

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection Bureau Station 28, DuPage County,
Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon
April 24, 2017

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for acting chairman. Commissioner Tucek motioned to nominate Commissioner Creighton, which was seconded by Commissioner Meneghini, and was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll

The results of the roll call were:

Present: Acting Chairman David Creighton, Commissioners Angelo Christopher, Frank Petella, Dee Spink, John Meneghini, Charlie Tucek.

Absent: Chairman Parisi

Also Present: Tom Farace, Planning and Economic Development Manager, Randy Moon, Amita/Ascension, Kim Zimmerman, Amita/Ascension, Scott Lindvahl, Hamilton Green Abramson (HGA), Jamie Sisson, HGA, Brian Hudson, HGA; Adil Jaffer, Daniel Poloz, Rosati's Pizza; Duffy Phelps, Steve Laird, Holladay Properties, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the meeting of March 27, 2017, with one correction

The results of the roll call vote were:

Ayes: 5 Acting Chairman Creighton, Commissioners Christopher, Petella, Tucek, Spink.

Nays: 0

Abstain: 1 Commissioner Meneghini

Absent: 1 Chairman Parisi

Presentation:

Case # 17-0018 – Amita Health - Randy Moon – 610 E. North Avenue
North Avenue Corridor Review

Acting Chairman Creighton swore in the witness, Mr. Randy Moon, Senior Project Manager and onsite contact, representing Amita Health/Ascension, 3040 Salt Creek Lane, Arlington Heights, IL. He introduced the project team as Kim Zimmerman, Chief Operating Officer for the ambulatory group, and Scott Lindvahl, Jamie Sisson, and Brian Hudson from the architect group Hamill Green Abramson Architects and Engineers (HGA), 333 E. Erie Street, Milwaukee, WI., John Allen, 1418 Elmhurst road, Elk Grove Village, IL.

Mr. Moon stated that they have partnered with Power Construction as the general contractor, and introduced the exterior signage vendor, John Allen, from Icon. Mr. Moon stated that they are partnering with Wheaton Christian Church, who is the landlord.

Mr. Moon stated that the building square footage is about 21,500 square feet, and that services provided would include primary and immediate care, OB/GYN and other specialty care, onsite imaging, and a lab. He stated that the anticipated volume is 200-250 patients per day, and the hours of operation is 8am-5pm weekdays for primary and specialty care, and 8am-8pm weekdays and 9am-6pm on the weekends for immediate care.

Mr. Moon stated that the goal for this facility is to create a convenient experience by consolidating existing medical practices, adding new imaging equipment, diagnostic services, offering seminars and patient education, and by creating a health care environment that increases access for the community. Amita's objective is to imbed their brand into the each community to serve those who need healthcare in a centralized outpatient environment, and bring a faith based healthcare service to the local community.

Mr. Moon showed the location of the site, stating that there are 115 parking stalls and five ADA stalls and that they are trying to partner with the landlord to possibly add another 27 stalls for staff parking on the east side of the building where there is a fire lane, where there will be a staff entrance. Mr. Moon stated that the forecasted number of employees will range from approximately 30-40 full time employees.

Mr. Moon turned the presentation over to the architects.

Acting Commissioner Creighton swore in the rest of the presenters.

Mr. Lindvahl, design team leader from HGA, introduced Jamie Sisson, architect and principal with HGA, who worked on the exterior façade design.

Mr. Sisson stated that the design is intended to give a separate identity to that particular section of the building, and that they wanted to define the space to be complimentary to the new design of the church, and to modernize and update the existing building. Mr. Sisson explained that they chose metal panels on either side of and around the existing six foot door, and it will be sectioned in a way that there will be window reveals. Mr. Sisson stated that they are proposing a light cove around the entrance that will match the color gradient of the Amita logo. Mr. Sisson stated that the lights would be statically set LED lights. Mr. Sisson stated that the proposed exterior color of the building would be a bright neutral to be compatible with future colors.

Mr. Sisson stated that the roof could not hold the weight of an RTU, therefore the mechanical unit would be placed in the back of the building and screened by pre-manufactured sections made by CityScape. Mr. Sisson stated that the product is seven feet tall and that the AHU is eight feet tall, so the fence can be pulled up a foot off of the ground so that it's even with the top of the mechanical unit. He stated that any ductwork that protrudes from the mechanical unit would be painted to match the building.

Mr. Allen, from Icon, stated that the exterior signage is aluminum channel letters and an LED illuminated box sign, all of which is allowed within the Village of Carol Stream sign code for the building. Mr. Allen showed the Commission similar signs within the area.

Mr. Moon referred to the presentation board and a mockup of the LED panel, which gave a rendering of the night and day look of the façade. Mr. Moon offered to answer any questions.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Tom Farace for the Staff Report.

