

**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
September 9, 2019.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Dave Creighton, Angelo Christopher, John Meneghini, Charlie Tucek, Michael Battisto, and Chairman Frank Parisi.

Absent: Frank Petella

Also Present: Tom Farace, Planning and Economic Development Manager; Jane Lentino, Secretary, and a representative from County Court Reporters.

MINUTES:

Commissioner Creighton moved and Commissioner Tucek seconded the motion to approve the minutes of the Special Meeting held on August 26, 2019.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Meneghini, Battisto, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

Commissioner Creighton moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on August 26, 2019.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Meneghini, Battisto, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Creighton moved and Commissioner Meneghini seconded the motion.

The motion was passed by unanimous vote.

Case #19-0022 – Watermark Engineers/McDonald’s – 1335 County Farm Road
An Amendment to a Special Use Permit for a Planned Unit Development

Chairman Parisi swore in Dan Olson, Watermark Engineering, 2631 Ginger Woods Parkway, Aurora, Illinois.

Mr. Olson Stated that the project is an existing McDonald's restaurant located at 1335 County Farm Road. He stated that the site is currently zoned B-3 service district and the adjacent parcels are zoned the same. He stated that are seeking an amendment to an existing Special Use permit for a PUD.

Mr. Olson stated that the lot is a 54,000 square foot lot, with an existing restaurant with a side by side double drive-through in the rear. He stated that the facility has two driveways located on the south side, one way counterclockwise circulation, and 55 parking stalls. He stated that current drive-through stacking is 14 vehicles, which exceeds code and is operating well. He stated that layout of the site will remain the same.

Mr. Olson Stated that all new drive-thru equipment is being proposed in the double drive-through lanes, and will consist of new menu boards, new canopies for the ordering stations, and a small menu board prior to getting to the order station, as well as a height detector. He stated that the new menu boards will be 100% digital and are about half the size of the current menu board. He stated that it will help with the efficiency of the drive-through.

Mr. Olson stated that on the front of the building there is where the bulk of the proposed site work will take place. He stated that the proposed 500 square foot building addition will require the removal of 2 parking stalls, bringing the amount of stalls to 53. He stated that there will be new ADA accessible sidewalks and striping in front of the store, and new landscaping and curbing.

Mr. Olson stated that the entire facility will be remodeled both inside and out. He stated that the purpose of the addition is to add a small, interactive play area in the front area with a reconfiguration of the existing seating layout. He stated that seating count will remain the same.

Mr. Olson stated that there will be a new vestibule that will be at the southwest side with a fast-forward drive-through window, which will create an opportunity for a car to pull forward and have staff be able to service the customer without having to go outside. He stated that it is not an ordering window and that it creates a safer way to service customers that have to pull out of line to wait for their order.

Mr. Olson stated that the overall remodel will be similar to other McDonald's facilities in the area that have been remodeled. He stated that the Mansard roof will be removed, the parapet walls will go straight up and consist of EIFS, and the color pallet will change to gray. He stated that there will be new windows and a couple of new doors. He stated that there will be upgraded ADA accessibility throughout the remodel.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that an amendment to a Special Use permit is being requested for the McDonald's that is located in one of the outlots at the Heritage Plaza shopping center. He stated that an interior and exterior upgrade is being proposed.

Mr. Farace stated that the major addition that is being proposed on the south side of the building will result in the loss of a couple of parking spaces. He stated that Staff requested additional information about how parking works at the facility, and that a large percentage of customers that come to the restaurant are using the drive-through window. He stated that drive-through restaurants that have 50, 60, or 70 parking spaces have more than enough to accommodate the customers and employees. He stated that there will be adequate parking even with the addition of the small indoor play area. Mr. Farace stated that there was a parking study done in 2012, when the second drive-thru was constructed, that found that the most number of parking spaces utilized at the peak time for McDonald's was 46 spaces, and there will be 53 spaces when all is said and done.

Mr. Farace stated that Staff is comfortable with the loss of a couple of parking spaces to accommodate the building addition on the south side of the building.

Mr. Farace stated that there will be some landscaping modifications at the southern end of the building, and that McDonald's does a good job of maintaining the landscaping on the property.

Mr. Farace stated that the Mansard roof and the current facade will be modified from a material and color perspective. He stated that there will be a more modern look and that the existing masonry, metal panels, and EIFS will be painted a grayish color.

Mr. Farace stated that Staff is supportive of the request and is recommending approval of the Special Use amendment.

Chairman Parisi asked for questions from the Commission. Commissioners Christopher, and Tucek had none.

Commissioner Creighton asked if the dumpster area will be remodeled to match and if it matched now.

Mr. Olson stated that there were no plans to change the dumpster area, and that he was not certain if it matches at this time.

Mr. Farace stated that he thought it was a wooden enclosure.

Commissioner Battisto referred to the egress on the southwest corner of the building having no window, and stated that it will be difficult to see if someone is coming. He asked if there was any code that would require more visual perspective.

Mr. Olson stated that there would be windows in the vestibule.

Commissioner Meneghini referred to some information that stated that the drive-thru traffic has increased from 80% to 82%, and asked if the addition of the play area would decrease the drive-thru traffic.

Mr. Olson stated that the information was passed along from the owner, and that the hope is that the remodel will increase business overall.

Chairman Parisi asked where the fiber cement panels would be applied.

Mr. Olson stated that fiber cement panels would be applied on the brand wall where the arches will be.

