

**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

April 25, 2011

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Timothy McNally, Angelo Christopher, Frank Petella, and Ralph Smoot. *(Commissioner David Hennessey arrived after the roll call was taken.)*

Absent: Commissioner Hennessey

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Community Development Department Secretary and Court Reporter from DuPage County Court Reporters.

MINUTES:

Commissioner McNally moved and Commissioner Smoot made the second to approve the minutes of the meeting April 11, 2011. The results of the roll call vote were:

Ayes: 4 Commissioners Smoot, Christopher, McNally, and Chairman Michaelsen

Nays: 0

Abstain: 2 Commissioners Petella and Spink

Absent: 1 Commissioner Hennessey

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.
(Commissioner Hennessey arrived at 7:35 pm.)

**Case # 11060 Carol Stream Park District -910 N. Gary Avenue
Zoning Map Amendment (B-2 to R-1)
Special Use – Athletic/Swimming Facility (Recreation Center)
Preliminary/Final Planned Unit Development Plan
Gary Avenue Corridor Review**

Note: The record should reflect that an e-mail received from a resident that lives in the Klein Creek Condominiums complex with concerns regarding this case was distributed to the Plan Commission members.

Chairman Michaelsen swore in the witness, Arnie Biondo Executive Director, Carol Stream Park District, 849 E Lies Road, Carol Stream, IL 60188, Frank Parisi from Williams Architects, 450 E. Gundersen Dr, Carol Stream, IL 60188, Thomas Price from Conservation Design Forum, 375 W. First Street, Elmhurst, IL 60126, Peter Lemmon, 1898 Waverly, Montgomery, IL and Steve Ravanese & Associates, 1133 Buckingham Drive, Carol Stream, IL 6088.

Arnie Biondo, Executive Director, Carol Stream Park District, started the presentation by thanking the Plan Commission for their time and introduced the Park Commissioners and Park District Staff that was present at the meeting. Mr. Biondo explained the Park District sent surveys to the community asking if they would be in favor of retiring the Aldrin Community Center and building a new recreation center. The results of this survey showed that the community was in favor of this project. The Park District also worked closely with the 2025 Committee, which was formed to find out where the Park District would like to be in 2025 and what the community would like to see in the facility. The following are a few examples: indoor walking/jogging track, indoor pool, exercise room, field house/gymnasium, the community also wanted the recreation facility centrally located with in the community. In the design process the Park Board wanted the building to be green and energy efficient in design. Mr. Biondo stated the Park District is requesting alternates/options to the design elements due to uncertainty of the cost of the design elements.

Mr. Thomas Price from Conservation Design Forum talked about the landscape plan and site engineering of the property. Mr. Price explained that this location was a good choice for the Park District because this property has existing utilities, water and sewer and the parking at the Town Center could be used for overflow parking. Also this location has existing detention facility on the Town Center site that was designed for the entire property. Mr. Price explained the parking lot and walkways would be made of porous pavers and the islands in the parking area will be depressed as part of the storm water management. Mr. Price went over in detail the landscape plantings, landscape buffers, open space proposed for the facility as shown in exhibits D-1 thru D-5 in the staff report.

Frank Parisi from Williams Architects talked about the architecture of the facility, he stated that the look they wanted to achieve was a building that would look has if it was part of the Town Center with similar design features and be green and energy efficient. One of the features of the building will be from the inside you will be able to see all activities going on in the facility, also there will be plenty of windows and natural lighting that will allow bringing the outdoors in. The first floor will have a three court gymnasium, indoor pool, warm water exercise pool, program room with the flexibility of being converted for different uses, offices, locker rooms and mechanical rooms. The second floor will have a walking/jogging track, group fitness room, aerobics room and washrooms. The building is fully accessible in design and will exceed the minimum code requirement of the ADA. The Park District has a close relationship with the WDSRA and there is a space that was designed especially for them in this facility. When choosing the materials for the facility Mr. Parisi stated that they looked at the types of material used at the Town Center and the building at the Fountains of Town Center, they wanted to incorporate the materials into this facility. The materials will include stone, brick, glass and metals. Mr. Parisi also stated that the Park District is requesting alternates/options to the design elements due to uncertainty of the cost of the design elements. See the chart below showing the options being requested.

