finds it to be compatible. Mr. Bastian stated the floor plan of the proposed bar area in the restaurant shows seating for only ten patrons, staff believes that this will be primarily a restaurant and it is not intended to have a large bar crowd. Mr. Bastian stated that staff has no objections to the Special Use that is being requested. Mr. Bastian stated that the petitioner is aware that they will need to follow up with an application to the Village for a liquor license through the Clerk's office. Mr. Bastian stated that the owner of the center has agreed to work on some property maintenance issues. Mr. Bastian stated that staff recommends approval of the Special Use with the conditions listed in the staff report.

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

Commissioner Joseph asked Mr. Bastian what are some of the property maintenance issues. Commissioner Joseph wanted to know if there was a convenience / liquor store at this center at one time and wanted to know if that was the larger unit at the center. Commissioner Joseph asked the owner of the pizzeria, Mr. Grassano, if he intended on having video poker machines. Commissioner Joseph thanked the petitioner for thinking of Carol Stream for his business.

Mr. Bastian stated that staff has been working with the property owner in regards to the gates to the trash enclosures that face Schamle Road that have been broken or inoperable or left open. Mr.

Bastian stated that the property owner has made progress in this area; they have had a welder out to work on the gates. Mr. Bastian stated that there is some landscaping that needs to be refreshed when the weather cooperates and the property owner has agreed to work on the landscaping. Mr. Bastian also stated that staff will be checking to make sure that the parking lot is striped to code.

Mr. Cui stated that at one time there was a convenience / liquor store at the center but they have moved out. Mr. Cui stated that the larger unit was occupied by a fitness center and they have also moved out.

Mr. Grassano stated that he would not be having video poker; this will be a family restaurant.

Commissioner Petella stated that is his understanding that it was going to be only beer and wine served and asked the petitioner if beer and wine was all they were looking be serving. Commissioner Petella asked Mr. Bastian to go over the parking space requirement. Commissioner Petella also thanked the business owner for thinking of Carol Stream for his business.

Mr. Grassano stated that at the Lincoln Park location they serve about 60% wine and 20% beer and 10% liquor.

Mr. Bastian stated that staff takes into account all of the spaces and the Zoning Code has a parking formula for a shopping center, one space for every 250 sq. ft. of floor area and the 10,500 sq. ft. of vacant space is factored into the calculation. Mr. Bastian stated that if the owner wanted to divide that space up into four more restaurants there may be a problem in terms of parking and the original ordinance would allow us to bring that back to the Plan Commission to take a look at the parking. Mr. Bastian stated that staff will continue to monitor the center and work with the owner when they do fill the vacant space.

Commissioner Spink wanted to know if they would be having takeout and delivery service.

Mr. Grassano stated yes they would have takeout and delivery service.

Commissioner Smoot and Creighton did not have any questions.

Commissioner Hennessey did not have any questions, but wanted to state that he read the reviews on the petitioner's restaurant he believes it will be a good fit for the community and wanted to thank the business owner for thinking of Carol Stream for his business.

Chairman Christopher did not have any questions.

Commissioner Joseph moved and Commissioner Petella made the second to approve the request for a Special Use Permit to allow a Restaurant with Bar Area in the B-2 General Retail District with staff recommendation listed in the staff report.

The results of the roll call vote were:

Ayes: 7 Chairman Christopher and Commissioner Spink, Smoot, 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 15, 2013, at which time the Board would take final action on the matter.

Commissioner Creighton moved and Commissioner Hennessey made the second to close the Public Hearing.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Hennessey, Creighton, Joseph and Petella

Nays: 1 Commissioner Smoot

Abstain: 0

Absent: 0

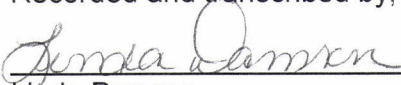
NEW BUSINESS:

ADJOURNMENT:

At 8:10 p.m. Commissioner Petella moved and Commissioner Joseph 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 May 13, 2013.



Chairman