

**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

November 22, 2010

Chairman Pro-Tem Angelo Christopher called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Assistant Community Development Director Don Bastian to call the roll. The results of the roll call vote were:

Present: Commissioners David Hennessey, Timothy McNally, Angelo Christopher, Dee Spink and Frank Petella

Absent: Chairman Dave Michaelsen, Commissioner Ralph Smoot and Recording Secretary Wynne Progar

Also Present: Don Bastian, Assistant Community Development Director

MINUTES:

Commissioner Spink moved and Commissioner McNally made the second to approve the minutes of the meeting of October 25, 2010, as presented. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, Christopher, Spink, McNally and Petella

Nays: 0

Abstain: 0

Absent: 2 Chairman Michaelsen and Commissioner Smoot

PUBLIC HEARING:

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

**Case #10315: Afzal Lokhandwala/KFC Restaurant – 297 S. Schmale Road
Variations – Sign Code**

Chairman Pro-Tem Christopher swore in the witness, Afzal Lokhandwala.

Mr. Lokhandwala stated that he lives at 423 Bayberry Dr, Oswego, IL 60543. He is the KFC franchisee that is seeking to open a KFC restaurant in the Village of Carol Stream. He has been associated with the KFC brand for almost 20 years, with 10 of these years as an employee of KFC Corporation, and the other 10 years as a franchisee of KFCC. He believes very passionately about this great iconic brand that is now recognized all across the globe. Presently he owns and operates 3 other KFC restaurants in Lombard, Wheaton, and Chicago. This new location in Carol Stream would be fourth KFC store.

Mr. Lokhandwala stated that in the year 2000, when he was looking to open his first store, he had chosen the Village of Carol Stream. At that time he looked at the Culver's site across from the current location and a few other sites. Unfortunately nothing materialized then. So today, he is very pleased that he is able to finally come back to his original location city. Mr. Lokhandwala stated that the location at 297 S. Schmale Road is not only going to be part of a very beautiful retail center, but with the cutting edge and modern KFC design elements, this

should make the area a vibrant one as well. He stated that he is planning to hire about 20-25 new employees at this location.

Mr. Lokhandwala stated that it takes a lot of time and investment to make a project like this happen, and he indicated that in his brief meetings with the Village staff members he has found them to be very professional and thorough in their approach, as well as very patient and understanding of his situation. He stated that as a Franchisee, he has an obligation to meet his Franchisers' agreements and requirements. And on the other hand he has to ensure that whatever he does also has the approval of the Village and is in compliance of the codes. Towards this end, he is seeking the Plan Commission's kind consideration of his request for variances to the current codes for the drive thru menu boards and the entrance canopy sign, as outlined in the staff report. If approved, customers would be put at ease since they will be able to recognize the KFC restaurant and menu that they are already familiar with. The preview board at the drive thru is only to help the customer make a food decision before ordering. This will help the restaurant service customers faster. With regard to the entrance canopy sign, the proposed channel letters are LED lit which are sleek, modern and cutting edge. Mr. Lokhandwala directed the Commissioners' attention to pictures of his current KFC in Wheaton, IL, that he distributed. The photos also show another KFC store in Texas, to illustrate how nice the channel letters look.

Mr. Lokhandwala concluded his remarks by once again thanking the Commission members for their time today, for allowing him to present his case to the Commission, and he reiterated that his request is for minor variances to the code. He stated that he looked forward to the Commission's support, and would be happy to address any questions.

Mr. Bastian briefly summarized the specific requests for variations from the Sign Code, which were to: 1) allow a menu board sign larger than 25 square feet in area, 2) allow more than one menu board, 3) allow the menu board signs to exceed six feet in height, 4) allow signage on both an awning and the wall on a single building façade and 5) have signage that extends beyond the edge of the awning. In review of the requests, Mr. Bastian referred the Plan Commission members to the table on page 2 of the staff report, which contained information regarding similar Sign Code variations that had been approved by the Plan Commission for fast food restaurants over the past 10 years. Mr. Bastian noted that the current requests by KFC were consistent with the requests that had been approved for other fast food restaurants in Carol Stream. Mr. Bastian also stated that at the time that the Sign Code is updated in the future, we may wish to revise the Code provisions regarding menu board signs to allow for the types of menu board signs which appear to be common today. Mr. Bastian explained that the variation related to the awning sign was necessary to allow signage on both the awning and the south building façade, and also for the KFC channel letters to extend beyond the edge of the awning. He explained that a similar variation for awning signage was approved across the street at Culver's. Mr. Bastian stated that staff had no objections to any of the requested Sign Code variations, and recommended approval subject to the conditions in the staff report.

