

**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

July 9, 2012

Chairman David Michaelsen 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 Dave Michaelsen and Commissioners Dee Spink, Frank Petella, and David Creighton.

Absent: Commissioner Ralph Smoot, James Joseph (James Joseph arrived at 7:33).

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Petella made the second to approve the minutes of the meeting of April 23, 2012.

Ayes: 4 Commissioners Spink, Petella, Creighton and Chairman Michaelsen
Nays: 0

Abstain: 1 Commissioner Christopher
Absent: 2 Commissioners Smoot and Joseph

Presentation

**Case # 12129 Carol Stream Park District – 910 N. Gary Ave
Plat Consolidation**

Chairman Michaelsen swore in the witness, Bill Rosenberg, Carol Stream Park District, Carol Stream IL, 60188. Mr. Rosenberg stated that in 2011 the Park District agreed to consolidate the four plats of surveys when the utility locations were confirmed, and now the Park District is asking for the Plat of Consolidation.

Chairman Michaelsen asked Mr. Bastian for the staff report. Assistant Community Development Director Don Bastian stated that the applicant is requesting approval of a Final Plat of Consolidation, to consolidate the four existing lots into one lot. Mr. Bastian stated that staff recommends approval of the Plat of Consolidation for the Carol Stream Park District Recreation Center.

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

Commissioners Joseph, Petella, Spink, Christopher, Creighton and Chairman Michaelsen did not have any questions.

Commissioner Spink moved and Commissioner Christopher made the second to recommend approval of the request for Final Plat of Consolidation.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 16, 2012, at which time the Board would take final action on the matter.

**Case # 12139 Parvin Clauss Sign Company – 140 E. Fullerton Avenue
Gary Avenue Corridor Review**

Chairman Michaelsen swore in the witness, Lisa Voight, Parvin Clauss Sign Company, 165 Tubeway Drive, Carol Stream, IL, 60188, and with Donna COM2 Recycling Solutions, 140 E. Fullerton Ave, Carol Stream, IL, 60188.

Lisa Voight stated the Parvin Clauss Sign Company is working with COM2 Recycling and they are proposing to install two ground signs, one on the Gary Avenue frontage and the other the Fullerton Avenue frontage. Lisa Voight stated that they have submitted an extensive landscaping plan and both of the signs would be internally illuminated, and two signs would be similar to the International Paper signs across the street.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that COM2 is requesting to install two new ground signs, and with the property having frontage on both Gary Avenue and Fullerton Avenue, one ground sign is allowed to be installed on each frontage. Mr. Bastian stated that the signs meet the Zoning Code for height, area and setbacks. Mr. Bastian stated that the proposed signs are in the Gary Avenue Corridor, and the Plan Commission will need to review and approve the proposed new ground signs. Mr. Bastian stated staff has evaluated the proposed signs in accordance with the purpose and intent of the GAC regulations. Mr. Bastian stated the proposed signs have a high quality design, especially with the landscape design and the decorative outcropping stone. Mr. Bastian stated that staff can recommend approval of the GAC review for the proposed ground signs subject to the conditions listed on page 3 of the staff report.

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

Commissioner Joseph, Petella, Spink, Christopher, Creighton and Chairman Michaelsen did not have any questions.

Commissioner Spink moved and Commissioner Christopher made the second to approve the request for Gary Avenue Corridor Review.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that they would need to obtain a sign permit.

PUBLIC HEARING:

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

**Case # 12137 Mark Hayward, The Ballyard Academy – 445-449 Randy Road
Special Use – Private Recreational Facility**

Chairman Michaelsen swore in the witness, Mark Hayward, 1825 President, Glendale Heights, IL. Mr. Hayward stated that about three months ago MV Transportation came to him, informing him that they had an open area in their warehouse that he could use for his baseball academy business. Mr. Hayward stated that he has previously had his business at Glen Ayre in Glendale Heights, which was been closed. Mr. Hayward stated the location and size of the warehouse at 445 Randy Road, would be a perfect fit for his business, since most of his clientele is from the surrounding areas.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated the petitioner is requesting a Special Use Permit in the I Industrial District for a private recreational facility. Mr. Bastian stated that Mr. Hayward is a baseball skills instructor offering personalized training to players that are primarily in high school and college. Mr. Hayward does have approval to sublease the space at the 445 Randy Road. Mr. Bastian stated that in 2010 this property was granted Special Use approvals for MV Transportation to operate a PACE bus service for a portion of DuPage County. Mr. Bastian stated that over half of the 24,000 square feet of building space is not being used by MV Transportation. The property owner and MV Transportation are willing to sublease about 7,400 square feet of space to Mr. Hayward for his proposed baseball instructional business. Mr. Bastian stated that on pages 2 and 3 of the staff report are background information of other recreational facilities that have been approved through the Special Use process in the Industrial District. Mr. Bastian stated that what staff looks for in the review of this type of request is to make sure the uses on the property are compatible with the industrial uses in the area and that there will be enough parking for the use. Mr. Bastian stated on page 3 of the staff report there are bullet points that highlight the nature of the use; basically the petitioner would like to install two netted tunnels in the unused space in the "445" building. One tunnel would be used for hitting instruction using live pitching thrown by the petitioner and the other tunnel would be used for ground ball fielding and pitching instruction, an automatic pitching machine would not be used. Mr. Bastian stated that the customer base has been between 50 and 75 students over the past few years, the petitioner only offers one on one training sessions by appointment only and with most of the appointments being after school, or during evening hours or on weekends. These hours of operation would coincide with the periods when MVTransportation's site activity levels are reduced. Mr. Bastian stated that the petitioner has stated he would not be having any types of camps at this location, if a camp was offered it would be at an offsite location. Staff also reviewed the parking. The parking spaces the MV Transportation would allow the Ballyard Academy to use are at the north end of the building. There is a proposal for a new accessible entrance into the building; the new proposed entrance would eliminate the need for students to have to cross drive isles. Mr. Bastian stated that staff can recommend approval of the request for the Special Use Permit to allow a private recreation facility subject to the conditions listed on page 6 of the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

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

Commissioner Joseph wanted to know if there would be any batting cage rentals and would there be any teams or camps at this site.

Petitioner Hayward stated that there would not be any batting cage rentals and if there would be any teams, it would be organized and the four parking spaces would be more than ample.

Commissioners Petella, Spink, Christopher, Creighton and Chairman Michaelsen did not have any question.

Commissioner Spink moved and Commissioner Creighton made the second to recommend approval of the request for Special Use - Private Recreation Facility subject to the staff recommendations listed on page 6 of the staff report.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 16, 2012, at which time the Board would take final action on the matter.

Case # 12134 Walter Hainsfurther of Kurtz Associates Architects
870 W. Army Trail Road
Amendments to Special Use Permits for Planned Unit Development
and Auto Service Station
Special Use Permit for Car Wash
Final Planned Unit Development Plan

Chairman Michaelsen swore in the witness, Walter Hainsfurther, President of Kurtz Associated Architects, 701 Lee Street Suite 900 Des Plaines, IL 60016, and Richard McMahon, Bucky's Express, 5412 Regents Park Road, Rockford, IL 61107.

Mr. Hainsfurther stated that he is here on behalf of Buchanan Energy, who operates service station and convenience stores as Bucky's. Mr. Hainsfurther stated that since Bucky's is new to the Chicago land area, he would like to give some background on the company. The Company is privately owned and based out of Omaha, Nebraska and is the largest gas and convenience marketer in the state of Nebraska. In 2010 Buchanan Energy purchased all of Exxon Mobil assets in the Chicago market including the one at 870 W. Army Trail Road. Currently the property is improved with a service station and convenience store that was built in the late 70's. Mr. Hainsfurther stated what they are proposing at this site is raze the existing building and build new facility that will be made out of masonry with tower elements, all the roof top units will be screened, the property will also have the following items: a service station canopy with six

