

**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***

**August 10, 2015**

Community Development Director Donald Bastian 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 an Acting Chairman in the absence of Chairman Christopher. Commissioner Meneghini nominated Commissioner Creighton and Commissioner Petella second the nomination it was passed by unanimous vote. Acting Chairman Creighton directed Secretary Roberta Vogel to call the roll.

The results of the roll call vote were:

Present: Acting Chairman David Creighton, and Commissioners Dee Spink, ~~John Meneghini~~,  
Frank Parisi, Frank Petella, John Meneghini and Charlie Tucek. <sup>8/</sup>

Absent: Chairman Angelo Christopher.

Also Present: Don Bastian, Community Development Director, Roberta Vogel, Secretary and a representative from DuPage County Court Reporters.

**MINUTES:**

Commissioner Spink moved and Commissioner Meneghini made the second to approve the minutes of the meeting of July 13, 2015.

The motion passed by unanimous voice vote.

**PUBLIC HEARING:**

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing.

The motion passed by unanimous voice vote.

**Case # 15173 – McDonald's USA, LLC – 1335 County Farm Road  
Special Use – Amendment (Drive-Through)  
Variation – Zoning Code (Off Street Parking)**

Acting Chairman Creighton swore in the witnesses, Kenneth Sack, 2631 Ginger Woods Parkway, Aurora, IL and Anthony Vitale with McDonalds.

Kenneth Sack reviewed the request for the dual-lane drive-through at the McDonalds located at 1335 County Farm Road as well as the Parking Variance for off-street parking. Mr. Sack highlighted the changes to the site plan to accommodate the dual-lane drive-through. The project also includes changes to the dumpster area, improvements to the ADA sidewalks along sides of the building, creation of an ADA sidewalk to County Farm Road, upgrades to the landscaping, and creation of two pull-forward stalls for waiting customers. He also discussed the parking variation from 62 to 53 parking stalls.

Acting Chairman Creighton asks for any questions from the audience. No questions.

Acting Chairman Creighton asks Mr. Bastian for the staff report.

Don Bastian stated that the petitioner is looking for an amendment to the approved Special Use Permit to convert the existing single-lane drive-through to a dual-lane drive-through system; he noted that the applicant presented the additional changes to the site plan to accommodate the project. Don reviewed the statistics of the drive-through sales figures and stated this amendment would allow for the increased efficiency and it has become McDonalds' operational standard. Generally speaking the staff regards McDonald's as an industry leader in well-designed efficient drive-through systems and we support the amendment to the Special Use Permit for the dual-lane drive-through system. As noted the petitioner is also requesting a parking variation to reduce the number of parking stalls on-site from 62 to 53 spaces this would be necessary to accommodate the dual-lane drive-through system and the modifications to the site to make it possible. As noted a study by KLOA was done in 2012 on an earlier version of this project that did not go forward; that study indicated a need for 42 spaces, as mentioned they increased that number to 46 to account for some lower sales during that period, we did our own spot check and never observed more than 31 cars on site during the peak lunch hour time. We are comfortable that the 53 spaces proposed will be sufficient and there is some ability to park off-site as well. Staff recommends approval of the amendment to the Special Use Permit for the dual-lane drive-through system and for the Zoning Code Variation to reduce off street parking subject to conditions on Page 7 of the Staff Report.

Acting Chairman Creighton asks the Plan Commission for any questions.

Commissioner Tucek asks about the queuing area and the safety of the customers parking on the east side entrance.

Kenneth Sack stated that they are proposing to stripe this area to distinguish it as an ADA walkway.

Commissioner Meneghini had no questions at this time.

Commissioner Spink commented on the removal of the play area and doesn't see an issue with the parking, and asked where the employees park?

Kenneth Sack stated he believes they park in the same lot as the customers.

Commissioner Petella asked about the trash enclosures being able to stay closed with the new design.

Kenneth Sack stated that the upgrades to the enclosure will include a wider opening and wider gates, which will allow the waste hauler to place the containers inside the enclosure.

Commissioner Parisi had no questions.

Acting Chairman Creighton commented on the parking over the years and states he doesn't feel parking is an issue.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the request.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Christopher

Donald Bastian reminded the applicant that this request will go before the Village Board on Monday, August 17, 2015 at 7:30 PM for final approval.