Mr. Farace stated that the applicant is seeking North Avenue Corridor Review approval for Amita Health which is taking over approximately 21,000 square feet of the Wheaton Christian Center Church building, and that they are going to do a variety of things to spruce it up so that it has a more updated appearance. He stated that they were painting the north, south and east façade a beige color and reconstructing the entrance with additional windows, a canopy, sliding glass doors, metal panels, and installing the non-flashing LED light strip within the metal panel cove, to match the signage on the front of the building, along with the metal enclosure on the back of the building and a new trash enclosure.

Mr. Farace stated that Staff thinks that this is a good way to update this portion of this portion of the façade, give it a streamlined look and that Staff is recommending approval.

Acting Chairman Creighton asked for questions from the Commission. Commissioner Petella had none.

Commissioner Spink asked what hospital the facility is affiliated with.

Ms. Zimmerman stated that Amita Health is a joint operating company formed in February of 2015, and consists of Alexian Brothers Health System and Adventist Health System, which operates more in the southern suburbs.

Commissioner Spink asked if the people using this facility would have to go to Alexian Brothers in Elk Grove.

Ms. Zimmerman answered no, that Glenn Oaks is their local sponsor, which is part of their nine hospital system.

Commissioner Spink asked if Elmhurst or Edwards were a part of Amita.

Ms. Zimmerman said no.

Commissioner Meneghini asked about part-time employees.

Ms. Zimmerman stated that there will be part-time employees to cover the weekend hours.

Commissioner Christopher asked Mr. Farace if the 27 stalls in the fire lane at the east were needed, and how would they move forward if the Fire Marshal not to approve them, since they are in a fire lane.

Mr. Farace stated that the fire lane is wide enough and that when the Wheaton Christian Center received approval for their PUD, that they anticipated that they could stripe the additional parking spaces on both the east and west sides and that they didn't need them, but Amita will, and that they'll have enough room. Mr. Farace stated that they are highly recommended and they would be needed.

Commissioner Tucek asked about if a patient drop off/pick up was needed in this type of facility, and if so, can it be added.

Ms. Zimmerman stated that since they do not receive ambulance transfers, do surgical procedures, or rehabilitation, they will not at this facility.

Mr. Tucek asked if there would be an internal entrance to the facility through the Christian Center.

Mr. Sisson stated that there would not be an entrance through the church, only an external entrance.

Acting Chairman Creighton asked about parking with regard to being open seven days a week.

Ms. Zimmerman stated that they will be open seven days a week for immediate care and occupational medicine, and that the physician practices would be typical hours through the week with some evening access and alternating Saturdays.

Acting Chairman Creighton asked to clarify the amount of 200-250 people a day and asked how many an hour.

Ms. Zimmerman stated not all specialists will be there full time, and that they have staff that follows them to the other offices, and that immediate care and that occupational would be there full time, but specialty care and OB/GYN would rotate. Ms. Zimmerman stated that the anticipated average is 40 patients an hour.

Acting Commissioner Creighton asked Mr. Farace if the out lots would get their own parking if they were to be developed.

Mr. Farace stated that there would be some parking on each out lot, and then there would be sharing with the other out lots and the main building.

Mr. Moon said that they figured out the 115 stalls by the occupant load, which is 207 people, but the anticipated occupant load is about half of that, and that they feel that there won't be more than 100 people in there a given time, and the parking count had to be estimated.

Mr. Lindvahl stated that in speaking with the church, weekends are the most heavily used time period, so there is a balance.

Commissioner Christopher asked to clarify how many employees would be working from 8am-5pm.

Mr. Moon answered that in the middle of the shift there would be more, but that at the beginning and the end of shifts, morning and evenings, there would be less, and that on the average that there would be 25-30.

Commissioner Christopher asked if the exam rooms were on the floor plan.

Mr. Lindvahl stated that the ratio used for design is 1 provider for every three to four exam rooms.

Commissioner Spink moved and Commissioner Christopher seconded the motion to approve the North Avenue Corridor Review.

The motion passed.

The results of the roll call vote were:

Ayes:	6	Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini, Tucek.
Nays:	0	
Abstain:	0	
Absent:	1	Chairman Parisi

Acting Chairman Creighton asked for a motion to open Public Hearing.

PUBLIC HEARING:

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

Case #17-0015 - Rosati's Pizza – Adil Jaffer - 877 E. Geneva Road
Special Use Permit for a Restaurant with a Bar Area and Outdoor Seating

Acting Chairman Creighton swore in the witness, Adil Jaffer, 160 Fairview Court, Geneva, IL, and Daniel Poloz, 1567 Ridge Avenue, Evanston, IL.