dispensing islands, 4200 square foot convenience store with parking in front of store, and a tunnel style car wash that is 114 feet in length. Mr. Hainsfurther stated that this type of car wash operates a little different from other car washes in the area. The type of car wash that is being proposed is a conveyor type of car wash. The car wash will have a controlled gate were you punch in a code, once the code is entered a gate will go up and you will pull forward, which will allow the timing of the car wash to be controlled. Mr. Hainsfurther stated that all the mechanism of the car wash will be located inside the car wash. Mr. Hainsfurther stated that they have been working with staff and would like the thank them for their cooperation as they have gone through the development process and he believes they have hammered out most of the issues, including some of the ones that appear in the staff report. One of the issues we have been struggling with is the cross access easement to the south side of the property, and with staff's request that the cross access easement remain, we would like that to be as safe as possible. One of the safety devices the car has is a collision avoidance device that is buried about three feet in from the exit of the car wash, the device will stop the car wash if it detects a problem. Mr. Hainsfurther stated they have added a stop bar and stop sign by the property previously operated by Al's Beef.

Mr. Hainsfurther stated they are proposing to install two vacuum and air stations on the Army Trail side of the property, and they will be six feet in height and they are working with staff to make sure they are properly screened.

Mr. Hainsfurther stated that they will be re-facing the existing sign and improve the material under the sign and add a second sign that is permitted by code.

Mr. Hainsfurther stated that the trash enclosure will be on the west side of the property and be made out of materials that will match the architecture of the building.

Mr. Hainsfurther stated he wanted to address the request by staff to install landscape islands on the property. Mr. Hainsfurther state that they feel the landscape island to be problematic for the following reason: the landscape islands that staff suggested was to be on the east end of the car wash and one near the vacuum station, we feel the parking spaces in east area are necessary for our business and our management does not support the landscape islands in that area, we also believe they become a barrier and a problem for snow removal.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated the petitioner explained that Buchanan Energy is the purchaser of the property and Mr. Hainsfurther is the Architect for the property and submitted an application for the necessary zoning approvals to allow for the redevelopment of this property with a Bucky's Express gas station, convenience store and car wash. The closed Mobil station that is on the property today was granted village approvals in 1981, and closed in April 2011. Buchanan Energy acquired all of the Chicago land convenience store and gas station assets of Exxon Mobil Corporation in December 2010, and is making decisions on which site to reinvest in. The site at County Farm and Army Trail would be demolished and redeveloped. In 1981 the property was granted approvals for a Special Use for a PUD and Auto Service Station, but with the redevelopment the amendments to those approvals need to be granted by the Plan Commission and the Village Board to allow for the proposed redevelopment of the property.

Mr. Bastian went through the aspects of the proposed development: The Final PUD Plan (Exhibit B) in the staff report shows the intended site layout, the existing access points from Army Trail Rd. and County Farm Rd. would remain where they are currently located. Mr. Bastian stated that the petitioner did an overview of where the fuel pumps, canopy, building and car wash would be on the property. Mr. Bastian stated that all drive aisles on the property, other than the lane leading

to the car wash, would accommodate two-way traffic. Mr. Bastian stated that there has been discussion about the cross access drives to the adjacent properties to the south and west that currently exist, and village staff encourages cross access between adjacent commercial properties, staff feels that it is a good idea to keep customers circulating between private properties if at all possible. Staff would like to see these cross access remain, but it needs to be done in a safe and conventional manner. Mr. Bastian stated that one of the concerns staff has with the car wash is that there is only about seven feet of space from the car wash exit door to the north-south drive aisle. Mr. Bastian stated it would be ideal to have enough space for one car to be stopped outside the car wash exit and not be located in the north-south drive aisle. Mr. Bastian stated that on page 3 of the staff report are some ideas/suggestions that staff wanted the petitioner to look into; staff has been working with the petitioner for the last six to eight weeks on the formal application. Mr. Bastian stated that in a conversation today with Mr. McMahon regarding the second bullet point on page 3 of the staff report, Mr. McMahon stated that the design and the length of the tunnel is a business decision, and they are not interested in shortening the length of the tunnel. Mr. Bastian went over the first bullet point on page 3 of the staff report which suggests to shift the building 3.5 feet to the west. By shifting the building 3.5 feet to the west it would provide additional space between to car wash exit and the north-south cross access drive. The petitioner indicated a wiliness to make this change.