Building Component	Location on Building	Options Requested
Gymnasium Walls	South and West	Base: Smooth precast concrete stained to match brick
		Alt. A: Above, plus cast in place brick pattern on precast
		Alt. B: Thin brick veneer on precast panel
Clerestory Windows	Top of gym walls	Base: Precast concrete with reveals at mullion locations

		Alt. A: Tinted, insulated glass in aluminum frame
Roof	Gymnasium	Base: Flat roof
		Alt. A: Standing metal seam barrel vault roof

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

Chairman Michaelsen asked Don Bastian, Assistant Community Development Director, for the staff report. Mr. Bastian stated that the Park District is looking for a zoning map amendment (rezoning) from B-2 General Retail District to R-1 One-Family Residence District, approval of a Preliminary/Final Planned Unit Development Plan, a Special Use for an Athletic/Swimming Facility and Gary Avenue Corridor Review. As background information on this property, in February of 2001 the Village Board granted the zoning approvals necessary to allow for the development of a four-story hotel, including a restaurant and banquet facilities. In December 2002, the hotel developer received Village Board approval to decrease the size and scope of the first phase of the building. Although a building permit application for the hotel was submitted, the permit was never approved. There have been no other serious development inquiries for the subject property since the hotel project was abandoned. As mentioned in the staff report the Park District has completed the real estate transaction involving the purchase of the four vacant parcels on the south side of Fountain View Drive in total they are approximately 6.09 acres in size. In addition, the Park District Board and the Village Board have entered into an intergovernmental agreement (IGA) that sets forth the commitments and obligations of the Park District and Village related to the shared use of the facilities, the scheduling of events, and the maintenance of overall Town Center improvements. As for the Zoning Map amendment the request is to rezone the property from B-2 General Retail to R-1 One Family Residence District. Most parks in Carol Stream are in a Residential zoning district, and we note that an Athletic/Swimming Facility (recreation center) is a Special Use in the Residential District. The Future Land Use Plan recommends "Open Space/Park" use for the recreation center property. The requested rezoning for B-2 General Retail District to R-1 One-Family Residential District is consistent with the Future Land Use Plan. Mr. Bastian stated that staff supports the rezoning of the property from B-2 to R-1. Regarding the Special Use for an athletic and swimming facility, you have seen the presentation that outlines the design of the property, the use of the property and some of the programming of the space. On the bottom of page 3 in the staff report there are details describing the building, hours of operation, vehicular access, and parking spaces. In review of the requested Special Use, staff believes that the main aspects of the use that require detailed analysis include traffic impacts, parking, and the compatibility of the use with surrounding properties. With respect to traffic, the Park District hired a consultant to prepare a traffic and parking study for the proposed recreation center. The executive summary and recommendations and conclusion are contained in the staff report for your review. Although there are currently no restrictions against turning left off of Gary Avenue onto Fountain View Drive, it is expected that the number of motorists wishing to turn left off of Gary Avenue onto Fountain View Drive would increase with the opening of the recreation center. The traffic study recommends that signage be installed prohibiting a left turn from Gary Avenue onto Fountain View Drive. Staff supports this recommendation. The Plan Commission should be advised that DuPage County is planning to reconstruct Gary Avenue within the next few years. Once the roadway is reconstructed, a left turn lane will be constructed on Gary Avenue to accommodate motorists wishing to turn left onto Fountain View Drive. At that time a left turn would be allowed from Gary Avenue onto Fountain View Drive. With respect to parking, the new parking lot on the recreation center property would contain 134 spaces; the existing Town Center parking lot has 256 spaces, which would be available for recreation center use per the terms of the Village-Park District IGA. Combined