Mr. Poloz stated that they are proposing a new pizzeria at a stand-alone location at 877 E Geneva Road, and showed a slide of the existing diner, which is closed, pointing out the over-hang of the roof. Mr. Poloz stated that Mr. Jaffer currently has an establishment in the adjoining shopping center and saw the opportunity to expand into a sit down pizzeria, similar to the one he owns in Naples, Florida, that also offers outdoor seating.

Mr. Poloz showed a slide of the site with existing conditions, citing that the concrete around the building needs to be redone, and that the ADA parking does not comply and will be restriped.

Mr. Poloz showed a slide with site improvements, noting that the concrete around the building would be replaced, the ADA spaces would be restriped for compliance and ADA signage would be installed, and that they would create an outdoor dining patio in the area not being used. Mr. Poloz stated that bollards would be installed just outside the patio seating, and that perennials would be planted along the fence. Mr. Poloz showed a slide showing the floor plan for the restaurant interior showing the bar, grill and pizzeria.

Mr. Poloz showed slides focusing on the outdoor patio which utilized the overhang to which a four foot corrugated roofing would be added, which would protect against the elements, and how the roof would be built and what materials would be used. He stated that the style would be similar to Manhattan's with an enclosed roof.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked for the Staff Report.

Mr. Farace stated that the applicant, who is already in Geneva Plaza as a take-out facility, is proposing to relocate into an out lot building and is seeking approval for Special Use for a restaurant with a bar area and outdoor seating. He said that they are also looking into a separate license for video gaming, and are going through the process of obtaining their liquor license.

Mr. Farace stated that Staff is supportive of the bar area in the west portion of the restaurant as well as the outdoor seating area on the east side of the building, where there is currently a large sidewalk area. He stated that there will be seating for approximately 26-28 people, and the roof over-hang would connect to, and extend, the existing roof over-hang. Mr. Farace stated that there would be decorative fencing approximately three feet high, and that there would be bollards in front of it, along with concrete wheel stops in front of the parking spaces, providing triple protection for the outdoor seating area. Mr. Farace stated that there are other maintenance issues that will be looked into in conjunction with the Special Use request, and that there were other items, such as a dumpster enclosure, that will be looked into. Mr. Farace stated that Staff is supportive of both Special Use permit requests.

Acting Chairman Creighton asked for questions from the Commission.

Commissioners Tucek and Christopher, had none.

Commissioner Meneghini asked if the gate to the outdoor seating area allowed access from the outside.

Mr. Poloz stated that the gate was for emergency egress only, and that entry to, and exit from, the seating area was through the inside of the restaurant only, and by request.

Commissioner Meneghini asked if it was a smoking area.

Mr. Poloz said that there would be no smoking in that area.

Commissioner Petella asked if they would be extending the concrete into the parking lot when it was being replaced.

Mr. Poloz stated that they were not and that it would have the same footprint as it has now, and that it would be stamped and colored concrete.

Commissioner Spink asked if the outdoor seating would be used all year round or seasonal, and if the outdoor seating can be used if it's raining.

Mr. Poloz stated that it would be seasonal with heaters for cooler evenings, but not in the winter, and that reason for the extended roof overhang is so that it can be used when it's raining, but not in a storm.

Acting Chairman Creighton clarified that there were bollards for each parking space on the east side of the building, and asked about the north and south of the outdoor patio.

Mr. Poloz answered that there would be normal car stops on the south side of the building, but not bollards because no one is dining there, and that the bollards on the east side are extra protection for outdoor diners seated near the parking.

Acting Chairman Creighton noted that there is a space on the south side of the building that faces outdoor diners, and encouraged adding another bollard in that area and in the space to the north of the outdoor seating area if needed.

Mr. Poloz stated that they have no issue with adding an additional bollard in that location, and there was not a parking space to the north.

Mr. Farace stated that there was no car traffic to the north.

Commissioner Spink asked if the outside roof was pitched and able to withstand snow.

Mr. Poloz stated that the roof would be able to withstand snow and there will be a gutter as well, and that at three and a half to four feet, it would not have to handle very much snow and would be easy to clean it and snow would just slide off.

Commissioner Meneghini made the motion to approve and Commissioner Petella seconded to approve a Special Use Permit for Restaurant with a Bar Area and Outdoor Seating with additional condition for a bollard on the south side of the outdoor seating area and Staff recommendations.

The motion passed.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Spink, Tucek, Meneghini, and Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

This case will go before the Village Board of Trustees on Monday, May 1, 2017, at 7:30 PM for formal approval.

