

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS
GREGORY J. BIELAWSKI MUNICIPAL CENTER

APRIL 11, 2006

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

Chairman Pro-Tem Donald Sutenbach called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Smoot, Vora, Spink, Weiss and Sutenbach
 Absent: Commissioners Michaelson and Hundhausen
 Also Present: Community Development Director Bob Glees, Recording Secretary Progar

MINUTES:

Commissioner Spink moved and Commissioner Smoot made the second to approve the Minutes of the Meeting of March 27, 2006 as presented. The results of the roll call vote were:

Ayes: 5 Commissioners Smoot, Vora, Spink, Weiss and Sutenbach
 Nays: 0
 Absent: 2 Commissioners Michaelson and Hundhausen

PUBLIC HEARING:

**#06037: Harlem-Irving Companies, SW Corner of Gary Avenue and Stark Drive
 Special Use - Planned Unit Development
 Preliminary Planned Unit Development Plan
 Special Use – Early Learning Center
 Gary Avenue Corridor Review
 CONTINUED FROM 3/27/2006 MEETING**

Commissioner Hundhausen entered the meeting at this point 7:35 p.m. At the request of staff, Commissioner Spink moved and Commissioner Weiss made the second to continue this matter to the meeting of May 8, 2006. The results of the roll call vote were:

Ayes: 5 Commissioners Smoot, Vora, Spink, Weiss & Sutenbach
 Nays: 0
 Abstain: 1 Commissioner Hundhausen
 Absent: 1 Commissioner Michaelson

**#06060: Village of Carol Stream
 Adoption of 2006 Official Zoning Map
 CONTINUED FROM 3/27/2006 MEETING**

Mr. Glees stated that as required by state statute, the Village must publish a current zoning map by March 31 of each year. Due to technical difficulties, staff was unable to present the map at the March 27, 2006 Plan Commission meeting. At this time, staff has completed the Village of Carol Stream Official Zoning Map for 2006. The map is attached for your review and reference. The 2006 Zoning map includes all annexations and zoning district amendments that have

occurred since January 1, 2005. Please note that, due to a scrivener's error discovered after the maps had been printed for the packets, the Planned Unit Development approved for 600 E. North Avenue (item #6) is not reflected on the draft map at this time. Staff recommends a condition of approval whereby this is corrected prior to final approval by the Village Board. There were no comments or questions by those in attendance or by the members of the Commission.

Commissioner Hundhausen moved and Commissioner Spink made the second to recommend approval of the Official Zoning Map in accordance with staff recommendations. The results of the roll call vote were:

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| Ayes: | 6 | Commissioners Smoot, Vora, Spink, Weiss, Hundhausen & Sutenbach |
| Nays: | 0 | |
| Absent: | 1 | Commissioner Michaelson |

This matter will be heard by the Village Board at their meeting on April 17, 2006.

**#06044: W.A.S. Central Park II, LLC, Army Trail Road
Planned Unit Development – Final
Special Uses – Shopping Plaza and Drive-up Service Window**

Michael Caldwell and Steve Schwartz were sworn in as witnesses in this matter. Mr. Caldwell explained the location of the proposed development and presented elevation drawings as well as landscape and site plans. He noted that the building will be 10,400 sf and at present the only known tenant will be Sherwin Williams Paint in a 4,000 sf unit on the end unit. The request for drive-up service window use is being proposed with the idea of a coffee-type user or something smaller than a major fast food tenant.

There were no comments or questions at the call for public hearing as there were no attendees. Mr. Glees said the applicant is requesting approval of a Final Planned Unit Development Plan in accordance with Section 16-16-4 of the Zoning Code. In addition, the applicant is requesting two Special Use permits: one for Shopping Plaza and one for a Drive-up Service Window in accordance with Section 16-9-3(C)(12) and Section 16-9-3 (C)(15) of the Zoning Code.