Commissioner Spink moved and Commissioner Parisi made the second to close the Public Hearing.

The motion passed by unanimous vote.

#### **PRESENTATION:**

#### **Case #15174 – DCT 191 North Avenue, LLC – 191 E. North Avenue North Avenue Corridor Review**

Jess Knigge of DCT Industrial spoke briefly about DCT Industrial, the company he works for who purchased the property at 191 E. North Avenue, and about CoreCentric Solutions, which is the business that will be occupying the new building that DCT Industrial will be constructing on the property. He reviewed the nature of CoreCentric Solutions' business. He stated that they are seeking approval of North Avenue Corridor Review for a new redevelopment project, an approximately 350,000 square foot warehouse and production facility for CoreCentric Solutions. He discussed the details as to why Carol Stream was the ideal place for the new facility and consolidation of CoreCentric's business. He reviewed the site plan, including car parking on the west and north sides of the building and truck parking on the east side, the landscape plan, access drives, and the building elevations, which were designed to comply with the North Avenue Corridor regulations.

Acting Chairman Creighton asked for any audience questions. No audience questions.

Acting Chairman Creighton asked Don Bastian for the Staff Report.

Donald Bastian clarified the intention of the petitioner to demolish the buildings presently on the property and the plan to construct a new modern 350,000 square foot warehouse, production and office facility. They have CoreCentric Solutions occupying the whole building. As noted they are consolidating all other locations into this facility. The Plan Commission is asked to review the plan that includes architectural, landscape and site design as well as the new ground sign. The North Avenue Corridor Regulations apply to the first 400 feet of the property and that basically runs thru the southern quarter of the building. As you can see from the elevations and the landscape plan the full site received a quality treatment. As far as site design the only concern of Staff is the screening of the service areas and on page three of the staff report you can see that the building to the west of 191 E. North Avenue is a building that was reviewed and approved back in 2004, that building also has truck docks on the entire east side of the building and you can see over time the evergreen trees planted have become effective in screening the truck docks. However, we feel that approach will not be as successful with this site because it is about 6 feet higher than the adjacent property so we have suggested, and the applicant has agreed, to increase the number of evergreen trees at the southeast corner of the property and also to build a wing wall that will extend off of the building approximately 70 feet near the southeast corner of the building and we think that combined with the evergreens will be an effective screen of the truck dock area. So with the additional evergreens and the wing wall we can recommend approval of the site design. The staff has left it to the Plan Commission to consider the ground sign design to complement the existing signs down North Avenue. Don states the applicant did a good job with the architectural design of the building with the architectural features and the elevations to meet and comply with the North Avenue Corridor design requirements and regulations. We would note that the roof-top mechanical units have not been decided on yet; the applicant has agreed to install metal equipment screening as needed in the future to fully comply with the screening requirements. Don described the landscape design needed to meet the North Avenue Corridor regulations and stated the applicant has met that requirement but staff has requested

additional screening of the dock area. Staff recommends approval of the North Avenue Corridor Review subject to the conditions in the report. He reminded the Plan Commission that the action of the Plan Commission is final and this application does not require review or approval by the Village Board.

Acting Chairman Creighton asked for questions from the Plan Commissioners.

Commissioner Parisi asked about the location and size of the wing wall.

Jess Knigge stated the location and size of the wing wall to be 70' long and in addition to the wall there will be additional landscaping.

Commissioner Parisi asked about the elevations and grade changes in the dock area.

Jess Knigge stated that is correct and explains the grade change and truck heights and states that the wall should screen the entire truck and trailer.

Commissioner Parisi asked about landscaping in front of the wall so that it isn't too austere.

Jess Knigge stated the design and appearance of the wing wall will match the color theme and precast panel reveal pattern on the rest of the building and that additional landscaping will soften the appearance.

Commissioner Parisi had one last comment on the south elevation and suggested that the corners be punched out a little more to give the walls some relief.

Jess Knigge stated the minimum requirements for warehouse structures.

Commissioner Parisi suggested breaking up the tall appearance of the south wall, to elevate the flat panels with a couple of more reveals above and below the color band for a little more texture and to break up the height of the panel.

Commissioner Petella asked about a second driveway to separate the trucks and cars.

