

**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

May 13, 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 and James Joseph

Absent: Commissioner Frank Petella

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

MINUTES:

Commissioner Joseph moved and Commissioner Hennessey made the second to approve the minutes of the meeting of April 8, 2013.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

PUBLIC HEARING:

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

**Case # 13092 - Parent Petroleum - 260 Schmale Road
Zoning Code - Outdoor Display of Merchandise**

Chairman Christopher swore in the witness, Dan Soltis of CIMA Developers, 381 E. St. Charles Road, Carol Stream, IL 60188. Mr. Soltis stated that he is here on behalf of Parent Petroleum Retail that owns and operates the BP Gas station at 260 Schmale Road and they are requesting a variance to store and display propane tanks outdoors on the sidewalk on southeast side of the building. Mr. Soltis stated that Parent Petroleum owns and operates fourteen locations and the one located at 260 Schmale Road is the only one that does not have the sale of propane tanks. Mr. Soltis stated that they are proposing a 4 foot high by 6 foot wide by 2.5 foot deep propane display cage which is very similar to the display cages you may see at other gas stations or convenience stores. Mr. Soltis presented a photo to the Plan Commissioners to show what the display cage would look like. Mr. Soltis stated that the display would be locked at all times, and only a customer service representative would be able to unlock the display for a customer. Mr. Soltis stated that they will be posting 'No Smoking' signs on the cage and install bollards in front of the cage on the asphalt just before the parking curb.

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 he would like to remind the Plan Commission that in the Business Districts all merchandise needs to be kept inside the building unless there is a separate approval to have an outdoor display and storage of merchandise. Mr. Bastian stated that propane tanks are not allowed to be stored inside a building because it does not meet the Fire Code. Mr. Bastian stated that the Plan Commission has approved the outdoor storage and display of propane tanks at several other locations, the most recent being Walgreens on Fullerton Avenue and the Dominick's on Schmale Road. Mr. Bastian stated that the village has standardized conditions that need to be met in order to have the sale and outdoor display of propane tanks and they are as follows: posting of a 'No Smoking' sign, Hazmat Placard, placement of the cages at least fifteen feet from any door or opening, and the propane tanks need to be in an approved container that is lockable and that meets with the approval of the Fire District. Mr. Bastian stated that staff believes that the location chosen is a good one, the sidewalk where the cage will be placed is not an accessible route into the building so there are no concerns with the Illinois Accessibility Code. Mr. Bastian stated that staff recommends approval of the variance for the Outdoor Display and Storage of the propane tanks subject to the conditions listed on page 4 of the staff report. Mr. Bastian stated that staff would like to ask at this time for the Plan Commission to consider having the village staff prepare a text amendment to the Zoning Code that would state the standard conditions of approvals for outdoor propane tanks cages and be able to approve the outdoor display and storage of propane tanks administratively, without the need for a formal variation.

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

Commissions Hennessy, Smoot, Joseph and Chairman Christopher did not have any questions.

Commissioner Creighton wanted to know if the petitioner had any issues with the theft of the propane tanks.

Mr. Soltis stated that they did not have any issues with the theft of propane tanks.

Commissioner Spink wanted to know if there was smoking allowed at this gas station in the proximity of the propane tanks or is there an ashtray within fifteen feet of the building. Commissioner Spink also wanted to know if the petitioner had any other plans for other outside sales, for example wood chips.

Commissioner Spink asked Mr. Bastian if an ashtray was supposed to be located at least fifteen feet from the building.

Mr. Soltis stated that employees are not allowed to smoke on the premises and they do have ashtrays as part of the trash container at each entrance door. Mr. Soltis stated they do have fire extinguishers at every canopy column per the Illinois Fire Marshal Code and one located at each exit door of the building.

Mr. Bastian stated the Illinois Smoke Free Act would control the distance from a building entrance where smoking could occur.

