

**Regular Meeting-Plan Commission/Zoning Board Of Appeals
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois**

DECEMBER 11, 2006

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

Chairman Don Weiss 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 Christopher, Smoot, Spink, Hundhausen & Weiss
Absent: Commissioners Vora & Michaelsen
Also Present: Village Planner John Svalenka

MINUTES:

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

Ayes:	4	Commissioners Christopher, Spink, Hundhausen & Weiss
Nays:	0	
Abstain:	1	Commissioner Smoot
Absent:	2	Commissioners Vora & Michaelsen

Public Hearing:

Commissioner Hundhausen moved and Commissioner Spink made the second to open the public hearing. The motion was approved by unanimous voice vote.

**#06305 : G.B. Illinois 2, LLC/CVS – Lot 1 at Southeast corner of
Gary Avenue and Lies Road
Special Use Permit – Drive-up Service Window
Final Planned Unit Development Plan
Variations – Sign Code
Gary Avenue Corridor Review**

Mr. Svalenka stated that Peter C. Bazos, representing G.B. Illinois 2 LLC, has submitted an application for several zoning approvals to allow a CVS Pharmacy at the southeast corner of Gary Avenue and Lies Road. In addition to the required Final PUD Plan and Gary Avenue Corridor Review, the applicant has requested a Special Use Permit for Drive-up Window Service and several Sign Code Variations.

This matter was originally scheduled for Plan Commission review at their December 11, 2006, meeting. Staff and the applicant continue to work to achieve compliance with the Village Code. Staff has provided comments and the applicant is working to revise the plans, and hopes to respond shortly. Staff recommends that this case be continued to the January 8, 2007, Plan Commission meeting.

Commissioner Spink moved and Commissioner Smoot made the second to continue this matter to the meeting of January 8, 2007 as requested. The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Smoot, Spink, Hundhausen & Weiss
 Nays: 0
 Absent: 2 Commissioners Vora & Michaelsen

**#06307: Parkview Development Partners II, LLC – Lot 2 at
 Southeast corner of Gary Avenue and Lies Road
 Special Use Permit – Drive-up Service Window
 Final Planned Unit Development Plan Amendment
 Variation – Zoning**

Mr. Svalenka reported that Matthew M. Klein, representing Parkview Development Partners II LLC, has submitted an application for the property located at the southeast corner of Gary Avenue and Lies Road for a Special Use Permit for Drive-up Window Service and an amended Final PUD Plan for minor site changes to accommodate the drive-up. As a separate issue, the petitioner is also requesting a Zoning Variation to allow a dry cleaner with processing done on site.

This matter was originally scheduled for Plan Commission review at their December 11, 2006, meeting. Staff and the applicant continue to work to achieve compliance with the Village Code. Staff has provided comments and the applicant is working to revise the plans, and hopes to respond shortly. Staff recommends that this case be continued to the January 8, 2007, Plan Commission meeting.

Commissioner Spink moved and Commissioner Hundhausen made the second to continue this matter to the meeting of January 8, 2007 as requested. The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Smoot, Spink, Hundhausen & Weiss
 Nays: 0
 Absent: 2 Commissioners Vora & Michaelsen

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

Ayes: 5 Commissioners Christopher, Smoot, Spink, Hundhausen & Weiss
 Nays: 0
 Absent: 2 Commissioners Vora & Michaelsen

Under Old Business it was determined that the selection of a Chairman Pro-tem will be delayed until the next meeting on January 8, 2007.

At 7:40 p.m. Commissioner Hundhausen moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous voice vote and everyone wishing each other a very Merry Christmas and a Happy New Year.

FOR THE COMBINED BOARD