there would be 389 spaces to serve the recreation center most of the time. The Park District expects the peak parking demand and time of year for this facility to be November to March. It is predicted that the peak demand time for recreation center would be the opposite of the Town Center events. In the terms of the IGA, the Village and the Park Board will be coordinating the scheduling of events to make sure there are no dual booking of events at the overall Town Center facility. For comparison purposes, staff evaluated the parking provided at recent park district recreation centers built in Aurora, Bartlett and Geneva (see table on page 5 of the staff report). In general, the comparison indicates that the proposed Carol Stream recreation center would have, by a considerable margin, the highest ratio of parking spaces to building area in the group. The Plan Commission is asked to make a determination of the required parking as set forth in the zoning code. Staff is of the opinion that there will be more than enough parking to serve the recreation center the vast majority of the time. We have a few more comments about the parking, the first has to do with handicapped accessible spaces, currently PUD plan shows four accessible spaces an the new recreation center parking lot, the village staff has interpreted that the Illinois Accessibility Code require eight handicapped parking spaces to be provided within the new recreation center parking lot. We have asked the Park District to contact the Village's codes consultant or the State regarding this matter. If the Park District's interpretation is allowed, then the four accessible spaces shown on the PUD Plan will be adequate. If not, the eight standard parking spaces closest to recreation center entrance would need to be striped to create four more accessible spaces. The State of Illinois will make the final determination for the required number of handicapped accessibility spaces. Staff is comfortable waiting for the interpretation. The final item with respect to Special Use is the compatibility of use. The previous approved hotel would have been a 24-hour operation and would likely have had significant traffic and activity late into the night based on the planned restaurant and banquet facilities. In contrast, the recreation center will likely be closed after 10p.m. weekdays and after 8:00 p.m. on weekends. Staff is also of the opinion that the proposed recreation center building and landscape improvements will buffer Klein Creek residences from activities taking place at the Town Center. Staff finds the recreation facility to be compatible with the surrounding properties. Staff recommends approval of the Special Use for the Athletic/Swimming Facility. Regarding the Gary Avenue Corridor Review, the site design meets all the objectives of the corridor regulations, pedestrian facilities, storm water drainage facilities, services and trash areas. With respect to the architectural design the Park District covered that in their presentation. You should be aware of the concept of the alternate/options that the Park District is requesting as shown on page 10 of the staff report. Staff is comfortable with this request even though it is unusual for a petitioner to come before the Plan Commission with a plan that has some options. Staff finds the base model design building would comply with the GAC regulations. The only caution that staff wished to mention is that the alternate/options requested by the Park District would be limited to those shown in the table on page 10 of the staff report. If there are any other signification changes the petitioner would have to come back before the Plan Commission for approval. The landscape design meets all the requirements of the GAC requirements. The Park District has agreed to provide evergreen screening of any ground level mechanical/utility equipment that is not currently shown on the plans. Staff recommends the approval of the Gary Avenue Corridor review. The final request is the Preliminary/Final PUD Plan. There are a few exemptions that the Park District is asking for from the zoning code standards. The first one is the maximum building setback, the GAC regulations require a maximum building setback of 100 feet from Gary Avenue, as you can see by the design the building is pushed back much further to accommodate the parking lot in front of the building. Based on the design of this property staff has no objection to this request. In addition to that there is a required 25 foot setback from Fountain View Drive. The building is as close as 14 feet to Fountain View Drive; again with the goal of keeping this property as a unified site, staff supports the setback request from the street. With respect to the building height the maximum

building height of the requested R-1 Zoning District is 35 feet, the peak height of the barrel roof over the gymnasium is 42 feet, 8 inches. The height of the building is not out of scale with other buildings in the area. The Park District is asking for an exemption to the Zoning Code to allow off-site parking. The code requires that all required parking be provided on the property in question. Staff has no problems with this request. There is also an exemption from a GAC parking lot island requirement. The GAC regulation states that a landscape island should be provided for each 20 contiguous parking stalls. The row of parking closest to Gary Avenue contains 25 spaces with no island. The Park District has provided a high percent of green space in the parking lot; staff feels the intent of the code has been met. Finally in the R-1 District allows for lot coverage up to 30 percent, lot coverage in this site would be closer to 65 percent. Based on the nature of the use, staff has no objection to the lot coverage exemption. These are the exemptions the Park District are asking for as part of the PUD Plan approval. Mr. Bastian mentioned at some point in the future during final engineering design there will be a need to dedicate some storm water management and utility easements and at that time we will also require that the Park District submit a plat of consolidation to consolidate the four lots that currently consists on this property into a single lot.

Staff recommends approval of the Zoning Map amendment. Staff also recommends approval of the Special Use for an Athletic/Swimming Facility, Preliminary/Final Planned Unit Development Plan and the Gary Ave Corridor Review subject to the conditions of page 13 of the staff report.