Jess Knigge explains he is not sure if they would have the ability to create a new curb cut and the elevation may be challenging as well. We are separating cars and trucks at the junction on the north side of the property with a second exit onto Kehoe Blvd.

Commissioner Petella thanked DCT for choosing Carol Stream.

Commissioner Spink recommended that the condition number 4 of the staff report be changed to state instead of on an annual basis that we change it to as needed with the same or equivalent size of plantings.

Jess Knigge states they would agree to that.

Don Bastian stated that he has made a note and that when a Plan Commission member makes a motion on this application, that Commissioner can choose to include that change in the motion.

Commissioner Meneghini had no questions at this time.

Commissioner Tucek asked if this plan meets storm water runoff requirements.

Don Bastian stated that the applicant has made a full building permit application including a full storm water management submittal and final engineering design. They have a full Storm Water submittal in and it is believed to be sufficient as far as the County Storm Water Management Ordinance.

Commissioner Tucek asked about the rail access and whether it provided any interest.

Jess Knigge stated it does not for this location and we are not using it.

Commissioner Tucek asks if it has any value.

Jess Knigge stated they do use the rail at some site but this site is more truck traffic.

Acting Chairman Creighton stated that DCT has been amenable to staff suggestions about the truck screening at the south elevation; what about the sign, do you have any comments on that?

Jess Knigge explained the design of the sign and explains the possibility of the sign getting lost with the mixing of materials.

Acting Chairman Creighton asked about the location of the sign.

Jess Knigge stated the location is at the entrance off of North Avenue on exhibit C-1 just to the east of the drive.

Acting Chairman Creighton asked what kind of vegetation will be around the sign?

Don Bastian stated a combination of low evergreen shrubs and perennial plants.

Jess Knigge stated that at 725 Center there is a similar permitted sign for reference.

Acting Chairman Creighton asked if staff is suggesting the similar kind of brick work found around town.

Don Bastian stated that it was more for discussion and it is listed as number 8 as a recommended condition but it isn't something that is a deal breaker.

Jess Knigge stated the landscaping might be a solution around the sign to soften the look of the sign.

Acting Chairman Creighton stated his opinion is we have been doing a lot of the masonry work around the Village and at some point it may be too much.

Commissioner Parisi stated that contextually the sign does look like the building and matches so it doesn't look foreign. He also recommended that the sign be moved so it is not so close to the entrance and that it may obstruct the sight line for motorists exiting the site.

Jess Knigge agreed to have the civil engineer look at it from a line of sight perspective and make sure it is not an obstructed view.

Acting Chairman Creighton asked for any additional thoughts on the sign.

No additional comments were provided.

Commissioner Spink made the motion to recommend approval with the amendment to number 4 of the staff report conditions to state landscaping will be replaced as need with same or equivalent size plantings and Commissioner Petella made the second to approve the request.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Christopher

**OLD BUSINESS:**

**NEW BUSINESS:**

Don Bastian states there will be a meeting on August 24, 2015.

Acting Chairman Creighton requests a change to the Sign Code to allow higher signs for properties like the one that was just reviewed for the Pilot development.

Don Bastian stated we have been making little tweaks to the Sign Code here and there and in the case of the Pilot development they met some of the criteria for a taller and larger sign but not all of them, and the the Village Board approved a 10' on Gary Avenue. This will put them in line with the neighbors. A comprehensive update to the Zoning Code is something the staff will look at once the Comprehensive Plan is done, and the idea would be to also update the Sign Code once the Zoning Code is finished.

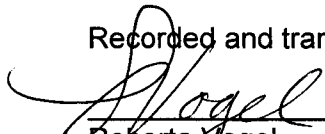
**ADJOURNMENT:**

At 7:55 p.m. Commissioner Parisi moved and Commissioner Spink made the second to adjourn the meeting.

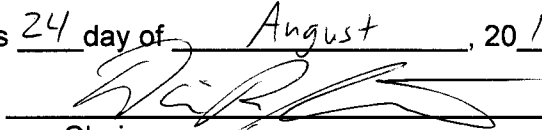
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Roberta Vogel  
Community Development Secretary

Minutes approved by Plan Commission on this 24 day of August, 2015.

  
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Chairman