

**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
December 9, 2019.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:04pm and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Angelo Christopher, John Meneghini, Charlie Tucek, Michael Battisto, Daniel Morris, and Chairman Parisi.

Absent: Frank Petella

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

MINUTES:

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on November 25, 2019.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

PUBLIC HEARING:

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

The motion was passed by unanimous vote.

Case #19-0009 – Outreach Communities Ministries/Jubilee Furniture-730 E. North Avenue

Chairman Parisi swore in Jim Moyer, Architect, SAS Architects, 630 Dundee Road, Northbrook, IL; Chris Ellerman, CEO, Outreach Community Ministries, 373 S. Schmale Road, Carol Stream, IL.

Mr. Ellerman commended Staff, and stated that Jubilee Furniture is the largest furniture store in the County, and their profits are going back into human services in Carol Stream and central DuPage

County. He stated that Phase 1 is almost paid for and they've worked hard to raise the resources for Phase 2. He stated that Phase 3 will be in the future.

Mr. Ellerman stated that their dual vision from the beginning has been to run a retail store that generates income for their services, and can be used as a training environment for young adults who are learning the process of good work and work ethic. He stated that there will be training of harder skills, such as certification of running the forklift and some auto mechanics so they can work on some of their own equipment, including their own trucks. He stated that they have a car donation program and they will learn to work on those cars as well. He stated that there will also be training to work on light electronics and furniture repair. He stated that the outcome of the job training is to move beyond their program into one or two-year training programs, into apprenticeship programs and, in some cases, get their GED certification and into junior college coursework.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that Outreach Community Ministries (OCM) is seeking a variety of approvals for the property on North Avenue, including a zoning map amendment to rezone the property from the B-2 General Business District to the B-3 Service District; a zoning text amendment to add the term 'employment training and vocational center' as a Special Use in the B-3 District and add a specific definition and subsequent terminology to the Village's definition section in the Zoning Code; and also a Special Use permit for an employment training and vocational center; a Special Use request for an open sales that is ancillary to the permitted use; and a plat of consolidation.

Mr. Farace stated that OCM has been operating their Jubilee Furniture store in Carol Stream for five years and prior to that it was a Frank's Nursery and a carpet store. He stated that OCM has a long-term plan for the property, and that the phase that they are proposing at this time includes a two story addition on the west side of the building.

Mr. Farace stated that, currently, the west side of the building has a large open sales area for outdoor sales of seasonal furniture, which would still be located in the front section on the west side of the property, and they are seeking approval of a Special Use permit. He stated that it does not appear that a Special Use permit was ever granted for either Jubilee or Frank's Nursery, and Staff felt that it's probably a good idea to grant the Special Use permit at this time.

Mr. Farace stated that the area itself will be reduced in size to about half of what is there currently. He stated that it is fenced in and the applicant is proposing to modify the chain-link fencing with slats for more effective screening.

Mr. Farace stated that the rest of that area is where the addition will be located. He stated that this phase includes additional retail space of the existing store and for the training center which will be in the rear, along with garage space and a workstation for the automotive training center, where vehicles owned by OCM, or by individuals in OCM's transitional housing, can be brought in for students or interns to work on. He stated that the work station would not be open to the public. He stated that there would be workstations in that back area electronic repair or furniture repair as well.

Mr. Farace stated that OCM is requesting a text amendment for a training center and vocational center because the current code does not allow for those uses. He stated that the proposed terminology is in the Staff Report, along with the added definition.

Mr. Farace stated that Staff feels comfortable with allowing this use within the B-3 District, and is supportive of the request along with adding the definition to B-3 District.

Mr. Farace stated that OCM is proposing that the addition is setback from the front of the existing building and will have a metal panel exterior. He stated that future phase to expand the use of the building would match the existing masonry and stone. He stated that Staff is comfortable with allowing the concrete masonry units and the insulated metal panels that are being proposed on this building addition, at this time, with a color scheme that will blend in with the colors of the current materials on the building.

Mr. Farace stated that plat of consolidation is being requested to consolidate the two separate lots into one lot. He stated that the plat has been reviewed at the Staff level, along with our Village Clerk's office. He stated that Staff is supportive of the request and is recommending approval with the conditions in the Staff Report.

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

Commissioner Meneghini asked Mr. Ellerman if he was familiar with the nine Staff recommendations in the report and if he will be able to comply with them.

Mr. Ellerman stated yes.

Commissioner Tucek stated that he supports the project, hopes that they consider local purchases for their vehicle repair training program, and reminded them to be kind to their neighbors as pneumatic tools can be loud.

Chairman Parisi asked Mr. Farace if the Special Use would have to be modified if an addition was added to the front of the building in the future.

Mr. Farace stated that it would. He stated that the property lies within the North Avenue Corridor overlay district, but that there is a provision within the corridor that only the first 400 feet of a property falls within the Corridor, and that this addition does not fall within the first 400 feet of the property. He stated that the north half of the west side of the property would fall within the Corridor.

Chairman Parisi asked for a motion to recommend approval Case #19-0009 with Staff recommendations.

Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was approved.

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

**Case #19-0036 – Vequity Holdings, Inc.-431 Geneva Road, 521 S. Schmale Road,
and 2201 N. Main Place**

*Special Use for Outdoor Storage and Operations-Storage of Equipment
Special Use Permit for Equipment and Machinery Rental Operations*

Chairman Parisi swore in Tracy Kasson, Attorney, Rathje Woodward, 300 E Roosevelt Rd #300, Wheaton, IL 60187; Chris Ilekis, Vequity Holdings, Inc., 400 N. State Street, Chicago, IL, 60654; Bill Perry, Watermark Engineering, 2631 Ginger Woods Pkwy # 100, Aurora, IL 60502; Yousuf Ghori, Architect, 9028 Wachter Lane, Hickory Hills, IL; ; Dan Akroyd, 7-11.

Mr. Kasson stated that he is an attorney appearing on behalf of the applicant, Vequity Holdings, Inc. He stated that the proposed development is approximately 1.66 acres at the northeast corner of Geneva Road and Schmale Roads, and consists of three different lots owned by three different owners. He stated that lot 1 is 2201 North Main Street, which is currently in Wheaton; lot 2 is 521 S. Schmale Road; and lot 3 is 431 E. Geneva Road.

Mr. Kasson stated that they have an application for rezoning upon annexation of the 2201 N Main Street lot from R-1 to B-3, and the remaining two lots from B-2 to B-3. He stated that there is an application for a Planned Unit Development for two lots; one is for a 7-11 fueling and convenience store and the other one would be for potential future development.

Mr. Kasson stated that they are asking for a Special Use for an automobile service station for the 7-11, and a sign variance to allow off-site premise signs because there are two lots that are functioning as one lot with cross access. He stated that they are also applying for a plat of resubdivision to take the three lots down to two lots. He stated that the approvals would be effective after the closing on the three lots, and after the disconnection of the Wheaton lot.

Mr. Kasson introduced Mr. Ilekis from Vequity Holdings, Inc.

Mr. Ilekis thanked Staff and stated Vequity is a local development company who represents a number of local, regional, and national retailers, and is the preferred developer of 7-11 in Chicago. He stated they are proposing that 7-eleven occupy lot one, the southernmost lot, and would include a new prototypical 3,500 square foot 7-eleven convenience store with five MPD fueling stations, a free-standing fuel sign on the corner with digital ticker for their fuel, and two additional ancillary signs, one at each of the access points.

Mr. Ilekis stated that the northern lot, 521 S. Schmale, which is currently Armanetti's, and a portion of 431 Geneva Road lot would be consolidated. He stated that they are proposing doing all site improvements for both lots, which would include all underground infrastructure and utility work, all the site curbing and asphalt, as well as all the landscaping, parking, and concrete.

Mr. Ilekis stated that they don't have a tenant for the northern lot. He stated that, as part of the PUD, they are requesting some flexibility to either modify the existing building for future tenants, or build a new spec building.

Mr. Ilekis introduced Bill Perry from Watermark Engineering.