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

Commissioner Hennessey asked if there is plan to put a concrete partition that only allows people to turn right on Gary Avenue from onto Fountain View Drive, or is it only signage that states the no left turn onto Fountain View Drive from Gary Avenue. Mr. Bastian stated that the Park District traffic engineer and Village engineering staff has meet with DuPage County about the proposed no left turn signage, at this time the only recommendation is signage. It is hoped that the Gary Avenue reconstruction would take place close to the opening of the facility. Ideally the facility would not be open very long before Gary Avenue is reconstructed and there would be a dedicated left turn lane. Commissioner Hennessey wanted to know if when the parking study was done, were programs like youth basketball taken into consideration. Mr. Biondo answered yes.

Commissioner Petella wanted to know if there would be an elevator in the facility. Mr. Biondo answered yes. Commissioner Petella wanted to know where the additional handicapped accessible spaces would be located. Mr. Bastian stated if is determined that eight are required to be on the site, the handicapped accessible spaces would be located directly north of the four spaces shown on the plan. Commissioner Petella also wanted to know where the handicapped accessible spaces would be if they could be located off-site. Mr. Bastian explained that there would be four handicapped accessible spaces on the site and there is an additional seven existing spaces located at the far north end of the Town Center parking lot. Commissioner Petella stated that the off-site spaces would be quite a distance from the door. Mr. Bastian stated that staff is waiting for the determination from the Capital Development Board of the state. The Capital Development Board provides rulings of the Illinois Accessibility Code. Commissioner Petella wanted to know if the Park District was going to require their employees to park in the parking lot across the street. Mr. Biondo answered yes. Commissioner Petella also wanted to know if there would be screening of the mechanicals on the roof. Mr. Parisi from Williams Architects said they would be screened. Commissioner Petella asked if it was customary to be asking for so many options to the design plan. Mr. Bastian stated that is not customary, this case is unique because the Park District is a

taxpayer supported body and the Park District is trying to build a building and they have not gone out to bid yet. Until the bids are in they will not know what the pricing will be, the Park District would like to have some leeway with the design plan. Mr. Biondo stated that they are required by law to go out for competitive sealed bids.

Commissioner Spink wanted to know where the lighting would be on the outside of the building. Mr. Parisi stated the lighting issue still needs to be resolved. The goal is not to light the outside of the building at all, the only lighting would be emergency lighting. Commissioner Spink stated that it's great the Park District is going green, but wanted to know how that would affect the cost of heating and cooling the facility. Mr. Biondo explained that the location of the windows on north side of the building would help light the inside of the building and the lack of windows on the south side of the building would help in the cooling of the building. Commissioner Spink asked if there would be some kind of solar equipment. Mr. Parisi stated that there is going to be a solar system for the pool system. Commissioner Spink stated that she feels if the Park District is looking towards the future (2025), the handicapped accessibility spaces should be on site. Commissioner Spink stated she would like to see the barrel roof design. Commissioner Spink wanted to know how the bid process would work with all the different alternates that the Park District is requesting. Mr. Biondo explained that each bid would be for the base building and then a price for all the alternates. Mr. Biondo stated that this is a common practice when bidding a project of this size. Commissioner Spink asked if there would be any deliveries of food, or any kind of kitchen at the facility. Mr. Biondo answered that they would have a catering kitchen only.

Commissioner Smoot stated that the Park District is asking for a tremendous amount of leeway as far as types of alternates are going into the facility. Commissioner Smoot stated that he is a little uncomfortable with this. Commissioner Smoot wanted to know if there was any way that when going out for bid if the Park District could request that the materials be made in the United States. Mr. Biondo said that the masonry would be made in the United States and they could look further into rest of the materials. Commissioner Smoot wanted to know more about the outside lighting of the facility. Mr. Biondo stated the building would have lighting on the outside but it would be directed down. Commissioner Smoot stated that the plan shows a road on the west side of the building, could signs be put up to direct people that wanted to turn left to go this way and direct them to Lies Road. Mr. Biondo stated that about 70 percent of the population would be coming from the west end of Carol Stream and using the entrance at Lies Road and Fountain View Drive.