17-0011 - Holladay Properties (WoodSpring Suites) - Tim Healy – 1160 N. Gary Avenue
 Amendment to a Special Use Permit for a Planned Unit Development
 Special Use Permit for a Hotel Sign Code Variation
 Gary Avenue Corridor Review
 Final PUD Approval

Acting Chairman Creighton swore in the witnesses, Duffy Phelps, Senior Development Manager for Holladay Properties, 1845 S. Michigan Ave, Chicago, IL, and Steve Laird, Project and Operations Manager.

Mr. Phelps explained that they are proposing a WoodSpring Suites Hotel on a vacant property on the Gary Avenue Corridor, between new Gary Avenue and Old Gary Avenue to the east and west, and Stark Avenue to the north with a detention pond to the south. He stated that WoodSpring Suites is an all suite, extended stay hotel consisting of 123 rooms with kitchenettes and onsite laundry area. Mr. Phelps stated that access would be via new Gary and Old Gary Avenues, that there would be 131 parking spots, which exceeds the amount required.

Mr. Phelps gave the background of Holladay Properties, and they are based out of South Bend, Indiana, with offices in Portage and Indianapolis, Indiana, as well as Richmond, Virginia, and Nashville, Tennessee, and there are about 200 management offices throughout the United States. He stated that TripAdvisor lists their hotels in the top five.

Mr. Phelps stated that there are 230 operational hotels, that it is the fastest growing extended stay hotel brand in the United States, and it has opened its first two hotels in the Chicago area, one in Darien and one in Romeoville, with one in Tinley Park opening this year. He stated Holladay has exclusive rights to develop in the Chicago area and that they will be developing 15 more hotels in the next four to five years. Mr. Phelps stated that the hotel would charge nightly at \$79 to start, weekly at \$400 per week, and monthly rates at \$1500 to \$1600 per month.

Mr. Phelps showed a brief video showing a basic prototype for the proposed hotel. Mr. Phelps stated that there would not be a gym in the hotel and that they are working on a partnership with Lifetime Fitness for perspective guests to use their facility.

Mr. Phelps stated that this project will create approximately 300 construction jobs during construction, including 15-20 full and part-time jobs and they are spending over \$1,000,000 in local equipment and materials, and on average expected taxes will be between \$360,000 and \$512,000 based on how well the hotel does. Mr. Phelps also pointed out the increase in tourism and in new businesses that the hotel will potentially bring into the area.

Mr. Phelps showed a slide showing the proposed color scheme and stone façade which will be on the front of the building, as well as on the east and west elevations.

Mr. Phelps stated that they are asking for a sign variance for an additional eight feet on the pylon sign based on the fact that travelers on Gary Avenue are typically out of town travelers and they want to be seen, and although the property does sit up on the road, there is a gradual decline at the front of the property, and the sign variation will help the hotel stand out.

Mr. Phelps asked for questions.

Acting Chairman Creighton asked for questions from the Audience. There were none.

Acting Chairman Creighton asked for the Staff report.

Mr. Farace stated that Holladay Properties is seeking an amendment to a Special Use for a PUD, Special Use permit for a hotel, along with final PUD approval, and a sign code variation for the ground sign that would be along Gary Avenue, and overall Gary Avenue Corridor approval, for a four story, extended stay hotel, consisting of 123 rooms, located on the southern lot of a two lot subdivision.

Mr. Farace stated that access is proposed from a common drive aisle that will be shared by both the north and south lots, between Gary Avenue and Old Gary Avenue. Mr. Farace stated that there will be a single row of parking along the front of the property along Gary Avenue, and that the majority of the parking will be behind the building closer to Old Gary Avenue. Mr. Farace stated that the building will be farther back from the road that is considered normal, and that one of the PUD exemptions being requested is that the building be placed back about 148 feet at its northeast corner and 112 feet at its southeast corner. Mr. Farace stated that the reason that the building is set back farther than normally allowed per code, which is 100 feet, is because of an existing wetland that the applicant is working on modifying.

Mr. Phelps stated that they are trying to preserve as much of the wetland as they can, and that mitigation has been paid for but that they would like to preserve as much as they can.

Mr. Farace stated that the wetland required shifting of the parking area and building farther west than normal, and that Staff feels comfortable with supporting the exemption shifting the setback to 148 feet. Mr. Farace stated that the layout is acceptable, with access on all four sides, drive aisles meet the 24 foot width requirement, and parking spaces are standard length and width.

Mr. Farace stated that there is a provision that is listed as one of the conditions of the Staff report, that commercial vehicles, trailers, etc., are not parked or stored on the property, and that Staff would like to work with the development team on a parking agreement with the Police Department.