A Special Use for Planned Unit Development was approved for Pasquinelli's Central Park subdivision, which included commercial and residential development encompassing about 42 acres of land located generally south of Army Trail Road along Kuhn Road, south to Woodhill Drive. The commercial portion of the development along Army Trail Road east and west of Kuhn Road is included in the Preliminary Planned Unit Development Plan approved in 2000 (Exhibit E). Please note that this plan was amended for the commercial property west of Kuhn Road in 2003; however, the subject property was not affected by the revision, and so the original plan still applies. The lot formerly known as Lot 7 in Pasquinelli's Central Park development was re-subdivided with the development of the Citgo/7-Eleven facility located on the adjacent lot to the west. At this time, Central Park WAS is seeking Final Planned Unit Development Plan approval for Lot 10, the last remaining lot, which would include a 10,400 square foot shopping plaza with a drive-up service window.

The applicant is requesting a Special Use for a Shopping Plaza, which the Zoning Code defines as "a commercial development in excess of one acre of land, improved with a structure containing three or more distinct and separate retail businesses, also sharing common parking areas and access drives." The proposed plaza would contain 10,400 square feet of space in an in-line multi-tenant building. The sizes of the tenant spaces would range from 1,120 square feet to 4,000 square feet. The applicant is negotiating with Sherwin-Williams to occupy the 4,000 square foot space and a coffee shop to occupy the 1,400 square foot space on the eastern end of the plaza.

Access to the proposed shopping plaza would be located at three points: a right-in-right-out access from Army Trail Road, a drive aisle connection with the adjacent bank to the east, and an access point along the existing drive between Kuhn Road and the Lowe's development to the east. We note that the drive aisle along the western side of the site would abut the proposed building, creating the potential for vehicle conflict with the structure. Staff recommends that the curb location be adjusted to the west to create a setback between the curb and building, which could be accomplished by moving the curb line of the parking lot perimeter further west.

Two one-way lanes are depicted along the eastern side of the building to accommodate the proposed drive-up service window. The inner lane would be dedicated strictly to the use of the drive-up, while the outer lane would accommodate bypass and through traffic on the lot. The rear parking area has also been designed to facilitate the drive-through traffic flow. The parking spaces are angled and the trash enclosure is located to encourage one-way traffic flow behind the plaza, reducing the potential for traffic conflicts. It was noted that the developer's traffic engineer said that they would not have a problem accommodating the change in the curb line. Parking spaces would be located on the north, west, and south sides of the building, providing a total of 49 spaces, including two handicapped spaces located along the front of the building. As the table above illustrates, this exceeds the required 45 spaces for the shopping plaza, which includes the proposed food service, coffee shop.

As part of the PUD process, the applicant is requesting an **exemption** from the Off-Street Parking requirements of the Zoning Code as they pertain to the drive-up service window stacking requirements. The off-street parking requirements stipulate ten car lengths of stacking be provided, including five lengths provided for the ordering station. The proposed plan would provide eight spaces, including four car lengths provided before the ordering station. (See Exhibit A.) The applicant intends to lease the 1,400 square foot tenant space to a coffee shop, and has stated that the proposed stacking is sufficient for a coffee shop use. The applicant contends that the drive-up queue moves faster than that of the average fast food restaurant, because preparation time for coffee orders is less than for typical fast food. While staff recognizes that this justification is applicable to the specific use and does not guarantee perpetuity of the use in this space, the size of the space would not be appropriate for larger food service uses that require longer queues. Therefore, staff finds this deviation to be acceptable for this portion of the Central Park Planned Unit Development.

The building would consist of red brick on all four sides accented with neutral masonry along the roofline and storefronts. The storefronts would be plate glass and aluminum with the end units including brick accents along the bottom. Decorative lamps would be located on all four facades and awnings would be installed along the front elevation.

With respect to the submitted landscape plan (Exhibit B), the five percent parking lot greenspace standard has been met. In addition, shade trees and shrubs are proposed along the entire perimeter of the parking lot with additional plantings identified around the dumpster, ground sign, and within landscape islands adjacent the building itself. The landscape setback area along the southern property line is adjacent to residential development; therefore this area requires additional screening consideration. Shade trees and shrubs are proposed along the southern property line; however, they would be limited to the western half of the lot due to the steep grade that exists along the eastern half. Seed with turf-reinforced fabric is proposed here to protect the berm from erosion. Staff believes that the proposed trees and shrubs, combined with the 30-foot rear yard setback of the residential units, the 68-foot rear yard building setback for the proposed shopping plaza, the decorative metal fence, and the grade differentials between the site and neighboring development, will result in acceptable levels of screening.