Mr. Soltis stated that the pump trash bins are not fitted with ashtrays. Mr. Soltis stated that they did not have any plans for any other types of outside sales.

Commissioner Spink moved and Commissioner Creighton made the second to approve the request for a variation for outdoor display and storage of propane tanks subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Smoot, Hennessey, Creighton, and Joseph
 Nays: 0
 Abstain: 0
 Absent: 1 Commissioner Petella

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 20, 2013, at which time the Board would take final action on the matter.

After discussion the Plan Commission unanimously directed staff to prepare a text amendment to the Zoning Code that would include the standard conditions of approval for outdoor display and storage of propane tanks, to enable future requests to be approved administratively.

**Case # 13121 - Carol Stream Park District - 910 N. Gary Avenue
 Gary Avenue Corridor Review
 Variation - Sign Code**

Chairman Christopher swore in the witness, Frank Parisi with Williams Architects, 500 Park Boulevard, Itasca, IL on the behalf of the Carol Stream Park District. Mr. Parisi introduced Julie Vogl, Director of Marketing for the Carol Stream Park District and Park District Commissioner Jeffery. Mr. Parisi stated that it is a pleasure being back before the Plan Commission, and he was here in 2011 for the approvals to construct the Fountain View Recreation Center (FVRC). Mr. Parisi stated a couple overall things that he would like to talk about one being of the goal to continue the same unified design that was talked about with the FVRC that goes along with the proposed sign that we are requesting a variation for tonight. Mr. Parisi stated that he believes that the sign is emblematic with everything that is described in the Gary Avenue Corridor regulations. Mr. Parisi stated that the petitioner is here tonight to ask for a variation to the sign code for the height of the sign that is proposed. Mr. Parisi stated that the sign would be located just west of the intersection of Gary Avenue and Fountain View Drive. Mr. Parisi stated that the petitioner took into consideration any of the improvements that would be done along Gary Avenue in the future, for example a left turning lane and a walkway when deciding on the location of the proposed sign. Mr. Parisi stated that the sign would be located out of the setback area. Mr. Parisi stated that the petitioner has stayed with the original landscape plan that was approved with the PUD, with only one modification being the relocating of two trees to the north end of the site, the reason being when the trees mature they would not block the proposed sign. Mr. Parisi stated that the design criteria of the sign was to play off the design of the FVRC building. Mr. Parisi stated that the sign will be made out of the same high quality materials that are on the FVRC building for example the aluminum panels, brick and stone copings. Mr. Parisi stated that the petitioner would like to have a LED sign to convey the Park District programs and other community events and also to have a continued shared effort with the Village to communicate any instructions in case of an emergency situation. Mr. Parisi stated that today's LED signs do have a modulating lighting control photo cell, so during the day the LED would be brighter to offset the sunlight and would be less bright at night.

Mr. Parisi stated that the LED sign can be controlled automatically or manually if need be. Mr. Parisi stated that at the top and bottom of the sign they are proposing lettering that would have lighting behind it that will have a very soft glow. Mr. Parisi also stated that they are requesting a variance to allow a sign that is 13'8" in height. Mr. Parisi stated when deciding on the height of the sign they took into consideration the traffic flow on Gary Avenue and the grade of the Gary Avenue and the grade of the FVRC parking lot. Mr. Parisi stated that the grade of Gary Avenue is at 760 feet and the grade of the FVRC parking lot is three feet lower, so they needed to make adjustment to the sign height for the difference in the grade, and the location of the Ross Ferraro Town Center sign played another very important factor, the proposed Park District sign would need to be higher so people traveling in south bound lines on Gary Avenue could see the Park District sign. Mr. Parisi stated that with this sign being located at an intersection without a light, one of the goals was also to increase the visibility of the sign from a distance giving motorists more time to view information displayed on the sign. Mr. Parisi also stated that another justification for having a higher sign was if the sign was lower and a SUV traveling in the south bound lane, the SUV would block the sign for motorists in the north bound lane. Mr. Parisi stated that the petitioner is also proposing to place an acrylic placard at the bottom of the Ross Ferraro Town Center sign located at the corner of Lies Road and Fountain View Drive. Mr. Parisi stated that the placard would be placed at the bottom of the sign with the wording 'Fountain View Recreation Center'. Mr. Parisi stated that the need for the placard on the Ross Ferraro Town Center sign is to direct motorists on Lies Road on where to turn.

