

**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***

**February 25, 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 DuPage County Court Reporter.

**MINUTES:**

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of December 10, 2012.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioners Spink, Smoot, Creighton, Joseph and Petella

Nays: 0

Abstain: 1 Commissioner Hennessey

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 # 13003 – Dominic Raymond and Greg Levato – 282 Commonwealth Drive  
Special Use – Privately Owned Recreational Use in the I Industrial District**

Chairman Christopher swore in the witness, Dominic Raymond, 1124 Bartholdi Court, Carol Stream, IL 60188. Mr. Raymond stated that he is part owner in FASE Fitness and he is here tonight to request a Special Use Permit for a recreation use in the I Industrial District. Mr. Raymond stated that he and his wife currently live in Carol Stream and she is a teacher at the Cloverdale School in Carol Stream. Mr. Raymond stated that they would like to open a business that would provide health and fitness to its members. FASE fitness is a private personal training studio dedicated to improving the well-being of those seeking a healthier lifestyle. Mr. Raymond stated that their business model is based on a one-on-one atmosphere that is by appointment only and they are not a Health Club / Gym where memberships can be bought. Mr. Raymond stated that their clients purchase personal training sessions each week and the training sessions are at a designated time where clients would train with either Mr. Raymond or his partner. Mr. Raymond stated that this business would have very little traffic flow since training sessions are by appointment only. Mr. Raymond stated that in regards to the parking concerns since the business is by appointment only and they would have only four clients in the facility at a time their parking requirements are limited. Mr. Raymond stated that the business hours would be 7:00 am to 12:00



pm and 5:00 pm to 9:00 pm. Mr. Raymond stated that most of their current clients already car pool to training sessions due to the current parking restriction that they have right now, because both Mr. Raymond and his partner currently train clients out of their homes, and they have asked their clients to car pool due to the parking restriction in their neighborhoods and since most of our clients either work together, or are family members they are comfortable with carpooling. Mr. Raymond stated that when they move they will ask their clientele to continue to car pool. Mr. Raymond stated that they do schedule their clientele 15 minutes apart so that there is a leeway for coming and going in the parking lot.

Mr. Raymond explained the need for this type of space is because of the type of training they provide, which includes speed, agility and function of movements. This type of training requires a space with depth and space to perform. Mr. Raymond also stated that an industrial space gives them the space that is needed and is more cost effective as opposed to a commercial space.

Mr. Raymond stated that he and his partner are looking to make a positive difference by providing its members with a healthy lifestyle and asked the Plan Commission to help make their dreams become a reality by granting them a Special Use Permit.

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 the petitioner is requesting a Special Use Permit to allow for the operation of a private recreation use in the I Industrial District. Mr. Bastian stated that as shown on page two of the staff report the Village has approved since 1998 six different special use permits for recreational uses in the I Industrial District. Staff looks at factors of compatibility of the use to the other businesses in the area, traffic characteristics, and parking when recommending approval of a case to the Plan Commission. Mr. Bastian stated that staff has visited this property many times during the review of this case, the property has low traffic and with the respect to the on-site activity, the nature of uses in this building are contractors, light industrial types of business on the property. During staff visits to the property staff never viewed the parking to be more than about half full. Mr. Bastian stated that from use intensity standpoints this property is well suited for this kind of tenant. Mr. Bastian stated that on page four of the staff report there is the full parking analysis for the building based on the tenants that are currently in the building, and not including FASE Fitness, the Zoning Code would require 41 spaces. Mr. Bastian stated that for this kind of use the Zoning Code authorizes the Plan Commission to determine the parking requirements based on the information presented by the applicant. Mr. Bastian stated that based on what staff has been told and the information collected from the petitioner staff believes it is reasonable to require ten parking spaces for this business use based on the fact there are two personal trainers and the petitioner indicate the maximum class size would be no more than six clients and that would only be on a Sunday mornings, otherwise the class size during the week would be no more than four clients at one time. With this information staff believes ten spaces would be the maximum number of spaces FASE Fitness would need. Mr. Bastian stated that the site currently has 56 spaces; staff thinks they will lose a few spaces when the parking lot is restriped to have properly striped handicapped accessible spaces. Mr. Bastian stated that staff is comfortable with the amount of parking that is available on this property. Mr. Bastian stated that staff has had some conversations with the property owner about restriping the parking lot when weather permits and the owner of the property has agreed to have the parking lot restriped.



Mr. Bastian stated that staff believes that the finding of facts for the Special Use have been met and staff recommends approval of the Special Use subject to the conditions listed on page 7 of the staff report.

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

Commissioner Joseph asked Mr. Bastian if each business at this location had its own entrance.

Commissioner Joseph also asked the petitioner how they would prevent noise transfer into other units when people working with the weights and possibly dropping them. Commissioner Joseph wanted to know if they would be hiring additional trainers for this facility. Commissioner Joseph stated that he thinks it's a great business model and wished the petitioner success with their business.

Mr. Bastian stated that each business has two entrances one in the front and one in the back of the building.

Mr. Raymond stated that as personal trainers they prevent clients from dropping weights by spotting the client when they are working with the weights and they will also be providing special flooring to reduce noise transfer to the other units. Mr. Raymond stated that the in the initial cover letter the reference to hiring additional trainers was for future facilities.

Commissioner Petella and Commissioner Hennessey did not have any questions.

Commissioner Spink wanted to know if the petitioner would still be working out of their homes. Commissioner Spink wanted to know if the petitioner would be having any type of open house at the facility.

Mr. Raymond stated that they would not be working out of their homes once this facility opens. Mr. Raymond stated that they do not plan on having any type of open house at the facility. Mr. Raymond stated that this business is based on more of word of mouth and that is how they currently obtain their clientele.

Commissioner Smoot did not have any questions for the petitioner; he did want to thank the petitioner for choosing Carol Stream for their business and wished them success with their business.

Commissioner Creighton asked Mr. Bastian if the village had any assurance that the property owner would re-stripe the lot when the weather permits. Commissioner Creighton wanted to know which tenant space on the site map was 282 Commonwealth Drive. Commissioner Creighton wanted to know which 10 parking spaces would be for FASE Fitness. Commissioner Creighton wanted to know if there was an agreement with the property owner in regards to the use of the parking spaces. Commissioner Creighton wanted to know if there would ever be a time when the petitioner would have more than 85 clients. Commissioner Creighton also wished the petitioner good luck with his business.

Mr. Bastian stated that staff believes the property owner will comply, but if there is a situation and they do not comply by June 1, 2013, it would be handled as a code enforcement issue.

Mr. Raymond stated the tenant space would be the 3<sup>rd</sup> or 4<sup>th</sup> one from the south end. Mr. Raymond stated that the spaces right in front of 282 Commonwealth Drive and two spaces in the rear of the building would be reserved for their use. The parking spaces in the front 282 Commonwealth Drive would be for the clients and the two spaces in the rear of the building would

be for himself and his business partner. Mr. Raymond stated that each tenant has an agreement with the landlord regarding the parking spaces. Mr. Raymond stated that 85 clients would be the maximum number of clients at this facility.

Chairman Christopher wanted to know if they would be selling any type of protein supplements.

Mr. Raymond stated that they would not be selling any types of protein supplements.

Commissioner Spink moved and Commissioner Creighton made the second to approve the request for 282 Commonwealth Drive, to allow a Special Use Permit to allow for the operation of a private recreation use in the I Industrial District, subject to the recommendations 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 March 4, 2013, at which time the Board would take final action on the matter.

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

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

#### **PRESENTATION:**

#### **Case # 13038 – Ambrose Design Group Inc. – 106 E. North Avenue Gary / North Avenue Corridor Review (Revised)**

Chairman Christopher swore in the witness, Ron Ambrose, Ambrose Design Group, LLC, P.O. Box 1870, Crystal Lake, IL 60039. Mr. Ambrose stated that they were before the Plan Commission a few months ago regarding the remodeling of the building located at 106 E. North Avenue and tonight they are proposing a revision to the building façade plan. Mr. Ambrose stated that they will not be changing anything that was looked at previously by the Plan Commission in respect to the site, landscaping and parking. Mr. Ambrose stated that they are here tonight to talk about the exterior façade; the reasoning for making changes to the façade is because they have been working with a Dunkin Donuts franchise and would like to make them part of the package that they are proposing. Mr. Ambrose stated that they are going with a more contemporary industrial look rather than what was initially proposed and they would like to have the awning come straight out from the building two feet in depth. Mr. Ambrose stated that they were asked by staff to have the



awning could come out a total of three feet in depth. Mr. Ambrose stated that they would be happy make that change to the awning. Mr. Ambrose stated that the previous design had an entryway over the front doors and over the drive-thru window and the area between them the roof line was lower, in the proposed plan they would like to have a matching parapet on three sides of the building. Mr. Ambrose stated that three sides of the building will be constructed with matching panel face brick material and the rear of the building will be painted the same color. Mr. Ambrose stated that they will be framing out the entrance area and the Dunkin Donuts portion of the building with metal corrugated panels. Mr. Ambrose stated that the front elevation will have full size individual windows, but will have the appearance of an overhead door. Mr. Ambrose stated that initially the signage over the entryway was going to be Rmart's, but now it will be FillerUp. Mr. Ambrose stated that staff has asked that the same brick that is being use on the building be use on the sign bases, and they have agreed to do that.