Mr. Farace stated that the landscape plan meets the Gary Avenue Corridor regulations in terms of amount of green space and points, and that it goes above and beyond in terms of screening for the parking lot, and along Gary Avenue, and within the parking lot. Mr. Farace added that the applicant is proposing to install sidewalk connections, citing a multi-use path being proposed along the west side of Gary Avenue and an upgrade to Old Gary Avenue.

Mr. Farace stated that Staff is supportive of the building elevations, citing that materials would be stone, along with three different colors of cement siding, a variety of building projections and recesses, and a varied roofline which provides architectural interest.

Mr. Farace stated that Staff is supportive of the sign variation request for a taller sign, and that there are actually two signs proposed, a small directional sign closer to the Old Gary Avenue curb cut, and the taller which will be located 30-40 feet back from Gary Avenue, which is the main ground sign with

an electronic message board and will be more decorative. Mr. Farace stated that the face of the tall sign will meet requirements.

Mr. Farace stated that Staff is supportive of all requests in conjunction with the hotel.

Acting Chairman Creighton asked for questions from the commission.

Commissioner Spink asked why the agreement for workout facilities was with Lifetime Fitness and not with the Carol Stream Park District, which is just down the street and in Carol Stream.

Mr. Phelps said that that was a good suggestion and they will do that.

Commissioner Petella asked if the hotel is anticipating out of town contractors, why are they not able to park their trucks in the parking lot.

Mr. Phelps clarified that the trucks that they are referring to are large truck/trailers.

Mr. Farace stated that the way Staff looks at it, if your vehicle can't fit into a standard parking stall, then they shouldn't be parking there.

Mr. Petella asked if there the same types of restrictions at the Holiday Inn.

Mr. Farace stated that both the Holiday Inn and the Hampton Inn have a handful of extended stay type of rooms, and that they are for short stays.

Commissioner Petella suggested that given the anticipated clientele, and that the parking is in the rear of the hotel, that trucks would not be seen from Gary Avenue.

Mr. Farace stated that, because it was still along the Gary Avenue Corridor, larger vehicles could remain at the jobsite.

Mr. Phelps stated that there have not been parking issues at other sites.

Commissioner Meneghini asked how much higher the sign was beyond what's allowable in the sign code.

Mr. Farace stated that the sign is 14½ feet and the sign code says 6 feet maximum.

Commissioner Christopher asked if the workers would be union or non-union.

Mr. Phelps said it would be a mix, as they have at other locations, so as to be more cost effective.

Commissioner Christopher asked if the building material would be wood, and asked about a dry system and a wet system, and if there would be a pool, a lounge, liquor or gaming.

Mr. Phelps said it was wood and there was both, a wet system and a dry system in the attic, and will be fully sprinkled, and there will be no pool, no lounge, no liquor, or gaming, just a common area at the entrance and the only other common area will be the laundry area.

Commissioner Tucek said that he would be comfortable with an area designated for large commercial trucks, not tractor/trailers.

Mr. Phelps suggested that the wording in the provision be revisited and clarified.

Commissioner Christopher suggested a "D" plate or less, and it should be good to park trucks in the rear.

Mr. Phelps said that they draw the line at a smaller U-Haul type truck.

Mr. Farace said that it could be enforced because it's a license plate type.

Mr. Phelps said it was based on how occupied the building may be, and they want to be sure that there's room for all hotel guests to park.

Acting Chairman Creighton asked if there would be shuttle service provided.

Mr. Phelps said no.

Commissioner Tucek asked if the wetlands meets Carol Stream's requirements.

Mr. Farace that it has been review and that there has been discussion with the Army Corps of Engineers.

Mr. Phelps said that the previous owner paid to have the entire site mitigated.

Acting Chairman Creighton had no more questions.

Commissioner Spink asked if there would be any parking on Old Gary Road, and if "No Parking" sign could be put up.

Mr. Farace said that there would not be parking on Old Gary Road, and improvements to Old Gary haven't been determined.

Commissioner Petella made the motion and Commissioner Spink seconded to approve the Gary Avenue Corridor Review.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Spink, Tucek, Meneghini, and Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Spink made the motion and Commissioner Christopher seconded to approve the amendment to a Special Use permit for a Planned Unit Development, the Special Use permit for a hotel sign code variation and the final PUD approval.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Spink, Tucek, Meneghini, and Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

This case will go before the Village Board of Trustees on Monday, May 1, 2017, at 7:30 PM for formal approval.

Case #17-01002 – Buchanan Energy (Bucky's Express) – Richard McMahon – 870 W Army Trail Road

Amendment to a Special Use Permit for a Planned Unit Development
 Special Use Permit for an Auto Laundry
 Special Use Permit for an Auto Service Station
 Sign Code Variation
 Plat of Consolidation
 Final PUD Approval

Acting Chairman Creighton swore in the witnesses, Richard McMahon and Matt Atkins, 2500 Brickvale, Elk Grove Village, IL.