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 there are two items being requested one is for Gary Avenue Corridor review for the proposed sign and for the modification to the Town Center sign, the second being a sign code variation for the height of the proposed sign. Mr. Bastian stated that in 2011 approvals were granted for the construction of the FVRC, in accordance with an intergovernmental agreement between the Village Board and the Park Board that preceded the sale of the property to the Park District. There was language in the IGA stating that the Village and Park District would work together and have shared signage in the event that both boards could come to an agreement on what form that would take. Mr. Bastian stated that in May of 2012 the Village and Park Boards met to discuss design objectives that were important to each group for possible shared signs. Mr. Bastian stated that following this meeting, along with Williams Architects, the Village and Park District staff worked together to come up with some designs for a possible modification to the existing Ross Ferraro Town Center signs. Mr. Bastian stated that the Village and Park District Board met in February of this year and it was agreed that the Village Board decided to leave the existing Ross Ferraro Town Center sign the way they currently are and the Park District could pursue a separate new ground sign on the FVRC property if they choose to. Mr. Bastian stated that the Park District has chosen to do so and that is why they are here tonight. Mr. Bastian stated that a new ground sign within the Gary Avenue Corridor needs to be approved by the Plan Commission and the Plan Commission has approved several new ground signs in past few years and they are listed on page 2 of the staff report. Mr. Bastian stated that the corridor regulations do not say that signs have to be specific in materials or that they have to incorporate a certain design approach, staff does encourage applicants to use high quality materials or improve the landscaping around the sign or tie into the building architecture so there would be a high quality appearance of the sign. Mr. Bastian stated that when staff was provided with the application for the Gary Avenue Corridor review of the proposed sign, staff went out to look at the building and could see that there was an intentional effort to have the proposed sign tie back into the architectural design of the FVRC building. Mr. Bastian stated that staff believes that the sign is of high quality and is something that staff can support and is consistent with the purpose

and intent of the corridor regulations. Mr. Bastian stated the need for a placard on the Ross Ferraro Town Center sign located at the corner of Lies Road and Fountain View Drive is that the Park District thinks it is very important that the people coming from Lies Road need some type of identifier to let people know where to turn. Mr. Bastian stated that the sign is understated and the sign would be pin mounted into the existing mortar, so if there is ever a need to remove the placard it would not do any damage to the Ross Ferraro Town Center sign. Mr. Bastian stated that with the color and the understated appearance of the placard staff has no objections. Mr. Bastian stated that the Plan Commission is being asked to review the change to the sign as part of the Gary Avenue Corridor review, and the Village Board would have to sign off on the alteration of the sign as it is village property.

Mr. Bastian stated that in regards to the sign code variance being requested, the sign is to be considered a community message board identification sign, and those signs are allowed to be 8 feet in height and 96 square feet in area. Mr. Bastian wanted to make the Plan Commission aware that the Sign Code directs that the height of a ground sign be determined relative to the elevation of the adjacent roadway. Mr. Bastian stated the Engineering Services Department has confirmed that the elevation of the crown of Gary Avenue is 760 feet, and that is why staff is calling this a 13'8" sign and not a 16'8" sign because that is not how the sign height is defined per the sign code. Mr. Bastian stated that a height variance is required to go the 13'8" verses 8'. Mr. Bastian stated that Mr. Parisi did a good job covering the factors that they feel support a height variance. Mr. Bastian stated that staff researched the sign code variances for the height of a sign over the last 10 years. Mr. Bastian stated that the Plan Commission has been asked to approve eleven variations for sign height dating back to 2004 and ten out of the eleven have been approved. Mr. Bastian stated that some of the things that the Plan Commission and Village Board found to be compelling when it comes to sign code variations for height are:

- Properties that have access limitations;
- Properties that have visibility constraints;
- Properties for which the prevailing speed of traffic reduces sign effectiveness;
- Properties for which the allowable height and area would not result in an effective sign;
- Properties needing effective advertising for several tenants in a multi-tenant building.

Mr. Bastian stated that staff believes most if not all of these considerations are present with the proposed sign. Mr. Bastian stated that once the work is completed on Gary Avenue there will be a left turn entrance onto Fountain View Drive. Mr. Bastian stated that staff believes that there is a need to let people know that they are getting close to the recreation center since this will not be a signalized intersection and a taller sign at this location is a good way to achieve this. Mr. Bastian stated that he would encourage the Plan Commission to look at the findings of fact listed on page 6 of the staff report. Mr. Bastian stated that staff is able to recommend the approval of the Gary Avenue Corridor review and the Sign Code Variation for height subject to the conditions listed on page 7 of the staff report. Mr. Bastian wanted to mention that the petitioner did mention that the proposed sign would have the built-in photo cell to control the brightness of the sign.

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

Commissioner Joseph wanted clarification on the total height of the sign measured from the grade of Gary Ave, would it be 13'8". Commissioner Joseph also wanted to know how this sign compares in height to the existing Ross Ferraro Town Center sign. Commissioner Joseph wanted to know if the silver frame of the sign would be brushed or reflective. Commissioner Joseph wanted to know if there was any consideration in using some of stone that is shown in the pictures of the building on page 3 of the staff report. Commissioner Joseph stated he would like to see some commonality to the Ross Ferraro Town Center sign. Commissioner Joseph wanted to know if the acrylic panels

would only be on the Ross Ferraro Town Center sign on Lies Road and is there any consideration to have the lettering attached directly to the stone instead of the acrylic panel.

Mr. Bastian stated that the height of the proposed sign is 13'8". Mr. Bastian stated that the Ross Ferraro Town Center sign is 11'2 1/2" in height.

Mr. Parisi stated that the silver frame on the sign would be brushed. Mr. Parisi stated that one of the options presented to the Park District Board was to use the same stone that is on the building, but the Park District Board felt real strongly about representing the pier in its purest form. Mr. Parisi stated that the acrylic panels would only be located only at the Town Center sign located on Lies Road. Mr. Parisi stated that having letters attached directly to the stone on the Town Center sign could be an option.

Commissioner Spink wanted to know if the entrance coming from the south on Gary Avenue would be blocked off. Commissioner Spink stated that she thinks the sign is beautiful but would like see it match the existing Ross Ferraro Town Center sign. Commissioner Spink stated that she does have a concern about people trying to read the sign and not paying attention and causing accidents before the left turn lane is constructed. Commissioner Spink wanted to know if the brightness of the sign will be adjusted to dimmer setting around 10:00 p.m.

Mr. Bastian stated that the entrance would not be blocked off. Mr. Bastian stated that there is currently a 'no left turn' sign posted and once Gary Avenue is reconstructed there will be a left turn lane at this intersection.

Mr. Parisi stated that the sign will have a photo cell that can be adjusted automatically or manually from a wireless connection. Mr. Parisi stated that the sign would be set to be dimmer at night.

Commissioner Smoot wanted to know how much text will be displayed on the sign at one time.

Mr. Parisi stated that one of the studies that was done with this type of sign indicated that in order to effectively get the information across was that you should not put more than two lines of text on display at one time.