Mr. Bastian wanted to point out that staff is very supportive of plans to redevelop this property. Staff wants to see this property redeveloped, but at the same time, staff wants to see it developed the best way possible and this is why staff has comments and made some suggestions. Staff usually likes to bring cases to the Plan Commission that have virtually no issues, but sometimes that is not possible, and we are trying to meet the schedule of the petitioner, this is why we still have some issues, and staff would like some input on them by the Plan Commission.

Mr. Bastian stated that in regards to the parking, the code requires 14 spaces and the proposed plan provides 18 spaces; the 18 spaces do not include the 4 spaces along the vacuum station area along the north property line.

Mr. Bastian stated that during the review of this case, staff asked the petitioner to add some landscape islands to the plan, one being at the east end of the row along the north side of the building and the other at the west end of the building. Staff believes that the landscape islands would improve and define traffic patterns and they would also provide protection for cars that are parked near the ends of the rows of parking. The landscape islands also improve the aesthetics of the site. Mr. Bastian stated the petitioner feels they need more parking than what is required by code and they do not wish to eliminate any parking spaces and the landscape islands would hinder snow removal operations. Staff believes the islands could be added without the loss of any parking spaces or only one at the most, and there are other properties with landscape islands in town and snow removal is not a problem. Mr. Bastian stated the staff believes the islands that are being requested do not present any kind of an undue or unique challenge that other properties don't have to contend with, staff is recommending some landscape islands be added to the plan.

Mr. Bastian stated that the building elevations are of very high quality, and they are using high quality materials, and the roof top unit will be screened in all directions. Staff supports the proposed elevations.

Mr. Bastian stated in regards to the landscape plan staff would like to see several items improved on the plan, one of the items would be the area by the air and vacuum stations near the north property line. With the petitioner requesting to reduce the setback of the air and vacuum stations from 35 feet from the north property line as required to 1.59 feet, staff is requesting very complete and extensive screening of that equipment.

Mr. Bastian stated that in regards to the Special Use Permit for a car wash staff does not have any objection to having a car wash on the property; the car wash is an appropriate use for the gas station, convenience store combination. Mr. Bastian stated that the petitioner has provided the stacking spaces needed, the only concern relates to the very short distance between the car wash exit on the east side of the building and the north-south drive aisle.

Mr. Bastian stated with respect to the Special Use Permits, Amendments to the Special Use for the PUD in the Auto Service Station and the Car Wash staff is not at a point where they can fully support the requests, staff would like to see this project happen, but staff thinks there are some improvements that can be made to the plans. Mr. Bastian stated that staff would be happy to continue to keep working with the petitioner on the concerns.

Mr. Bastian stated that in regards to the PUD Plan; he wanted to mention the exemptions that are being asked for, as the Plan Commission is aware, through the PUD process and the review and approval of a final PUD plan, the Plan Commission and the Village board can grant exemptions to the Zoning Code. Below is a table that lists the exemptions being asked for by the petitioner, along with comments by staff.

Item Requested	Code Standard	Proposed Standard	Staff Analysis
Building Setback (east)	100 feet	53.15 feet	The property is small in area and is a corner lot, which greatly reduces its buildable area. It is not uncommon for the Village to grant setback relief on corner lots. No objection.
Building Setback (south)	40 feet	0.5 feet	The south side of the building would abut a row of landscaping and then parking spaces for the currently closed restaurant on the property to the south. The yard relationship to the adjacent property is similar to an interior side yard, for which the required setback in the business districts is zero. No objection.
Fuel Pump Canopy Setback (east)	35 feet	32.32 feet	The degree of the requested setback reduction is minimal and should not have any negative impacts. No objection.
Fuel Pump Canopy Setback (west)	35 feet	29.5 feet	The degree of the requested setback reduction is small and should not have any negative impacts. No objection.
Parking Setback (north)	20 feet	5.47 feet	The degree of the requested setback reduction is significant, but necessary to allow for the full use of the property as proposed. Staff recommends enhancement of the landscape materials in this area to improve the screening of parking within the proposed reduced setback.
Air and Vacuum Equipment Setback (north)	35 feet	1.59 feet	The degree of the requested setback reduction is significant, and the units are not adequately screened based on the current plans. Staff cannot support the requested setback reduction without vastly improved screening.