Mr. McMahon stated that Buchanan Energy was scheduled to redevelop the location a few years ago and they decided not to move forward until the KFC/AL's Beef location came available.

Mr. McMahon stated that they are asking for an exemption for outdoor merchandising.

Mr. McMahon referred to slides of the gas station at the location that has been closed since 2010 and the KFC has been closed since 2012, and pointed out two driveways that access the gas station property and the access to the KFC that is internal through the driveway to the south.

Mr. McMahon referred to the proposed site plan and stated that the driveways would remain where they are, the access to the shopping center at the Dunkin' Donuts would remain, and the access to the KFC lot would be blocked. He said that they are putting in a canopy with 10 MPDs, which offers 20 fueling positions. He stated that the "C" store would be 7100 square foot duplicate of the Glendale Heights location at North Avenue and Glen Ellyn Road, the only difference being there would only be a tower on the east side of the building, instead of a tower on each side, and one on the front.

Mr. McMahon stated that there would be an unattended tunnel carwash attached to the back of the building, and cars would enter from the west side and there would be a menu board for patrons who didn't purchase their carwash at the pump. He said that the carwash would be able to wash three cars at a time as opposed to one, which would lessen stacking of cars.

Mr. McMahon referred to the landscape plan and mentioned the detention pond to the south that will be done to DuPage County's standards. He said that the shopping center and this property are part of offsite unit detention, and his engineers state that the stormwater that leaves his site will be leaving slower than it does currently. He said that water that leaves the site goes through a vortex separator which removes solids and oils before they reach the detention pond.

Mr. McMahon explained that the underground tanks are state of the art, with monitors that turn off if water or gas get into the interstitial space between the double walls. He said the pipes are double walled as well.

Mr. McMahon referred to a slide showing the lots as they will be when consolidated, and the new location of the shopping center sign. Mr. McMahon stated that the redevelopment of the lot will

rejuvenate the shopping center. Mr. McMahon showed samples of the material for the exterior of the building.

Mr. McMahon said that he differs from Staff recommendation in the size of the sign that they want to install, and for the number of landscape islands in the parking lot.

In regards to the sign, Mr. McMahon stated that they are asking for two signs, both with the price sign adjacent to the road, and that the ordinance asks that the stationary portion of the sign needs to be by the road. He stated that Staff agrees that the pricing side should be by the road. He stated that the first sign, on County Farm Road, complies with Village of Carol Stream ordinance.

Mr. McMahon stated that the second sign is where the existing one is, and that when they went through zoning in 2012, the size of the sign was kept intact, and they are asking for the same consideration this time around. He stated that the sign is six feet high, on top of an 18 inch base, and eight feet wide, which is 48 square feet of signage on an 18 inch base. He said that the total of both signs is 72 square feet.

Mr. McMahon showed slides of signs and gave square footage of other signs in the community, and stated that they are only asking for the variation to keep the size of the sign that's already in place.

Mr. McMahon stated that they are asking for a 900 square foot landscape variation from the Staff requirement of 1400 square feet. Mr. McMahon explained that Staff is requesting a landscape island on either end of the array of parking spaces in front of the store, and a third island near the driveway that connects to the shopping center. Mr. McMahon explained that the islands at either end of the store are necessary for snow removal, but feels that it restricts the circulation of motorists between the canopy and the property line, and that the people coming in off of Army Trail Road would have to maneuver around it unnecessarily. He stated that, although the fuel trucks are made to maneuver in tight places, the island will make it more difficult, and it will create a bigger problem for other delivery trucks not made for that type of maneuverability.

Mr. McMahon showed slides of other similar businesses that do not have the landscape islands as required for his location by Staff.

Mr. McMahon showed a picture of the menu board and its location by the carwash.

Mr. McMahon referred to a slide showing the shopping center sign as it exists, and the smaller monument sign, and explained that it would be impossible to develop their site with the signs as they are, and that they are proposing to combine the signage into one sign, and move it near the detention pond on the southeast corner of the property. He stated that they would put a base that matches the other two signs for continuity.

Mr. McMahon stated that he received a letter from DuDOT recommending a 'pork chop' to create a directional driveway on Army Trail Road, so as to prevent left-hand turns from obstructing traffic, and asked that the driveway on County Farm Road be reconfigured to 36 feet wide from the proposed 48 feet. He stated that they are still working with DuDOT for approval. He stated that the access at Dunkin' Donuts will remain the same.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton Asked for the Staff report.