Commissioner Creighton complimented the petitioner on his presentation. Commissioner Creighton stated the sign code requires that one-third of the sign area must be permanent copy, containing only the name and or logo of the occupant. Commissioner Creighton stated that with how the sign is currently illustrated the permanent portion of the sign is too small. He asked the petitioner what the sign would like when it is changed from 11 1/4 sq. ft. to 12 sq. ft. Commissioner Creighton stated that the village has used the portable changeable copy sign to make announcements for the Town Center events and if the village continues to use it, it will take away from the Park District sign.

Mr. Parisi stated that the sign would look basically the same, what would be changing is the size of the Fountain View lettering portion of the sign which would increase from 7 inches to 8 inches tall.

Mr. Bastian stated that in response to Commissioner Creighton concerns about the portable sign, the petitioner mentioned the possibility of sharing, but is something he did not want to go into much detail.

Commissioner Hennessey had some comments one being that he would like to see some unity between the signs along Gary Avenue and he hopes that we are not going down a slippery slope as far as Gary Avenue with too much "Las Vegasing" were we would have all these huge signs up and down Gary Avenue and they all have a different look to them. Commissioner Hennessey

hopes that the sign can be shared for different community events. Commissioner Hennessey also made a suggestion that maybe sometime in the future the Ross Ferraro Town Center sign could be modified with some brick detail that matches the brick on the recreational center.

Commissioner Joseph wanted to know what kinds of materials were used on the Windfall Plaza sign. Commissioner Joseph stated that he thought the base of that sign was stone. Commissioner Joseph stated that other business along Gary Avenue and North Avenue have followed the same type of consistency and would like to see it on this sign.

Mr. Bastian stated that the Windfall Plaza sign is a combination of brick and stone work. Mr. Bastian stated that the Plan Commission could request the Park District to consider incorporating either the stone from the Recreation Center or the stone from the Ross Ferraro Town Center sign into the proposed sign.

Chairman Christopher wanted to know if the sign base would have a spread footing. Chairman Christopher wanted to know if the tube steel would be tied to the footing or the top cap. Commissioner Christopher explained to his fellow Plan Commissioner that in order to place the stone work on the proposed sign that is similar to the stone work that is on the Ross Ferraro Town Center you would need to increase the base of the proposed sign to 4 x 4 and that would triple the cost of the sign. Chairman Christopher stated he wanted to know if the sign that is to be installed on the Ross Ferraro Town Center sign on Lies Road would be pin letters.

Mr. Parisi stated that the sign would have a spread footing. Mr. Parisi stated that it would depend on who provides the sign on how the tube steel would be tied in. Mr. Parisi stated that there are two ways to affix the steel tubing one is to bury the post eight feet into the ground and at the top you would create a cap and then you would put on the brick, the other is the columns are anchored with bolts. Mr. Parisi stated that the acrylic sign would need less holes drilled into the existing sign than individual pin letters. Mr. Parisi stated that the type of letters on the acrylic placard would be actual letters with some depth to them.

Commissioner Joseph asked Chairman Christopher if he was proposing to remain with the acrylic placard if we didn't we could go with the free standing letters pin.

Mr. Bastian stated that the petitioner was willing to go with individual letters.

Commissioner Joseph wanted some clarification on the Ross Ferraro Town Center sign; he wanted to know if the modification to the sign was going to be the acrylic placard or is the Plan Commission requesting it be the individual pin letters. Commissioner Joseph wanted to also know what type of letter would be on the acrylic placard.

Chairman Christopher stated that the acrylic placard would be the cleanest way to go given it would make fewer holes in the existing Ross Ferraro Town Center sign.

Commissioner Hennessey moved and Commissioner Creighton made the second to approve the request for a Gary Avenue Corridor Review subject to conditions listed in the staff report and recommended approval of the Variation to the Sign Code for the height for the sign to be located at 910 N. Gary Avenue subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Smoot, Hennessey, Creighton,
and Joseph
Nays: 0

Abstain: 0
Absent: 1 Commissioner Petella

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 20, 2013, at which time the Board would take final action on the matter.