Drive aisle setback (north)	10 feet	5.47 feet	Reduction is necessary to allow for full use of site; staff recommends additional landscaping in the space provided to reduce impact.
Drive aisle setback (east)	10 feet	5 feet	Staff believes the full ten foot drive aisle setback can be provided with no detriment to site function. Staff does not support.
Open space (% net site area)	15%	10%	Auto service uses, by their nature, contain a high percentage of impervious surfaces. Staff recommends that landscape islands be added.

Mr. Bastian stated that in review of the requested exemptions, staff can support the ones shaded in green, the exemptions shaded in yellow can be addressed by a minor change to the landscape plan. The exemptions shaded in red, staff believes they need to continue working with the petitioner, staff would like Plan Commission feedback on these items.

Mr. Bastian stated that there was one exemption not listed on the above table and it was to allow outdoor display of merchandise. Mr. Bastian stated that the code requires that all merchandise in the business district be inside the store. The petitioner is requesting to allow outdoor display of merchandise, the display areas would be 3.5 by 3.5 foot square areas immediately south of each fuel pump, and generally along the front building wall. Mr. Bastian stated that the Village has approved outdoor merchandise at various retail establishments, subject to the conditions that the displays must not block pedestrian access, and must be maintained in a neat manner and must comply with all applicable codes. Mr. Bastian stated that staff can support this request, but would like to see the display area along the east building wall pulled back. Mr. Bastian stated that this exemption will be needed to be added the table on the PUD plan, because it does require relief.

To summarize Mr. Bastian stated that staff tries to work with the petitioner to bring cases to the Plan Commission that have few areas of disagreement. Staff would like to see the project happen; we have a picture of what the site could look like, and the project is a vast improvement to the property. From staff's viewpoint they are not at a point where they can fully support the project. Mr. Bastian stated that on page 9 of the staff report is a list of what the Plan Commission's options are in approving this project. Mr. Bastian stated that if the Plan Commission wished to recommend approval, staff would recommended they do so with the conditions listed on pages 9 and 10 in the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

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

Commissioner Creighton wanted to know if there would be only one handicapped parking space at this facility. Commissioner Creighton also wanted to know since the car wash would have a collision avoidance device and if there is a car at the cross access entrance, would the conveyor stop the car wash. Commissioner Creighton wanted to know if there would be diesel fuel sold at this station. Commissioner Creighton stated that he really does not like the tunnel right at the intersection, he has a lot of safety concerns. Commissioner Creighton wanted to know if there are traffic control solutions that the petitioner may consider, maybe a speed bump. Commissioner Creighton wanted to know what the chances the neighboring property would have getting their own entrance.

Mr. Bastian stated that there would be only one handicapped parking space. Mr. Bastian stated that County Farm Road is a DuPage County highway, and does not believe the county would grant permission for the property to have its own entrance.

Mr. Hainsfurther stated that the conveyor would stop if there was a car at the cross access entrance. Mr. Hainsfurther stated that they would not be selling diesel fuel at the station. Mr. Hainsfurther stated that it was their idea to close off the cross access. Mr. Hainsfurther also stated that there is not an easement in any title report that allows the cross access entrance to be there. Mr. Hainsfurther stated that they will not shorten the tunnel; they would walk away from this project before they would shorten the tunnel. Mr. Hainsfurther stated that they would be willing to move the tunnel back the 3.5 feet and the only other alternative would be to eliminate the cross access entrance. Mr. Hainsfurther stated that you cannot put a speed bump on someone else's property, and the other problem with speed bumps it makes it difficult to plow.