The original Planned Unit Development Plan for Pasquinelli's Central Park identifies this lot for commercial development. The adjacent property is a gas station as per plan; however, the proposed shopping plaza is a change from the apparent planned bank, yet it is consistent with the commercial nature of the Army Trail frontage and would provide more retail opportunities for the community. In addition, there already is an existing bank adjacent to the site. We also note that the original plan indicates drive-up service windows for the intended bank. In this respect, the drive-up facility proposed for the shopping plaza is consistent with the original expectations for the site. Staff believes that the proposed development meets the intent of the original design of Pasquinelli's Central Park Planned Unit Development

Summary:

Based upon our review, staff finds that the applicant's requests for Final Planned Unit Development, Special Use for a shopping plaza and drive-up service window are acceptable.

RECOMMENDATION

Staff recommends approval of the Final Planned Unit Development Plan for Lot 10, a Special Use for a Shopping Plaza and a Special Use for Drive-up Service Window subject to the following conditions:

That the site, building and landscape materials shall be constructed and installed in accordance with the Landscape Plan (Exhibit B) and Building Elevations (Exhibit D), except as modified by recommended revisions;

1. That the Final PUD Plan (Exhibit A) be amended to illustrate the adjustment to the curb and parking perimeter location on the western side of the development to create a buffer area between the face of curb and the face of the building;
2. That all materials shall be maintained in a neat and healthy manner, with dead or dying trees and shrubs being replaced on an annual basis with materials as specified on the approved Landscape Plan (Exhibit B);
3. That only channel letter signs be permitted on the wall signage for all tenants and businesses in this development, that no box signs shall be permitted, and that the applicant shall submit sign permit applications for all proposed signs;
4. That the parking stalls shall be striped in accordance with the Village's looped striping requirements including yellow graphics for the handicapped spaces;
5. That all rooftop mechanical equipment shall be screened from view in all directions by the parapet wall;
6. That the development shall comply with all state, county and Village Codes and requirements.

Commissioner Vora asked if there would be lighting on the buildings and Mr. Caldwell replied that they would meet all Village standards and that it would be the same as the other buildings in the area.

Commissioner Spink asked if the variance for stacking is approved and the use is something other than a coffee service type of use will this have to come back for approval and Mr. Glees said that it would not have to come back, that the variance runs with the land. He also noted that the size of the unit would preclude use by a major fast food outlet. It was noted that there actually is additional stacking room for cars behind the building, but they chose not to stripe it for that use.

Commissioner Hundhausen asked what the total number of possible tenants would be and it was said to be six.

In response to the question by Commissioner Weiss it was stated that each tenant would have an individual channel letter sign and that the drive-up window tenant would be allowed by code to have ground directional signs and also a certain per centage of wall signs.

Commissioner Sutenbach asked if the transformer would be screened as well as the trash enclosure and it was stated that it would meet code requirements.

Commissioner Weiss moved and Commissioner Hundhausen made the second to recommend approval of a final planned unit development and a special use for a shopping plaza and a special use for drive-up window service in accordance with staff recommendations. The results of the roll call vote were:

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| Ayes: | 6 | Commissioners Smoot, Vora, Spink, Weiss, Hundhausen & Sutenbach |
| Nays: | 0 | |
| Absent: | 1 | Commissioner Michaelson |

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on April 17, 2006 and was advised to attend that meeting.

Commissioner Hundhausen moved and Commissioner Spink made the second to close the public hearing. The results of the roll call vote were:

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| Ayes: | 6 | Commissioners Smoot, Vora, Spink, Weiss, Hundhausen & Sutenbach |
| Nays: | 0 | |
| Absent: | 1 | Commissioner Michaelson |

It was noted that the next meeting is May 8, 2006.

At 8:18 p.m. Commissioner Spink moved and Commissioner Smoot made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD