

REGULAR MEETING OF THE COMBINED PLAN COMMISSION/ZONING BOARD OF APPEALS

Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois

September 27, 2010

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED & ACTED UPON

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 the Recording Secretary Wynne Progar to call the roll.

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

Absent: David Michaelson

Also Present: Donald Bastian, Assistant Community Development Director and Wynne Progar, Recording Secretary

MINUTES:

Commissioner Spink moved and Commissioner Petella made the second to approve the Minutes of the Meeting of August 23, 2010 as presented. The results of the roll call vote were:

Ayes: 6 Commissioners Hennessey, McNally, Petella, Christopher, Smoot and Spink
Nays: 0
Absent: 1 Chairman Michaelson

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The results of the roll call vote were:

Ayes: 6 Commissioners Hennessey, McNally, Petella, Christopher, Smoot and Spink
Nays: 0
Absent: 1 Chairman Michaelson

**10221: Sports Med – 327 Gundersen Drive
Variations – Zoning Code**

Steve Kolber, Architect, 327 Gundersen Drive, Carol Stream, IL was sworn in as a witness in this matter. Mr. Kolber said that they have been improving the building, primarily the fitness center and have made one side of the building into Medical Offices. In going through each process it was determined that there are some parking issues that need to be addressed. If additional medical office leases were to come forward there will have to be expansion and improvement of the existing parking lot. There is a driveway that goes along the south side of the building right in front of the medical office entry, which is troublesome for the medical offices for handicapped accessible parking. To provide the spaces for that entry requires a

variation for the required setback. The variance would change the setback from 20 feet to 2 feet and the second variance is for a shared parking agreement between every tenant and the third variance is to reduce the amount of greenspace required. These combined will make the building more user- friendly.

There were no comments or questions from those in attendance at the call for public hearing.

Mr. Bastian said that in the plan that was distributed before the meeting reduces the parking stalls from 9.5 feet to 9.0 ft. Since the property is zoned Industrial nine foot parking stalls are allowed by the Zoning Code, it is not a variation. This change provided 14 more parking stalls which are needed. Mr. Bastian said that the goal here is to enable all 17,000 sf of office space in the building to be leased out for medical office uses. A medical office requires more parking spaces than a straight business office and the petitioner would like the flexibility to be able to lease out all the available office space for medical office uses. To accomplish that there are several changes that are being proposed; additional parking south of the building, (eight diagonal spaces on a one-way drive aisle that would be scheduled for Phase II), parking lot repair with re stripping nine foot wide stalls, new landscape islands and new landscape materials going into the east parking lot. There is an existing power pole that is in the drive aisle at the north property line that will be put into a landscape island; there will be additional green space along the north property line as well. The three variations requested ; reduce the required number of off-street parking spaces, the code requires 271 and the plan passed out this evening would provide 261, a ten space short fall. Inspections of the property over the past year have never shown any of the parking lots close to full and staff believes that there will be more than enough parking to accommodate the full leasing of the medical offices and it is best to put as many spaces on the site as possible and that this plan gives the most spaces that can be reasonably achieved and they have added a pedestrian pathway to get people into the building from the parking lot (this will be striped and painted). Variance #2 is the reduction of the front parking setback of twenty feet along the south side of the building to two feet. Staff supports the goal of adding additional spaces, specifically handicapped accessible spaces this close to the entrance of the building, but that cannot be done without some relief from the front setback. The relief that is being requested is significant, but with the restraints on site of the position of the building there is no convenient ways for patients and customers to get to the south entrance of the building. The focus was the character of parking in the neighborhood as well as minimizing the reduced setback. There is a row of rose bushes along the parking lot and the eight new parking spaces. Staff will recommend something other than roses be used since staff does not believe that this would be the best choice of shrubs to use screening. There are parking spaces across the street that have parking up close to the property line, and the neighborhood was developed before the 20 ft. parking setback was adopted. Mr. Bastian said that in view of the landscaping and the new parkway trees that will be going in and the objective to provide parking in closer proximity to the entrance once the landscaping is agreed upon. Variance # 3 is to essentially memorialize an existing condition of less than 5% green space within the parking lot. The proposed condition is going to be a significant improvement when it comes to the esthetics of the parking lot. There will new curb landscaped islands, new landscape materials throughout. The parking lot will be improved, re-striped and a new pedestrian pathway to lead people into the building in a safer way. Staff supports all three of the requested variations subject to the conditions in the staff report. Mr. Bastian pointed out that the spaces for the south of the building are going to be done in Phase II. There is a date, July 31, 2011 for the completion of

Phase II and that the Phase I work to be done by November 15, 2010. Public Works must sign off before any plants or shrubs are planted in Phase II and the Fire Protection District is working to get a clear access zone to the Fire Department connection to the building on the south side and that plan will have to be finalized. There is the standard condition that goes with new landscaping materials be maintained in healthy condition, with dead or dying materials be replaced on an annual basis and has to be added to the conditions.

Commissioner Spink asked if 8 handicapped accessible will be enough and Mr. Bastian replied that there will be a total of 10 spaces will be provided. It was also noted that in surveying the parking requirements of current and potential tenants, there are more than enough spaces for each one.

Commissioner McNally said that he is also concerned about the number of handicapped accessible spaces.

Chairman Pro-Tem Christopher pointed out that the pedestrian walkway could have signage/arrows to indicate where the walkway continues.

Commissioner Spink asked if the petitioner is willing to use other landscaping than rose bushes. Mr. Kolber said they are amicable to changing to something else that works within the budget.

Commissioner Hennessey moved and Commissioner Smoot made the second to recommend approval of the three variations to the Zoning Code for Sports Med 327 Gundersen Drive in accordance with the additions and conditions noted here and in the staff report. The results of the roll call vote were:

Ayes:	6	Commissioners Hennessey, McNally, Petella, Christopher, Smoot and Spink
Nays:	0	
Absent:	1	Chairman Michaelson

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on Monday, October 4, 2010 and was advised to attend that meeting.

Commissioner McNally moved and Commissioner Hennessey made the second to close the public hearing. The results of the roll call vote were:

Ayes:	6	Commissioners Hennessey, McNally, Petella, Christopher, Smoot and Spink
Nays:	0	
Absent:	1	Chairman Michaelson

NEW BUSINESS:

Commissioner Spink moved and Commissioner McNally made the second to cancel the October 11, 2010 since there will be no business to attend to. The results of the roll call vote were:

Ayes:	6	Commissioners Hennessey, McNally, Petella, Christopher, Smoot and Spink
Nays:	0	
Absent:	1	Chairman Michaelson

At 8:00 p.m. Commissioner Smoot moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous vote.

FOR THE COMBINED BOARD