Mr. Perry stated that the existing site has a number of curb cuts, four that are on Main Street and three that are on Geneva Road. He stated that they are proposing to modify the site plan to only one right in right out access point on Geneva Road and one full access point on Schmale Road. He stated that both roads are DuPage County DOT regulated roads, and that they are in communication with the highway department for approval.

Mr. Perry stated that the access points are important for the fuel trucks. He stated that fuel trucks have to come in off of Geneva Road, and make it right into the site for fueling, and then exit in going northbound. He stated that there is pavement all the way up to the road, and that both the northern and southern sites are almost 100% impervious sites in their existing condition, and do not have landscaping. He stated that they are proposing to provide some landscaping buffer around the perimeter around the west and south sides on the street frontages, and also on the east with the north remaining as is.

Mr. Perry stated that they are asking for relief from the code on the setbacks as it is a small site. He stated that they are requesting that the front yard setback along Schmale Road be reduced from 81 feet from 100 feet. He stated that the existing building is at 54 feet.

Mr. Perry stated that they are also asking for a 34 foot setback instead of 40 feet in the side yard, and that the existing setback is 30 feet. He stated that parking, as it exists, has a zero setback, and they are proposing adding a landscaping buffer to get to 7.4 feet. He stated that they are asking for a few different variances from the code, but that they are better than the existing conditions.

Mr. Perry stated that they are asking for two different options with the final PUD to leave the existing Armanetti's building with added parking behind the building, which will exceed code based upon retail use, but they are not sure what the use will be. He stated that option one would be to modify the existing building, and option two is take down Armanetti's and put up a new 5,000 square foot retail building. He stated that a new building would have better circulation and parking throughout. He stated that if they get a tenant that requests a drive-through, they would come back for a Special Use. He stated that the site plan is set for a drive through.

Mr. Perry stated that the site is partially in Wheaton and is being annexed into Carol Stream, all the utilities will be switching to Carol Stream, and they are providing adequate room for the water main loop to come through the site. He stated that the sanitary sewer is Wheaton sanitary district and adequate utilities are set up. He stated that there is existing storm sewer on Geneva Road and they are bringing it in to the site. He stated that storm water detention is not required for the site.

Mr. Perry stated that there are some BMP requirements and they are satisfying those by providing permeable pavers in some of the parking surfaces.

Mr. Kasson stated that in order to meet the shared parking requirement, they are increasing the parking for the 7-11 from a required 16 spaces to 40 spaces, which would satisfy parking requirements for the other building if a more intensive use were to occupy the building.

Mr. Perry introduced Mr. Yousef Ghori.

Mr. Ghori stated that the exterior elevations for lot one would have a façade that is prototypical to 7-11. He stated that it's one of their nicer prototypes. He stated that they are looking for some flexibility with the options for lot two.

Mr. Ghori stated that one of the options would be to add fiber cement materials to the existing building facade for interest, and the other option would be an all new masonry building with contrasting bricks, a masonry stone base, and metal canopies. He stated that they need flexibility with regards to what potential tenants might want as it relates to their own trade.

Mr. Kasson covered the standards in the Staff Report stating that the development of the site offers public convenience, makes the site more attractive, won't endanger public health, safety or morals, and not injurious to other properties and won't depreciate properties, among other standards.

Mr. Kasson requested clarifying language that states that the final occupancy would not be impeded for the 7-11 if landscaping can't be provided during the winter.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that petitioner is requesting a zoning map amendment to rezone the corner to B-3 Service District upon annexation, a zoning map amendment to rezone the north and east parcels from B-2 General Retail District to B-3; a plat of resubdivision; a Special Use permit for a business planned business planned unit development; Special Use permit for an auto service station; final PUD plan approval for the two commercial lots; and a sign code variation to allow off premises signage in the form of monument signs at the two driveway locations on Schmale and Geneva Roads, that would indicate tenant panels for tenants on both of the lots.

Mr. Farace stated that Vequity Holdings is the contract purchaser of the three parcels at the northeast corner of Schmale and Geneva Roads, and is proposing a commercial or a business PUD with gas station, or an auto service station, along with a 3500 square foot 7-11 convenience store on the southernmost lot, and a potential for two options on the northernmost lot to either maintain, modify, and update the existing building with additional parking to the east, or to demolish that building and construct a new one with one or more tenants.