Commissioner Christopher asked if the size of the facility would be about 88,000 square feet. Mr. Biondo answered yes. Commissioner Christopher wanted to know what the maximum number of people that would be allowed in this building according to the Fire Commissioner. Mr. Parisi did not know the answer, but offered to get back to staff with an answer. Commissioner Christopher also wanted to know if there was a FEMA room / tornado shelter planned for the facility. Mr. Parisi stated the facility is design to FEMA parameters, but there is not a specified room. Commissioner Christopher wanted to know if there would be a backup generator for the facility. Mr. Parisi stated that there was not one planned at this time, but it could be added in the future. Commissioner Christopher asked what material the façade would be made out of. Mr. Parisi said it would be made out of a composite (alucobond) material. Commissioner Christopher asked if the Park District has any predictions on the fees that Park District would be charging in 2025. Mr. Biondo stated that the fees would be based on the cost of living. Commissioner Christopher wanted to know how the shared parking would work. Mr. Biondo stated the Park District and the Village has entered into intergovernmental agreement (IGA) and will meet at least twice a year to agree on an event schedule.

Commissioner McNally stated that the presentation was outstanding. Commissioner McNally wanted to know if there would be a designated smoking area. Mr. Biondo stated that there is not a designated smoking area planned for this site. Mr. Biondo stated that the Park Board policy is there is no smoking in or around youth activities.

Chairman Michaelsen stated that signs designating a no left turn are not going to work. Chairman Michaelsen asked if there could be a barrier put in that would allow only right turn in and out until the road construction was done. Mr. Price answered that DuPage County only wanted signage, but would consider a flexible bollard. Chairman Michaelsen stated he liked the barrel roof design and hopes the facility can be built with the barrel roof design. Mr. Biondo stated the Park Board agrees and would also like to see the barrel roof. Chairman Michaelsen wanted to know more about the peak times for this facility. Mr. Biondo said the peak time would be November – March and mostly on Saturday mornings. Chairman Michaelsen asked Mr. Bastian if there is agreement for snow plowing. Mr. Bastian stated it is part of the IGA. Chairman Michaelsen asked if the lighting in the parking lot would mirror the existing lighting at the town center. Mr. Parisi stated that it would not. Chairman Michaelsen asked what kind of lighting would be on the outside of the building. Mr. Parisi stated the goal is not to light the outside of the building at all, the only lighting would be emergency lighting. Chairman Michaelsen asked if the pool equipment would be in a room. Mr. Biondo answered yes.

Commissioner Hennessey moved and Commissioner McNally made the second to recommend approval of the request for Zoning Map Amendment (B-2 to R-1), to approve the request for the Gary Avenue Corridor Review subject to conditions contained in the staff report and to recommend approval of the Special Use for an Athletic/Swimming Facility (Recreation Center), and Preliminary/Final Planned Unit Development Plan, subject to the conditions contained in the staff report, for the Carol Stream Park District, 910 N. Gary Avenue.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Christopher, Smoot, McNally,
Hennessey, Spink and Petella
Nays: 0
Absent: 0

Mr. Bastian reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on May 2, 2011, at which time the Board would take final action on the matter.

**Case # 11094: Village of Carol Stream – 110 W. Lies Road
Zoning Map Amendment (B-2 to R-1)**

Chairman Michaelsen swore in the witness, Don Bastian, Assistant Community Development Director, 500 N. Gary Ave, Carol Stream, IL 60188.

Don Bastian stated that being consistent with the request for the rezoning of the recreation center site that the Plan Commission just heard, the Village of Carol Stream filed a petition to rezone the remaining 14.7 acres of the Town Center site from B-2 General Retail District to R-1 One-Family Residence District. The Future Land Use Plan (FLUP) recommends open space/park use for the Town Center property. The R-1 use is consistent with the FLUP land

use recommendation. Staff does recommend approval of this request for the rezoning from B-2 to R-1.

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

The Commissioners did not have any questions.

Commissioner Smoot moved and Commissioner Spink made the second to recommend approval of the approval of the request for Zoning Map Amendment (B-2 to R-1).

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Christopher, Smoot, McNally, Hennessey, Spink and Petella

Nays: 0

Absent: 0

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

NEW BUSINESS:

ADJOURNMENT:

At 9:00 p.m. Commissioner McNally moved and Commissioner Smoot made the second to adjourn the meeting. The motion passed by unanimous vote.

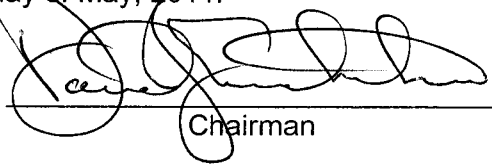
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this 9th day of May, 2011.


Chairman