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

PRESENTATION:

Case # 13108 - O'Reilly Auto Parts - SE Corner of County Farm and Kelly Drive Final Planned Unit Development

Chairman Christopher swore in the witness, Tim Guillot with Esterly Schneider and Associates, 1736 E. Sunshine, Suite 417, Springfield, MO. Mr. Guillot stated that he is representing O'Reilly Auto Parts. Mr. Guillot stated that his firm has worked with village staff to develop a project that would meet the requirements of the Final PUD and to match the design of the existing Heritage Plaza Shopping Center. Mr. Guillot stated that the proposed building is 7,854 square feet for a retail auto parts store. Mr. Guillot stated that building site is on the SE corner of County Farm Road and Kelly Drive with a residential development on the south side of the property. Mr. Guillot stated that there is a required 40 foot setback, and they are proposing to build the building 60 feet from the property line to alleviate any neighbors concerns and also to allow for the required landscaping. Mr. Guillot stated that the site has one access point off of Kelly Drive, which also leads back to the Heritage Plaza Shopping Center. Mr. Guillot stated that the O'Reilly Auto Parts site will include a future cross access to the adjacent property to the east, so when that property is developed the will have access across the O'Reilly Auto Parts property which is part of the PUD. Mr. Guillot stated that they have worked with staff to make sure they understood all the landscaping requirements and to provide a diverse landscaping plan along County Farm Road and Kelly Drive, and the landscaping of the berm on the south side of the property. Mr. Guillot stated that the main entrance to the building will face County Farm Road, the proposed building design will pick up the same design as the Heritage Plaza Shopping Center, it will be built with the same types of materials, be the same color and have the same coin piece at the top of the building. Mr. Guillot stated that the north side of the building will be the service side of the building and there will be additional landscaping on the north side of the building.

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 2006 the Village Board approved an amended Preliminary Planned Unit Development Plan, through Ordinance 2006-04-20. Mr. Bastian stated that that ordinance contains the conditions that any final development would have to meet; it also contained a preliminary PUD plan. Exhibit B of the ordinance shows a general layout. Mr. Bastian stated that what the Plan Commission needs to do is to determine if the proposed Final PUD is in substantial conformance with the Preliminary PUD Plan. Mr. Bastian stated that the retail auto parts store is a permitted use in the B-3 Service District. Mr. Bastian stated that the petitioner talked about the site layout and traffic. Mr. Bastian stated that there is a 40 foot minimum setback between the south end of the building and the residential properties to the south, and the petitioner is exceeding that by having a 60 foot setback. Mr. Bastian stated that the petitioner is providing more parking than what is required by code. Mr. Bastian stated that the

petitioner was sensitive in the design of the building to make sure it fit in with the Heritage Plaza Shopping Center, the bricks and color will match the Shopping Center, there will be columns on all side on the building and will have keystone elements along the top of the building. Mr. Bastian stated some of the conditions to the PUD are no box signs, trash enclosures need to be made out of brick, roof top equipment would need to be screened. Mr. Bastian stated that the petitioners plan meets the conditions, and the petitioner has provided an adequate landscape plan and will also be installing a six foot fence along the south property line. Mr. Bastian stated that the petitioner will be providing the 5 percent parking lot green space that is required and will provide cross access to the east when that property develops. Mr. Bastian stated that the petitioner has a corporate policy that discourages any type of product installation that requires any type of disassembly of the vehicle in the parking lot. Mr. Bastian stated that staff believes that the Final PUD is in conformance with the Preliminary PUD plan and recommends approval subject to the conditions listed on page 5 of the staff report.

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

Commissioners Hennessey, Creighton, Smoot did not have any questions.