Chairman Parisi asked if there was any possibility of changing the color scheme.

Mr. Olson stated that not every remodel is identical, but it has been narrowed down to a few different palettes the operator can select from and that good majority of them are going with gray.

Chairman Parisi asked for a motion to recommend approval for an amendment to a Special Use Permit for a Planned Unit Development with Staff recommendations. Commissioner Meneghini moved and Commissioner Creighton seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Tucek, Battisto, Creighton, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was unanimously approved.

This case will go before the Village Board of Trustees on Tuesday, September 16, 2019, at 7:30 PM for formal approval.

Case #19-0025 – CNC Graphics – 191 E. North Avenue
North Avenue Corridor Review – Monument Sign

Chairman Parisi swore in Brian Skirucha, CNC Graphics, Bensenville, Illinois.

Mr. Skirucha stated that they are requesting a new sign installation for the new building owner, which is Prologis at 191 E. North Avenue. He stated that all Prologis branding is the same at all of their properties throughout the United States.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that CNC Graphics is appearing on behalf of Prologis for North Avenue Corridor Review approval for a new sign. He stated that the sign is already installed.

Mr. Farace stated that the sign is near their entrance along North Avenue, and that there may have been a misunderstanding by the national sign company that has been doing all of the new signage upgrades for Prologis. He stated that they were under the impression that if there was already a ground sign on the property that a sign permit was not needed and they were not aware of our corridor review requirements.

Mr. Farace stated that the sign that has been installed does meet the requirements for height and square footage. He stated that the sign is a nicely designed aluminum sign and has been placed in the same location as the previous sign.

Mr. Farace stated that Staff is supportive of the sign with recommendations to freshen up the landscaping. He stated that there was landscaping approved around the previous sign that has died

off, and that Staff is recommending the landscaping be replaced, along with a recommendation for both the North Avenue corridor and the Gary Avenue corridor to put stone outcroppings around signs that have a more contemporary design, but do not have a decorative masonry base.

Mr. Farace stated that Staff is supportive of the sign as it is already installed with the recommendation that stone outcroppings be within the landscaping bed, which would allow this sign to achieve visual continuity with some other signs along the Corridor.

Chairman Parisi asked for questions from the Commission. Commissioners Meneghini, Christopher Battisto, and Chairman Parisi had none.

Commissioner Creighton asked Mr. Farace if the outcropping was something that was agreed to with the Petitioner.

Mr. Farace stated that Staff gave the recommendation and didn't receive a negative response. He stated that Mr. Skirucha is from the installation company, and not the sign company.

Commissioner Creighton asked Mr. Skirucha if he was aware of any of the recommendations of the outcroppings.

Mr. Skirucha stated that wouldn't be a problem.

Commissioner Tucek asked if since they were doing other signs in the area, it makes sense to have them do all of them to save money and be economical.

Mr. Farace stated that was the intention.

Chairman Parisi asked for a motion to approve North Avenue Corridor Review for a monument sign at 191 E. North Avenue with Staff recommendations. Commissioner Creighton moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Tucek, Battisto, Creighton, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was unanimously approved.

Case #19-0026 – CNC Graphics – 250 S. Gary Avenue
Gary Avenue Corridor Review – Monument Sign

Mr. Skirucha was sworn at the beginning of Case #19-0025.

Mr. Skirucha stated that, as in the previous case, is asking for approval of Gary Avenue Corridor Review for a monument sign at 250 S Gary Avenue.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that CNC graphics is seeking Gary Avenue corridor review approval on behalf of Prologis for the property at 250 South Gary Avenue, which is the home to Vanguard Logistics Services. He stated that there is an existing smaller sign at this location, near the entrance. He stated that it will be of a similar design to the one at 191 E North Avenue.

Mr. Farace stated that the sign will be an aluminum sign that will meet the size and height requirements, and has not yet been installed.

Mr. Farace stated that there is landscaping being proposed around the sign and, as in the case at the 191 East North Avenue, additional landscaping and outcroppings are recommended. He stated that the base of the sign is less than a foot in height and that lower plants, such as creeping juniper will provide screening and color year round.

Mr. Farace stated that Staff is supportive of the request and is recommending approval with Staff recommendations.

Chairman Parisi asked for questions from the Commission. There were none.

Chairman Parisi asked for a motion to approve the Gary Avenue Corridor Review for the monument sign at 250 S. Gary Avenue with Staff recommendations. Commissioner Creighton moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes:	6	Commissioners Christopher, Meneghini, Tucek, Battisto, Creighton, and Chairman Parisi.
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Petella

The motion was unanimously approved.

Chairman Parisi asked for a motion to close Public Hearing. Commissioner Battisto moved and Commissioner Meneghini seconded the motion.

PRESENTATION:

NEW BUSINESS:

Chairman Parisi asked for a motion to cancel the Plan Commission meeting scheduled for September 23, 2019. Commissioner Meneghini moved and Commissioner Battisto seconded the motion.

OLD BUSINESS:

OTHER BUSINESS:

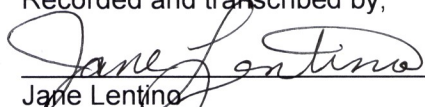
ADJOURNMENT:

At 7:32pm Commissioner Creighton moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

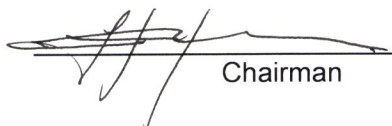
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 11 day of NOVEMBER, 2019.



Chairman