Mr. Farace stated that there is a parking chart in the Staff Report, and that parking is more than adequately met with both options. He stated that it exceeds zoning code requirements with the concept of shared parking being proposed depending upon what use or uses, or tenant or tenants, would be on that northernmost lot. He stated that Staff feels comfortable with supporting the configuration of shared parking with both lots.

Mr. Farace stated that several of the current driveways will be closed off and there will be two curb cuts; one curb cut along Schmale Road that will be shared between the lots, and then one driveway on Geneva Road that will be right in-right out intersection which have to be reviewed and approved by the DuPage County Department of Transportation.

Mr. Farace stated that there are a number of exemptions that are being requested in conjunction with the final PUD plans that are outlined in the Staff Report, such as, for lot one, a reduction of the front yard building setback along Schmale Road from a 100 feet to 81 feet; a reduction of the rear yard building setback from 40 feet to 34 feet; a reduction of the front yard parking setback along Schmale Road from 20 feet to 7.5 feet; and a reduction of the east setback from 35 feet to 18 feet for the air and vacuum equipment that are proposed for the gas station. He stated for both options on lot two, a front yard parking setback reduction is requested to reduce the setback from 20 feet to 8 feet along Schmale Road; and then, depending on the option, a front yard building set back along Schmale Road from a hundred feet to either 55 feet or 76 feet.

Mr. Farace stated that Staff feels comfortable with supporting these exemptions. He stated that even with combining all three lots, the size of the development is about 1.66 acres, which is small for all uses being proposed. He stated that if all setbacks were met, the lot may not be developable.

Mr. Farace stated that Staff feels comfortable with supporting the two options for the northernmost lot. He stated that Staff included a condition of approval that the northernmost lot must look as if it is a completed lot. He stated that lot one has a tenant and a use that is moving forward. He stated that lot two will be determined by what the market will bring in, but the site work must be completed in conjunction with lot one, in order to give a Certificate of Occupancy to 7-11.

Mr. Farace stated that three signs are proposed, one at the corner which will be the gas station price sign, and two tenant panel signs that are proposed near the Geneva Road and the Schmale Road driveways that will have tenant panels indicating the 7-11 name, along with space for the name of potential tenant or tenants of the building on lot two. He stated that since the PUD is going to be two

lots, and the signs are going to indicate names of businesses on both of those lots, therefore it is considered off premise signage.

Mr. Farace stated that Staff would normally have concerns with allowing off premise signage, but is supportive in this case given that the development is going to look as if it is one development. He stated that, as a condition of approval, the signs will be designed to have same masonry as a base.

Mr. Farace stated that all three parcels will be rezoned to B-3, that the corner lot will be rezoned upon annexation, and the northernmost and the east parcels will be rezoned from B-2 to B-3. He stated that other parcels in this area have the B-3 service district designation, and Staff is fully supportive of the rezoning requests.

Mr. Farace stated that Staff is supportive of the plat of subdivision request, and is recommending approval of the project with the conditions listed.

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

Commissioner Tucek asked if the fuel truck can enter and exit safely.

Mr. Ileki stated that both Vequity and 7-11 have done computer simulations, and feels confident that the trucks can get in and out without a problem. He stated that the pork chop that's in the middle of the right in-right out on Geneva Road is mountable so the truck can drive over it, but a car can't.

Chairman Parisi asked how 7-11 controls which way the truck is going to come in. He stated that he envisions the truck going south on Schmale Road.

Mr. Akroyd stated that they have an extensive fuel team in Dallas who approves truck routes, and stated that they supply their own fuel. He stated that they don't pursue the site if the truck route is not the safest and most effective route.

Chairman Parisi asked Mr. Akroyd if he was confident that 7-11 is going to recommend to their drivers that they go westbound on Geneva Road versus going southbound on Schmale.

Mr. Akroyd stated that the truck routes have to go through extensive parameters with measurements, that it's computer drawn, and that it can make it safely in and a safely out.

