

**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

June 10, 2013

Chairman Pro-Tem James Joseph 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 Pro-Tem James Joseph, and Commissioners Dee Spink, Ralph Smoot, David Hennessey, David Creighton, and Frank Petella

Absent: Chairman Angelo Christopher

Also Present: Robert Glees, Community Development Director, Linda Damron, Secretary and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Hennessey made the second to approve the minutes of the meeting of May 13, 2013.

The results of the roll call vote were:

Ayes: 5 Chairman Pro-Tem Joseph and Commissioners Spink, Smoot, Hennessey and Creighton
Abstain: 1 Commissioner Petella
Absent: 1 Chairman Christopher

PUBLIC HEARING:

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

**Case # 12352 - New Directions Housing Corporation - 24W211 St. Charles Road
Zoning Map Amendment - B-2 General Retail District to R-4 General Residence District
Variation - Zoning Code - Landbanked Parking
Variation - Sign Code – Minimum Lot Size, Sign-to-Building Setback**

Chairman Pro-Tem Joseph stated that this case is being withdrawn from the agenda due to New Directions Housing Corporation funding being denied from the Illinois Housing Development Authority.

**Case # 12356 - Triple C Development, LLC - 120 S. Gary Avenue
Special Use Permit - Car Wash (Automobile Laundry)
Gary / North Avenue Corridor Review
Zoning Map Amendment
Plat of Subdivision**

Community Development Director Robert Glees stated that he received word from the petitioner Mr. Mark Evans of Triple C Development that he was having travel problems and would be unable to make it this evening to make his presentation. Mr. Glees stated that with the case being a scheduled public hearing, the case needs to be opened and the Plan Commission has three different options:

1. Table the case to the next available meeting
2. Act on the motion without having the benefit of hearing a presentation from the petitioner.
3. As part of the motion to table the case to the next meeting the Plan Commissioners could provide some questions that Mr. Glees could pass along to the petitioner that would allow the petitioner to be able to come back to the next meeting and answer the Plan Commission questions or if the Plan Commission decided to act on the motion, the Plan Commission could also ask questions that would not have a bearing on their vote, and would be points of information only.

Chairman Pro-Tem Joseph asked Mr. Glees if the petitioner intended to reschedule the meeting or are they looking for the Plan Commission to make a decision of their request.

Mr. Glees stated that the petitioner is not making any requests one way or the other. Mr. Glees stated that the petitioner has a request before the Plan Commission and needs action on the request from the Village in order to move forward with his project. Mr. Glees stated that if the Plan Commission defers the case to the next meeting the petitioner would be able to attend that meeting. Mr. Glees stated that this is unusual, but if the Plan Commission wanted to take action on the request without a presentation, but did have some questions the petitioner is available on his cell phone to answer any questions. Mr. Glees stated that if the Plan Commission feels that there are enough issues and would need to hear a presentation and ask questions then the appropriate action would be to table the case to the next meeting. Mr. Glees stated that Mr. Evans wanted to extend his apologies for not being able to make the meeting.

Chairman Pro-Tem Joseph asked his fellow Commissioners if this is something they wanted to take action on.

Commissioners Hennessey, Smoot, Spink, Petella and Chairman Pro-Tem Joseph were all in favor of moving forward on hearing the staff report and making a motion.

Commissioner Creighton stated that he would like to table the case to the next Plan Commission meeting.

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

Community Development Director Robert Glees stated that the request is from Triple C Development, for the development of the property at 120 S. Gary Avenue for a Zippy's Express Car Wash. The petitioner is requesting a Special Use Permit for an Auto Laundry, re-zoning of a small parcel from B-2 General Retail District to B-3 Service District, Gary and North Avenue Corridor Review and a Plat of Subdivision. Mr. Glees stated that he wanted to mention some background information about this property. Mr. Glees stated that this property has had previous requests for a car wash, the two previous requests were approved and although the projects never went forward. Mr. Glees stated that the request from Triple C Development is a completely unrelated project and it includes the purchase of a small piece of property from the adjacent White Castle in order to provide improved access from North Avenue. Mr. Glees stated that as part of the Special Use Permit request staff evaluates issues pertaining to traffic, parking, access, noise and refuse disposal. Mr. Glees stated that there is detailed information listed in the staff report. Mr. Glees stated that with respect to traffic circulation access to the site would be possible from North

Avenue and Gary Avenue, customers of the car wash would enter the car wash building itself and then upon exiting they would be able to either use vacuum stations or exit through a gate to use the exit drive to North Avenue which would be a right in and right out or to the boulevard drive off of Gary Avenue which you would be able to turn right or left onto Gary Avenue. Mr. Glees stated that the proposed gate is to prevent people from entering the vacuum stations and making use of the vacuums without paying for a car wash. Mr. Glees stated that this type of arrangement is common for Zippy's car washes throughout the country. Mr. Glees stated that staff also looked at the parking and found it to be adequate and the numbers of parking spaces being provided are in compliance with the code and the stacking spaces for the car wash total 18 stacking spaces as opposed to the code requirement of 10 stacking spaces. Mr. Glees stated that staff also looked at possible sources of noise, and staff worked with the petitioner to take some measures to mitigate any noise issues. Mr. Glees stated that the petitioner provided a very detailed noise study to indicate what the impact would be and staff is satisfied that the noise would not be excessive during times when the adjacent properties would be sensitive to noise, being later in the evening or in the middle of the night. Mr. Glees stated that the vacuum equipment will be housed in a seven foot tall masonry enclosure and that would mitigate the noise and the vehicle drying blowers will be mounted inside the building, and with discussing this with the petitioner it was determined that to mitigate the noise even further the blower units could be mounted higher up within the roof area of the building and the petitioner has agreed to mount the blower units higher within the roof area of the building. Mr. Glees stated that staff has also looked at the proposed wall signs and ground signs and found that they will meet the sign code. Mr. Glees stated that with respect to trash each vacuum station will have a trash container to allow customers to dispose their trash from their vehicles. Trash containers will be emptied by the employees and taken to the trash enclosure located near the west property line. Mr. Glees stated that staff does not believe that trash will be an issued. Mr. Glees stated that staff is comfortable with a recommendation to approve the request for a Special Use Permit.

Mr. Glees stated that with respect to the Zoning Map Amendment as he indicated earlier that Zippy's has arranged to purchase a small piece of property from the adjacent White Castle property in order to provide improved access off of North Avenue and per the Village's preference and direction we would like to see the parcel consolidated with the remainder of the Zippy's parcel. Mr. Glees stated that the reason for doing this is it makes it easier to evaluate the bulk standards, such as setbacks, and building code standards. Mr. Glees stated that the piece of property that is being purchased is currently zoned B-2, as is the entire White Castle property and the Zippy's property is zoned B-3 and so the property that is being purchased needs to be re-zoned to B-3. Mr. Glees stated that the zoning is consistent with the Future Land Use Plan and the car wash itself is compatible with adjacent land uses. Mr. Glees stated that staff supports the request for the re-zoning of the property.

Mr. Glees stated that with respect to Gary / North Avenue Corridor Review staff looked at the site design with respect to access, traffic circulation and parking. Staff also looked at service areas, drainage, ground signs and pedestrian accommodations. Mr. Glees stated that staff has evaluated the site features against the goals of the Gary / North Corridor Regulations and staff does not have any comments or suggestions on the proposed site plan and staff finds it to be in conformance with goals and intent of the Gary / North Avenue Corridor Regulations. Mr. Glees stated that with respect to the architectural design as shown in Exhibits E-1 and E-2 that the proposed building will consist of entirely of quik brik masonry block and glass. At this time Mr. Glees distributed pictures of the quik brik and a sample of the quik brik to the Plan Commissioners. Mr. Glees explained that the quik brik is a type of CMU masonry unit, that is colored and resembles brick and the construction is similar to concrete block construction, however when it is completed it looks like brick.

Commissioner Petella wanted to know what the advantage was to using this type of material over brick.

Mr. Glees stated that the advantage is the ease of construction. Mr. Glees stated that it is essentially a concrete masonry unit, so it would be like a concrete block wall, which is fairly simple to construct, as opposed to brick construction which is a little more complicated. Mr. Glees stated that staff finds the quality of the proposed building materials and the decorative design elements to be consistent with the design recommendations of the Gary / North Avenue Corridor Review Regulations. Mr. Glees Stated that staff has no objections to the proposed materials or the appearance of the wall signage that is being proposed.

Mr. Glees stated the with respect to the landscape design that is shown on Exhibit D of the staff report, the proposed plan meets and exceeds the Gary / North Avenue Corridor point requirements, the landscaping is well dispersed throughout the site, the 10% green space standard required for parking lot has been met. One item the Mr. Glees wanted to mention was that staff suggested to the petitioner was to relocated two maple trees from the location on the plan just west of the vacuum canopy to the Gary Avenue frontage to enhance the appearance of the property from the primary frontage which is Gary Avenue. Mr. Glees stated that the petitioner is ok with that recommendation.

Mr. Glees stated that with regards to the Plat of Subdivision as indicated the petitioner is purchasing a small piece of property from White Castle, and we have already discussed the need to re-zone that piece of property to B-3, and the Village's preference that it be consolidated with the remainder the property, and in order to accomplish this a Plat of Subdivision needs to be approved. Mr. Glees stated that staff finds the proposed plat to be in order.

Mr. Glees stated that staff recommends approval of the petitioner's requests of the Special Use Permit for a car wash, the Zoning Map Amendment to re-zone the small piece of property from B-2 to B-3, the approval the Gary / North Avenue Corridor Review and the approval of the Final Plat of Subdivision to consolidate the two parcels subject to the conditions listed on pages nine and ten of the staff report.

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

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

Commissioner Petella wanted to know if the property that the petitioner is purchasing from White Castle would be an entrance only access.

Mr. Glees stated that no it will be a right in / right out access, and referred to the site plan (Exhibit B) of the staff report, that there will be an access drive that runs north and south along the west side of the property and that it will be a two way drive. Mr. Glees stated that that people coming in off of North Avenue will have the option to either turn into the White Castle or follow the drive around to the south end of the site and enter the car wash. Mr. Glees stated that when they exit they will go through the gate and they will find themselves at the north-south access drive again, they will be able to go north and exit turning right onto North Avenue or they can go south and exit to the boulevard access leading to Gary Avenue.

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

Commissioner Creighton wanted to talk about the glut of car washes coming into Carol Stream and what affect that will have on our water supply.

Mr. Glees stated that this will be the fourth car wash, if you include the DuPage Auto Bath being on Carol Stream water even though it's unincorporated is in the Carol Stream planning area. Mr. Glees stated that the village has plenty of water for all of the uses and staff evaluates this periodically as developments come into Carol Stream. Mr. Glees stated that staff sometimes gets a request from a business that is considering Carol Stream Industrial Park for location, and they typically ask about the capacity of the village's water system.

Chairman Pro-Tem Joseph wanted to know how the gated access would prevent someone from getting to the vacuum stations if they enter off of Gary Avenue. Chairman Pro-Tem Joseph also wanted to know how high the landscaping would be on the west portion of the parking lot between White Castle and the vacuum station area. Chairman Pro-Tem Joseph asked that it be passed along to the petitioner to be a good neighbor if they receive any complaints from White Castle about the vacuum stations.

Mr. Glees stated that there is a curb that would prevent someone from gaining access to the vacuum stations if they enter off of Gary Avenue. Mr. Glees stated that there will be some small shrubs up to 3' in height, and will also have three maple trees between White Castle and the vacuum stations.

Commissioner Hennessey moved and Commissioner Spink made the second to approve the request for the Special Use Permit for a Auto Laundry, Zoning Map Amendment, and a Plat of Subdivision subject to conditions listed in the staff report and recommended approval of the Gary & North Avenue Corridor Review for the property located at 120 S. Gary Avenue subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes:	5	Chairman Pro-Tem Joseph, Commissioner Spink, Smoot, Hennessey, and Petella
Nays:	0	
Abstain:	1	Commissioner Creighton
Absent:	1	Chairman Christopher

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

NEW BUSINESS:

ADJOURNMENT:

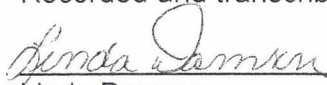
At 7:55 p.m. Commissioner Creighton moved and Commissioner Hennessey made the second to adjourn the meeting.

The results of the roll call vote were:

Ayes:	5	Chairman Pro-Tem Joseph, Commissioner Spink, Smoot, Hennessey, Creighton and Petella
Nays:	1	Commissioner Smoot
Abstain:	0	
Absent:	1	Chairman Christopher


FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this July 22, 2013.



Chairman Pro-Tem