Commissioner Spink wanted to know if windows could be added to the north side of the building. Commissioner Spink wanted to know if the overhead door just off of Kelly Drive was where deliveries would be made. Commissioner Spink wanted to know if the overhead door could be switched to the south side of the building. Commissioner Spink wanted to know what hours the store would be open. Commissioner Spink wanted to know how far the overhead door was from Kelly Drive. Commissioner Spink wanted to know if they would be allowed to have two wall signs on the building and the ground sign.

Chairman Christopher explained that if the petitioner added windows to the north side of the building they would lose all the racking on the exterior wall.

Mr. Guillot also stated the reason that windows would not be added is they would lose a lot of product space. Mr. Guillot stated that deliveries would be made at the north side of the building, and all deliveries are made after the store hours. Mr. Guillot stated the store hours would be 7:30 a.m. to 9:00 p.m. Mr. Guillot stated that the overhead door is about 100 feet from Kelly Drive.

Mr. Bastian passed out a truck turning template that demonstrates that they can make the move without backing onto Kelly Drive. Mr. Bastian stated that the petitioner did ask DuPage County for access off County Farm Road and that would have facilitated the delivery design that Commissioner Spink was requesting, but DuPage County said no. Mr. Bastian stated that they would be allowed to have wall signs on each street frontage and the ground sign they are showing.

Commissioner Joseph stated that he has the same concerns that Commissioner Spink has, and would like the main store entrance to be off Kelly Drive. Commissioner Joseph wanted to know if there is any way that on the north elevation towards the west end could some type of window be installed.

Mr. Guillot stated that he would need to go back to the petitioners to see if they wanted to add windows to the north elevation, but in the past it something they prefer not to do.

Chairman Christopher wanted to clarify that there was not going to be a dock door and that is was going to be an overhead door. Chairman Christopher wanted to know the size of the overhead door. Chairman Christopher stated that maybe in the future the petitioner could paint the overhead door to match the building color. Chairman Christopher asked Mr. Bastian if Engineering Services looked at the civil design.

Commissioner Joseph asked if the color of the door is something the Plan Commission could ask for now. Commissioner Joseph hopes that O'Reilly Auto Parts maintains the parking lot since County Farm Road is a one of the main roads in Carol Stream.

Mr. Guillot stated that the overhead door would be 8' x10'. Mr. Guillot stated that trying to match a paint color to the brick would be difficult. Mr. Guillot stated that they will be painting the overhead door and the other doors the same color has the accent color on the rest of the building.

Mr. Bastian stated that the civil design was looked at by the Engineering Services Department. Mr. Bastian wanted to mention that staff has been working with the petitioner for the last eight months, and had asked for glass to be added to the north elevation, but this something the petitioner did not want to do. Mr. Bastian stated the petitioner did do a lot to dress up the north side of the building, they added the canopy features, the awnings and increased the landscaping. Mr. Bastian stated that staff respects that they have a floor plan issue.

Commissioner Creighton moved and Commissioner Hennessey made the second to approve the request for Final Planned Unit Development subject to the recommendations in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Smoot, Hennessey, Creighton,
and Joseph
Nays: 0
Abstain: 0
Absent: 1 Commissioner Petella

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 20, 2013, at which time the Board would take final action on the matter.

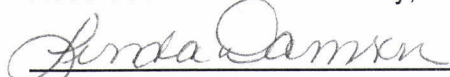
NEW BUSINESS:

ADJOURNMENT:

At 9:15 p.m. Commissioner Spink moved and Commissioner Joseph made the second to adjourn the meeting. The motion passed by unanimous vote.

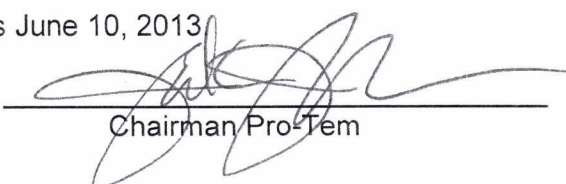
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this June 10, 2013



Chairman Pro-Tem