Commissioner Morris asked what the status is of the annexation process.

Mr. Kasson stated that there is an intergovernmental agreement that was signed this past summer between Carol Stream and Wheaton. He stated that it refers to Wheaton disconnecting, and the terms and provisions after disconnection that would take place. He stated that it can't be annexed yet because they don't own the property. He stated that they can't disconnect now because, if for some reason the other two properties don't close, the current owner doesn't want to be in Carol Stream as an automatic non-conforming use. He stated that the structure is in place as soon the three properties close, and that under the development agreement is a form petition to disconnect and annex. He stated that they are present this evening to have all approvals in place.

Commissioner Meneghini asked if Wheaton is on board with the disconnection.

Mr. Kasson stated that they signed an intergovernmental agreement in July of 2019.

Mr. Bastian explained that initial hurdle that had to be gotten over because the corner piece is in the city of Wheaton and remains that way today. He stated that the inter-government agreement has been signed by both communities and it lays out the next steps.

Chairman Parisi asked if the petitioner is proposing any signage that says Amoco or 7-11 on the gas canopies, as it is not in the elevations.

Mr. Kasson stated that he was sure there will be 7-11 signage that would have to comply with sign requirements.

Mr. Ilekis stated that there is 7-11 branded canopy with the corner sign having the Amoco logo.

Chairman Parisi asked Mr. Farace if the logo were proposed, would it fall within the zoning requirements for signage.

Mr. Farace stated that it would.

Chairman Parisi asked Mr. Farace to clarify that the Staff recommendation says that the development of lot one is a given, and that inclusive with the occupancy of lot one is the just site development of lot two without the building.

Mr. Kasson stated that was correct, the parking, curbs, underground utilities, perimeter landscaping, etc., but not the building. He stated that the Armanetti building is under contract.

Chairman Parisi asked if Armanetti's was going to stay in the building or vacate.

Mr. Kasson stated they would vacate.

Chairman Parisi asked if the building improvements would be part of the overall development.

Mr. Kasson stated that the sign would be removed, but the building would look the same until there is a tenant.

Mr. Ilekis stated that, in order for the site to work for 7-11, the access point on Schmale Road needed to be a further north which aligned with the Armanetti's property and required the assemblage of that property. He stated that Vequity represents 7-11 but they won't go public with marketing it for the adjacent building, but that the site work would be completed.

Chairman Parisi stated that he would prefer to see the entire development developed so that it actually looks homogeneous to the corner and give a nice presence the community.

Mr. Ilekis stated that they are proposing renovating the existing building in one of the scenarios, and that the question is the extent of the renovation and the coordination of the requirements for whoever the future tenant may be. He stated that their intent is to work with high quality retailers, and that it would not be left in its existing condition, but some elements would remain.

Chairman Parisi stated that his concern is that if there were no second tenant the second parcel is not going to get developed.

Mr. Ilekis stated that they are motivated. He stated that the intent is not just to do 7-11 and leave the other building, which is why they are doing costly improvements.

Chairman Parisi asked if there would be a recommendation to the petitioner that if they were to get a new tenant, working within the guidelines, that they would actually provide improvements to the elevations of lot two as part of the PUD and as part of their development of that site.

Commissioner Battisto stated that he doesn't want too much of a restriction to make improvements and have them waste money. He suggested a time limit for the building to stay as is before improving it.

Chairman Parisi stated that it would be up to Staff.

Chairman Parisi asked for a motion to recommend approval of Case #19-0036 with Staff recommendations.

Commissioner Battisto moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Meneghini, Tucek, Battisto, Morris 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 at a future date for formal approval.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Meneghini moved and Commissioner Battisto seconded the motion.

The motion was unanimously approved.

PRESENTATION:

NEW BUSINESS:

Chairman Parisi asked for a motion to cancel the meeting scheduled for December 23, 2019.

Commissioner Battisto moved and Commissioner Tucek seconded the motion.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 8:13pm Commissioner Meneghini moved and Commissioner Battisto 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 27 day of JANUARY, 2020.



Chairman