Mr. Farace stated that an amendment for a Special Use permit for a PUD is being requested, along with final PUD plan approval for a combination gas station/car wash/ convenience store, Special Use for an auto service station, Special Use for auto laundry/car wash, sign code variations for a menu board for a carwash, to increase the height of the price signs, for the location of the electronic

message board portion of the both gasoline price signs, and to allow for an off premise shopping center ground sign and its setback, and plat of consolidation to consolidate both lots.

Mr. Farace stated that, a few years ago, Buchanan Energy applied for some of the components for the corner parcel, which did not move forward, and that now they are moving forward with both the corner parcel and the KFC/Al's Beef parcel. He stated that consolidating those lots will create a one and a half acre development which requires a plat of consolidation, and proceeded to show a slide with the locations of driveways, the gas canopy, convenience store, the car wash, the detention basin, and the vehicle stacking for the car wash entrance and the exit, parking areas, and the cross access to the chopping center.

Mr. Farace stated that since County Farm Plaza is part of a commercial/business PUD, there are exemptions that can be requested instead requesting variations. He stated that the exemptions include a reduction of the front building setback along County Farm Road from 100 feet to 64 feet, and a reduction of the south building set back from 40 feet to 27 and a half feet, and they setback variations are common for a corner lot, especially for gas station locations, and they have been granted for other gas stations. Mr. Farace stated that Staff feels comfortable supporting these exemptions being granted, and without meeting the setback requirements that these types of lots would be undevelopable.

Mr. Farace stated that Staff is comfortable with a reduction of the vacuum equipment setback from 35 feet to five feet, near the northwest corner of the property, and that there will be landscape screening.

Mr. Farace stated that there was a request for reduction in parking, but Staff recalculated the parking based on the floor plan, parking was adequate and no exemption was needed, but there are concerns with the landscaping

Mr. Farace referred to an exemption that was not listed in the Staff report, which refers to the merchandise proposed along the north and east sides of the building. He stated that under the code propane tanks are allowed to be sold along the exterior of the building, however, the applicant wants to sell windshield washer fluid and water, and Staff has no problem allowing the exemption. Mr. Farace asked that the areas be updated on a new site plan.

Mr. Farace referred to the landscape plan, stating that Staff feels that it is important to add a couple of landscape islands, especially since there are parking spaces at the end of the front row of parking that could be given up based on the parking count. He stated that there is a shortage of landscaping and that the development doesn't meet the code requirement. He stated from a safety/traffic flow perspective, that the landscaping at the ends of the rows allows a funneling effect of traffic, especially with cars entering and exiting the car wash area, and the site in general. Mr. Farace stated that the third island is up for discussion depending on the Commission, and with a truck maneuvering plan.

Mr. Farace stated that Staff is supportive of the design of the gas station signs. He stated that there is a variation proposed for the price signs to face the roadway, rather than inward, referring to a request for a similar variation at the Lutheran Church of the Master, and that Staff asked if Plan Commission felt it was acceptable to amend the code to remove that provision. Mr. Farace stated that the sign code would be updated this year so this type of variation request would not be necessary.

Mr. Farace stated that Staff is comfortable with allowing the menu board to show prices for the different car wash options, and that the sign is small with no flashing lights.

Mr. Farace stated that there is an issue with the height of the sign that is proposed at County Farm and Army Trail Roads. Mr. Farace stated that this sign is close to the roadway, and even though the existing sign was the taller height, that Staff wasn't sure what the justification was for a taller sign, but it is up for discussion with the Plan Commission.

Mr. Farace stated that Staff is happy with the architecture and design of the building, as well as the gas station canopy with the masonry columns.

Mr. Farace stated that is comfortable with supporting the request for the sign code for the combining the two shopping center signs, currently located on the KFC property, into one larger sign and moving its location. He stated that the property can't be redeveloped with the signs current locations. Mr. Farace stated that the height of the sign will be acceptable, but the square feet larger that code currently allows. He stated that the materials of the base of the sigh would match the materials at the bases of the gasoline price signs, providing continuity.

Mr. Farace stated that Staff is excited that this corner is being developed.

Acting Chairman asked for questions from the Commission.

Commissioner Tucek had none.

Commissioner Christopher asked to clarify that Staff is recommending approval of everything except for the sign and the landscape. Mr. Farace stated that was correct.

Commissioner Meneghini asked Mr. McMahon asked about snow removal if the 4% landscape reduction was complied with.

Mr. McMahon stated that is easier to move a blade in front of the store where the main parking is, rather that have to make turns and pile snow on top of landscaping or push it against the bollards, and that they are looking for speed and ease.

Commissioner Petella asked if the pond behind the carwash is just to accept water from the carwash.

Mr. McMahon clarified that, because of certain regulations, the rain from the canopy and the roof of the building and carwash should not be discharged offsite above and beyond a certain rate. He stated that by putting it into the detention pond, water will go out through a restrictor at a slower rate.

Commissioner Petella asked if the water would be treated.

Mr. McMahon stated that the water is collected, and before it reached the detention pond, it goes through a vortex separator, which separates sediment and oil, and that the carwash recycles its water.

Commissioner Petella agrees that the third landscape island by the gas pumps/vacuum area is not necessary, but the two islands at the ends of the convenience store not being a problem.

Commissioner Petella asked Mr. Farace to clarify that the sign height for the shopping center sign is compliant and that the total coverage is 48 square feet more than is allowed.

Mr. Farace stated that was correct.

Mr. McMahon stated that the overall in square footage of the combined sign is less than the overall square footage of the two separate signs.

Commissioner Petella asked if there was a drying tunnel in the carwash.

Mr. McMahon stated there was.

Commissioner Spink stated that the islands at the end of the convenience store parking should be there, but the third island is not necessary, and creates another obstacle, and that the shopping center sign is ok.

Mr. McMahon referred to the traffic study station that fuel trucks are designed to move around in tight places, but that other vendor trucks are not designed the same way. Mr. McMahon stated that the third landscape island is counterintuitive, but will concede to putting the islands on either side of the array, as it helps define the carwash stacking and exits.

Mr. McMahon stated that he believes that there is justification for the request for the larger gas price sign.

Acting Chairman Creighton agreed that if Mr. McMahon is willing to concede the two islands on either side of the array that the third island is not necessary.

Mr. Farace stated that, in keeping the two islands, an exemption on green space may not be needed.

Acting Chairman Creighton asked if striping would be a consideration for safety purposes.

Mr. McMahon agreed.

Mr. Farace stated that removing the island was approximately 900 square feet and the landscaping percentage points might be off.

Commissioner Petella asked if there were any points given for the pond.

Mr. Farace said that the pond is not parking lot interior greenspace, and they would still need something.

Acting Chairman Creighton asked the commission if there were any approvals that required further discussion.

Commissioner Tucek stated that he was against the islands because they would require the plow operator to back up.

Acting Chairman Creighton stated that it's not often that snow removal is without cars in the way.

Mr. McMahon stated that the plow operators would not plow anyone in.

Commissioner Spink stated that the islands are a safety issue because of the flow of the carwash.

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve final PUD approval with the two islands at the end of the array, the removal of the third island, and a recalculation of parking lot landscaping.

The motion failed to carry.

The results of the roll call vote were:

Ayes: 3 Commissioners Petella, Spink, and Meneghini

Nays: 3 Commissioners Christopher, Tucek, and Acting Chairman Creighton

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Meneghini moved and Commissioner Tucek seconded to approve the variation of the height of the gas price sign

The motion was approved.

The results of the roll call vote were:

Ayes: 5 Commissioners, Petella, Spink, Meneghini, Tucek, and Acting Chairman Creighton

Nays: 1 Commissioner Christopher

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Petella moved and Commissioner Meneghini seconded the motions to amend the Special Use for a PUD, Special Use for an auto service station, Special Use for a carwash, sign code variation for a menu board, sign variation for the location of the electronic message board, variation for the size increase and setback reduction off premise shopping center sign, approval of plat consolidation.

The motion was approved.

The results of the roll call vote were:

Ayes: 5 Commissioners, Petella, Spink, Meneghini, Tucek, and Acting Chairman Creighton

Nays: 1 Commissioner Christopher

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Petella moved and Commissioner Meneghini seconded the motion for outdoor merchandise.

The motion was approved.

The results of the roll call vote were:

Ayes: 5 Commissioners, Petella, Spink, Meneghini, Tucek, and Acting Chairman Creighton

Nays: 1 Commissioner Christopher

Abstain: 0

Absent: 1 Chairman Parisi

This case will go before the Village Board of Trustees on Monday, May 1, 2017, at 7:30 PM for final approval.

Acting Chairman Creighton asked for a motion to close Public Hearing.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to close Public Hearing.

The motion was passed unanimously.

Acting Chairman Creighton asked Mr. Farace for any old business.

Mr. Farace stated that there will be a meeting next month and that the doors will be open, and that room configuration will be discussed.

Commissioner Petella asked if the room was available more than once a month and suggested a second night in the event a meeting is anticipated to be longer than usual.

Mr. Farace stated that it was not available on the second Monday of the month, and that a second night will be taken into consideration.

ADJOURNMENT:

At 9:42 pm Commissioner Spink moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,



 Jane Lentino
 Community Development Secretary

Minutes approved by Plan Commission on this 22 day of May, 2017.



 Chairman