Mr. McMahon stated that this would be his third time building in this community. Mr. McMahon stated that the car wash will have magnetic wires in the pavement to stop the conveyor, to address the safety concerns.

Commissioner Christopher wanted to know if the car wash tunnel be moved 12 feet to the west.

Mr. Hainsfurther stated that according to the car wash manufactures specification you need 50 feet from the edge of the curb to the car wash entrance to put a car in position to enter the car wash.

Commissioner Spink wanted to know if the car wash could be reversed. Commissioner Spink wanted to know if this facility would have any flag poles, antennas for cell phones. Commissioner Spink wanted to know if there would be any outdoor seating. Commissioner Spink wanted to know what the petitioner's plans are for snow removal and where would the piles of snow be located since there will not be any islands. Commissioner Spink wanted to know if the petitioner would have ice machines or sell propane tanks. Commissioner Spink wanted to know if Bucky's would be partnering with another chain like "Starbucks". Commissioner Spink wanted to know if there would be special prices for the car wash. Commissioner Spink wanted to know how long it takes for a car to go through the car wash process. Commissioner Spink wanted to know if the collision avoidance device was activated would all cars stop inside the tunnel and how the people in the tunnel would be notified on what is happening. Commissioner Spink wanted to know if there would be an area where someone could pull over and dry their car. Commissioner Spink wanted to know if this facility would be a 24 hour operation. Commissioner Spink stated that at some car washes we need to put a cover over the rear wiper blade, and will this need to be done at this facility. Commissioner Spink wanted to know if the petitioner was willing to move the car wash back 3.5 feet. Commissioner Spink asked Mr. Bastian if it was a right turn only to exit the property.

Mr. Hainsfurther stated the car wash could not be reversed, because of the space needed for stacking and the cars would be blocking the entrance on County Farm Rd. Mr. Hainsfurther stated that they would not have any flag poles or antennas for cell phones. Mr. Hainsfurther stated that there would not be any outdoor seating at this location.

Mr. McMahon stated in a heavy snowfall the snow would be hauled off site, and in the case of a light snowfall they would push it into one or two of the parking spaces. Mr. McMahon stated that they would sell ice and propane. The ice would be for sale inside the store and the propane tanks would be located outside of the building. Mr. McMahon stated that this is a privately owned company with high quality standards and they will not be partnering with another chain. Mr. McMahon stated that there would be special prices on the car wash if you purchased gas at the

same time. Mr. McMahon stated the time it takes for a car to go through the car wash is about one minute. Mr. McMahon stated that all the cars in the tunnel would stop and he will talk to the manufacture about what types of warning lights that can be added to the tunnel to notify the customer why the car wash has stopped. Mr. McMahon stated that if someone wanted to dry their car they would be able to pull into one of the parking spaces by the vacuum and air stations. Mr. McMahon stated that with the new technology of the car wash the rear wiper would not need to be covered. Mr. McMahon stated that they would be willing to move the car wash back the 3.5 feet.

Mr. Bastian stated that both access points are full access points.

Commission Petella wanted to know if the petitioner was going to fully screen the vacuum and air station area. Commissioner Petella asked Mr. Bastian if the former Al's Beef building was owned by the same people that own the shopping center. Commissioner Petella stated that the cross access should be blocked off for safety concerns.

Mr. Hainsfurther stated that he would like to clarify the height of the vacuum and air station, the station will be 4 feet in height, and they will work with staff to find suitable plant material for the screening of the equipment.

Mr. Bastian stated that he believes the former Al's Beef building is owned by the same people as shopping center.

Commissioner Joseph wanted to know where the propane tanks would be located on the property. Commissioner Joseph asked Mr. Bastian if the petitioner would need to come back before the Plan Commission for the approval of the location of the propane tanks. Commissioner Joseph wanted to know if Bucky's would have employees towel drying cars. Commissioner Joseph stated he has safety concerns with the cross access drives. Commissioner Joseph wanted to know if they will have some kind of policy that Bucky's employees will follow when the line for the car wash starts to block the across access drive going into the Dunkin Donuts property.

Mr. Hainsfurther stated that he believes the propane tanks would be located near the trash enclosures. Mr. Hainsfurther stated they will be working with staff on the safety concerns with the cross access drives.

Mr. McMahon stated they would not have employees towel drying cars. Mr. McMahon stated that he doesn't see the lines getting that long, with the technology of this type of car wash cars do move quickly through the tunnel. Mr. McMahon also stated that you do get a code for the car wash and you can come back at a later time if the line for the car wash is too long.

Mr. Bastian stated that the petitioner would not need to come back before the Plan Commission if the exemption for outdoor merchandise display was approved by the Plan Commission, and the petitioner would need to have the location approved by the Fire District.

Chairman Michaelsen stated he would not object to closing the north-south cross access drive, but with doing that the business to the south would suffer. Chairman Michaelsen stated he would like to see some kind of "proceed with caution" signage for cars exiting the car wash. Chairman Michaelsen wanted to know if the facility would be a 24/7 operation. Chairman Michaelsen stated he does respect their idea of not having the landscape islands, but if you would add two landscape islands by the building you would prevent someone from parallel parking in front of the building. Chairman Michaelsen wanted to know if the petitioner would be adding any additional height to the screening for the roof top unit. Chairman Michaelsen wanted to know if the petitioner could add some detail brick to the corners of the building. Chairman Michaelsen asked the

petitioner if they would consider adding a landscape island to the east end of the row of spaces north of the building.

Mr. Hainsfurther stated the facility would be a 24/7 operation. Mr. Hainsfurther stated that the screening details are still in the planning stages. Mr. Hainsfurther stated that they will be using plenty of different material on the building and the building will have plenty of visual interest. Mr. Hainsfurther also stated that he will ask the owner if he would consider adding some detail brick to the corners of the building. Mr. Hainsfurther stated he would ask the owner about adding a landscape island to the east end of the row of spaces north of the building

Mr. Bastian stated that he wanted to be clear that if the Plan Commission feels that the building should be moved 3.5 feet to the west the wording needs to be included in the motion and if the maker of the motion feels that there should be an island to the east end of the row of spaces north of the building that would need to be mentioned as well.

Commissioner Joseph moved and Commissioner Creighton made the second to recommend approval of the request for Amendments to Special Use Permit - Planned Unit Development and Auto Service Station, Special Use Permit – Car Wash, and Final Planned Unit Development Plan subject to staff recommends in the staff report and moving the footprint 3.5 feet to the west and with consideration of architectural brick on the corner of the building and consideration of curb or island to the east end of the property.

The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Petella, Joseph, Christopher and Creighton
 Nays: 1 Commissioner Spink
 Abstain: 0
 Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 16, 2012, 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.

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

NEW BUSINESS:

Don Bastian, Assistant Community Development Director wanted to remind the Plan Commissioner about the online Open Meetings Act Training that needs to be completed by the end of the year.

Mr. Bastian stated he would like the questionnaire regarding the upcoming PC/CZBA training session be turned in by July 23, 2012.


Mr. Bastian explained the application to CMAP for assistance in preparation of a new Comprehensive Plan for the Village and what role the Plan Commission would have in the process.

ADJOURNMENT:

At 9:35 p.m. Commissioner Joseph moved and Commissioner Spink made the second to adjourn the meeting. The motion passed by unanimous vote.

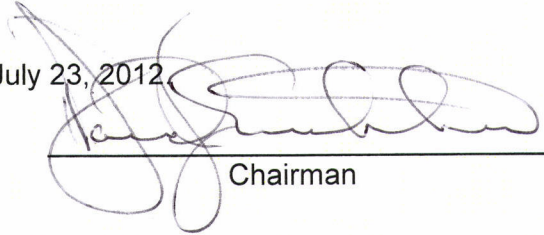
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this July 23, 2012



Chairman