There were no comments or questions from the audience at the call for public comment.

Commissioner Hennessey had no questions. Commissioner Petella asked if the proposed signage was the standard design, chain-wide, for KFC. The petitioner answered that yes, it was. Commissioner Petella asked if the awning signage would only contain the letters KFC or would the entire words be spelled out. Mr. Bastian then explained that the photos that were passed out tonight were not intended to confuse the signage being proposed for the new Carol Stream KFC, and that the proposed signage would be as shown on the exhibits

contained in the Commissioners' packets. The signage on the awning would only be the letters KFC. Commissioner Petella stated that he simply wanted to clarify the signage that was proposed, and that if the signage proposed is the new standard for KFC, he has no problems with it. Commissioner Spink asked what the purpose of the preview board was, for example, would it advertise specials? The petitioner explained that the use of the preview board would be flexible, as sometimes it would advertise national promotions and at other times it might advertise popular combo meal options. Commissioner Spink asked what the average time that was required to serve a drive-through customer, to which the petitioner responded that the goal was to serve the customer in 90 seconds, but that there are sometimes delays due to the customer needing to sign the credit card receipt or look for the correct change. Commissioner Spink then asked about the traffic circulation pattern or the different ways that customers could get into the drive through. Mr. Bastian explained the options for motorists to get into the drive-through lane and that customers could access the drive-through from either St. Charles Road or Schmale Road, and that directional signs for the drive-through would be provided. Mr. Bastian indicated that the traffic circulation pattern and drive-through configuration had been approved with the last PUD Plan and that there were no changes to the traffic circulation pattern being proposed with the Sign Code variations. Commissioner McNally made the comment that he was appreciative that the petitioner chose to locate a new KFC in Carol Stream and that he was pleased with the high level of attention that was being paid to the construction details. Chairman Pro-Tem Christopher asked staff if screening was required for the rooftop units as such screening can be seen on the building elevation plan, to which Mr. Bastian responded yes, screening for roof top mechanical units was a firm requirement of the approved PUD. Mr. Bastian also stated that the developer for this project is in the audience as he is the petitioner for the next item on the agenda, and so if the Plan Commission has any further questions about the rooftop screening, those could be addressed to Mr. Spina. Chairman Pro-Tem Christopher asked if there were any further questions from the Commission and there were none.

Commissioner Hennessey moved and Commissioner Spink made the second to recommend approval of the requested Sign Code variations, subject to the conditions contained in the staff report, for the KFC Restaurant at 297 S. Schmale Road. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, Christopher, Spink, McNally and Petella
 Nays: 0
 Absent: 2 Chairman Michaelsen and Commissioner Smoot

Mr. Bastian reminded the petitioner that for Sign Code variation requests, the Plan Commission's recommendation would be forward to the Village Board at their next meeting on December 6, 2010, at which time the Board could affirm, reverse or take no action on the matter.

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

PRESENTATION:**Case #10321: Mario Spina/Angel Associates, LP – 293-317 S. Schmale Road
Planned Unit Development Plan – Minor Modifications**

Petitioner Mario Spina, 381 E. St. Charles Road, Carol Stream, Illinois, was sworn in. Mr. Spina explained the requests for minor changes to the approved Final PUD Plan. The most significant change involved the equipment enclosure for the vacuum equipment. Originally, the equipment was supposed to be installed inside the car wash building. However, the installer informed Mr. Spina that the vacuums would not work properly due to the long distance between the car wash building and the location of the vacuums near the detail islands/parking spaces. The decision was made to install the equipment closer to the detail spaces, and to avoid the unsightly appearance of the equipment, a masonry enclosure that matches the masonry materials used throughout the project was built. Mr. Spina indicated that he understands that this structure was not shown on the approved PUD Plan and that the structure requires approval and a building permit. Mr. Spina also explained a few additional items that were being added to the site, including floor mat holders, trash cans and a vending machine that would dispense automobile appearance care items such as Armor All and towels. The floor mat holders and vending machines would also be installed on masonry bases that will match the masonry used in the development.