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 request before the Plan Commission is for a revised architectural design plan for the building located at 106 E. North Avenue, as you may recall the petitioner was here last August and they did receive the approvals they needed to renovate the existing building, the approved elevations are in your packet as exhibit D, to help refresh your memory to what was previously approved. Mr. Bastian stated that staff looked at the some of the things that the Corridor regulations recommends as far as architectural design, pedestrian arcade or canopy fronting the building, avoiding monotony, and building components should relate well to one another. Mr. Bastian stated that there was nothing wrong with elevation plans that were approved last year, but from a personal perspective he does like the revised elevation package more, the new package has a more modern design, and has similar quality materials. Mr. Bastian stated that staff is comfortable recommending approval of the new elevations; staff believes that they have met the design intent of the Corridor regulations and staff did request that the flat metal awnings be extended by a foot to provide additional coverage for people entering and exiting the building and the petitioner has agreed to do this. Mr. Bastian stated that he was glad to hear that the petitioner will be painting the rear of the building a color to match the rest of the building. Mr. Bastian stated that staff recommends approval of the revised Gary & North Avenue Corridor review.

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

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

Commissioner Spink wanted to know if there would be lighting above the window that is shown in diagram 12-12.

Mr. Ambrose stated that even though there is not anything shown on that elevation, in all likelihood there would be some type of lighting behind the awning.

Commissioner Petella stated that the Plan Commission had a problem not too long ago with a different company on Gary Avenue that installed fake garage doors and we made them remove them. Commissioner Petella thinks it will be a problem if we allow this petitioner to install fake garage doors.

Chairman Christopher asked Mr. Ambrose if it will be a fixed standardized door with fixed mullions and would not have a track or rollers.

Mr. Ambrose answered yes.

Mr. Bastian explained to Commissioner Petella that the case he was thinking of was about a company that went ahead and did the work without the approval of the Plan Commission.

Commissioner Joseph stated that the initial approval showed a sign for the proposed tenant on the north elevation, in the new plan the only location shown for the tenant sign is located over the drive-thru and wanted to know if there was plan to put any type of sign on the front of the building to indicate that there is a drive-thru for the tenants business.

Mr. Ambrose states that on the front elevation on the upper left corner there is a sign indicating that there is a drive thru and there will be an advertisement type signage on the window.

Chairman Christopher wanted to know if the materials being used were going to be brick panels.

Mr. Ambrose stated that they would be brick panels.

Commissioner Creighton moved and Commissioner Smoot made the second to approve the request for 106 N. Gary Avenue, for a revised Gary and North Avenue Corridor review, subject to the recommendation 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

**Case # 13010 – Village of Carol Stream – 500 N. Gary Avenue  
2013 Official Zoning Map**

Chairman Christopher swore in the witness, Assistant Community Development Director Don Bastian, 500 N. Gary Avenue, Carol Stream, IL 60188. Mr. Bastian stated that it is required by state statute to publish a current Zoning Map by March 31 of each year. Mr. Bastian stated that there have not been any zoning changes or annexations in the past year, the only changes are that we have added some addresses, and street names outside of the village boundaries, to the map to make it more useful as a reference.

Mr. Bastian stated that staff recommends approval of the 2013 Official Zoning Map.

Commissioner Spink moved and Commissioner Hennessey made the second to approve the 2013 Official Zoning Map.

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



**NEW BUSINESS:**

Discussion to cancel the March 11, 2013, Plan Commission meeting

Commissioner Spink moved and Commissioner Joseph made the second to cancel the March 11, 2013 Plan Commission meeting.

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 wanted to make a recommendation to appoint Commissioner James Joseph as Chairman Pro Tem.

Commissioner Spink moved and Commissioner Hennessey made the second the recommendation to appoint Commissioner James Joseph as Chairman Pro Tem.

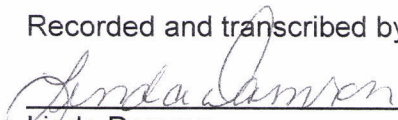
The motion passed by unanimous vote.

**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 April 8, 2013.

  
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Chairman