Chairman Pro-Tem Christopher asked Mr. Bastian for the staff report. Mr. Bastian explained the history of project approvals and the changes to the plans over the past few years. Mr. Bastian also explained the difference between minor and major changes to an approved Planned Unit Development Plan and the different approval processes that would be required depending on the nature of the changes. Mr. Bastian stated that the equipment enclosure, which is essentially considered a fence, would need to be listed as an exemption on the PUD Plan due to the location within the front yard along St. Charles Road. Mr. Bastian also explained the floor mat holders, trash receptacles and vending machine, all of which would include decorative masonry bases that match the other masonry materials used on the property. Mr. Bastian highlighted a few other changes that are shown on the Final PUD Plan that were authorized by staff, including a canopy over the car wash pay station area, the revised location for the trash enclosure, and the loss of one parking stall to accommodate the electric transformer near the northeast corner of the inline commercial building. Mr. Bastian noted that the loss of one parking space was more than offset with the three spaces that were gained when the trash enclosure was moved from the former location to the grass area to the east of the parking lot east of the stand alone Dunkin' Donuts building. Mr. Bastian stated that all of the improvements, including the canopy and trash enclosure, would be constructed using materials that matched the other improvements in the center. Staff had no objections to the changes and recommended approval of the minor modifications to the Final PUD Plan, subject to the conditions contained in the staff report.

Commissioner McNally asked if there were any other issues or any requests that had been denied by staff. Mr. Bastian stated that no requests had been denied, and again the process for approving minor changes and the types of changes that staff could approve administratively were discussed. Mr. Bastian stated that once the changes reached a certain magnitude, they needed to come back before the Plan Commission for approval. Commissioner Spink had no questions. Commission Petella asked about the security of the vending machine and whether the vacuum equipment enclosure would have a roof. Mr. Spina responded that the change machine portion of the vending machine would be wrapped in brick, and so it should be secure. The other vending machines are in metal cabinets and they

would be emptied everyday. As for the vacuum equipment enclosure, there would be no roof or cover on the enclosure and it is ok for the equipment to be exposed to the elements. Commissioner Petella asked if the gate to the equipment enclosure would be wooden, to which Mr. Spina explained that the wooden slats would be installed on a powder coated metal frame. Commissioner Hennessey had no questions. Chairman Pro-Tem Christopher asked about the work that was done without a permit, such as the footing and foundation for the equipment enclosure. Mr. Bastian explained that permits would be required for all of the structures discussed this evening, but that staff advised Mr. Spina that permits for the structures in question could not be issued unless and until the Plan Commission approved the minor modifications to the PUD Plan. There were no further questions from the Commissioners.

Commissioner McNally moved and Commissioner Hennessey made the second to approve the minor modifications to the Planned Unit Development Plan for the Carol's Court retail development, 293-317 S. Schmale Road, subject to the conditions contained in the staff report. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, Christopher, Spink, McNally and Petella
Nays: 0
Absent: 2 Chairman Michaelsen and Commissioner Smoot

Mr. Bastian stated that the Plan Commission's action on this matter was final and that no review by the Village Board was necessary.

NEW BUSINESS:

Mr. Bastian stated that there would be a regular meeting on December 13. Following that meeting, we are planning to hold our annual recognition/holiday social event. The possible locations for the event, other developments around the Village, and the agenda items for the December 13th meeting were briefly discussed.

ADJOURNMENT:

At 8:25 p.m. Commissioner McNally moved and Commissioner Petella made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD