

**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
July 26, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 4 Commissioners Petella, Christopher, Morris and Chairman Parisi

Absent: 3 Commissioners Battisto, Meneghini, and Tucek

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant; Kevin Auster, Planning Intern, and a representative from County Court Reporter.

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on June 28, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

Case #21-0021- Carol Stream Animal Hospital – 160 W. Elk Trail – Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District; Zoning Text Amendment to add indoor kennel and boarding facility as a Special Use in the B-2 District; Special Use Permit for an indoor kennel and boarding facility

Chairman Parisi stated it is the recommendation from staff to have a motion for a continuance for Case #21-0021.

Commissioner Christopher moved and Commissioner Petella seconded the motion for a continuance on August 9, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, August 9, 2021, at 6:00 PM for review.

Case #21-0024 – McDonald’s – 355 S. Schmale Road – Amendment to a Special Use Permit - Drive Through Expansion, Parking Variation, Building Setback Variation

Chairman Parisi swore in Mr. Dan Olson, Vice President of Watermark Engineering Resources, LTD, representing the petitioner.

Mr. Olson stated they are excited to introduce a new technology for this location. We are requesting an amendment for the existing drive through at this location as well as a parking and set back variance that is tied to the order ahead canopy lane. This is an existing McDonald’s and we are keeping the site plan, parking layout and double drive through layout the same. The change is on the northeast side of the property where we are proposing to add the order ahead lane that includes some striping and modification of parking stalls from diagonal to parallel and a canopy that will extend from the existing building over the drive through and over the outside lane. This is part of a mobile ordering system that will be delivering food. Customers will place their order and when they are in proximity to the restaurant, the restaurant will know and they will pull up to this lane where the food is delivered to them across the canopy and down to them automatically. There is no one staffing that lane. It is staffed on the inside of the building from an automated system. This provides an alternative of delivering food to our customers. This requires a parking variance which would bring us from 54 parking stalls to 45 which we feel is ample. We had someone conduct a parking study on a Tuesday and on a Saturday. Demand on Tuesday was 18 stalls and Saturday was 14 stalls during peak hours both days. We are also requesting a variance for the canopy to reduce the current setback from 67.5 feet to 50.5 feet in order for the canopy to cover the entire order ahead lane. Mr. Olson stated they worked with staff to come up with the current color scheme for the exterior of the canopy.

Chairman Parisi asked if there were any questions or comments from the audience and there were none.

Chairman Parisi asked Mr. Farace to provide a staff report.

Mr. Farace stated McDonald's is seeking approval of a Special Use Amendment for the order ahead lane addition along with a parking variation and the building setback variation. The order ahead lane, canopy and order ahead station will be on the north side of the building. For the most part, circulation and parking is going to remain the same. There will be the removal of several parking spaces on the north side of the property and a reconfiguration of that area with parallel parking. There will still be plenty of parking to meet the needs of the employees and customers. There will be a speaker type and conveyer system to deliver the food that was prepared ahead of time or shortly after an order has been received. Staff is supportive of the Special Use Amendment, the parking variation and the building setback variation. Mr. Farace asked the Commissioners to comment on the metal material and color scheme on the exterior of the canopy.

Chairman Parisi asked if there were any questions or comments from the Commission.

Commissioner Morris stated he liked the color scheme but asked since this is experimental, if it doesn't work, will you be tearing it down.

Mr. Scott Berger from McDonald's Corporation stated they have gone through extensive testing from an operational standpoint and they are comfortable with the potential of success. There is a possibility, if it is not in use, we would remove it.

Commissioner Christopher had no questions.

Commissioner Petella asked how many cars can you stack up waiting in the order ahead lane and in the drive through lane.

Mr. Olson stated he would be guessing but probably in excess of 13 to 14 cars.

Commissioner Petella stated any more cars would obstruct the lane of traffic around the building and asked if that is correct.

Mr. Olson stated, yes, that is correct.

Commissioner Petella asked for an explanation of how this process works.

Mr. Steve McCarthy, from McDonald's, stated we anticipate a 30 second to a minute stop at the canopy and they foresee only 3-4 cars stacked up. The way it works is a customer places an order off site (due to Geo Fence Technology, orders cannot be placed on site), the technology registers this order has been placed and then it goes to the kitchen. The kitchen staff begins prepping to get it ready as the customer pulls into the parking lot. When they pull into the order ahead lane and state their name, the food is delivered and they take it and go.

Chairman Parisi asked if there is a double lane drive through which there is one. He then asked Mr. Farace what the canopy color is on the band of the building.

Mr. Farace stated the canopy color is metal or metallic gray.

Chairman Parisi stated the color scheme is spot on.

Chairman Parisi asked for any further discussion and there was none.

Motion to approve was made by Commissioner Petella and seconded by Commissioner Morris with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Petella, Morris and Chairman Parisi
 Nays: 0
 Abstain: 0
 Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, August 2, 2021, at 6:00 PM for review.

Case #21-0035 – Village of Carol Stream – 500 N. Gary Avenue – Zoning Text Amendment- Unified Development Ordinance (UDO)-Miscellaneous Modifications

Chairman Parisi swore in Mr. Tom Farace, Planning and Economic Development Manager for the Village of Carol Stream.

Mr. Farace stated as we started using the UDO recently, we realized there are some minor omissions and “fine-tuning” needed to some of the sections. The modifications proposed are as follows:

Article 3 (District Specific Standards) - Illustrations were inadvertently left out of the building regulations section of the UDO. The illustrations on page 2 of the Staff Report should be included in Section 16-3-8 for determining building height and lot coverage.

Article 4 (Use Specific Standards) - The table of contents for Article 4 contains a list of figures for certain code sections, which were listed in error. The table of contents should be revised as mentioned on pages 4 and 5 of the Staff Report.

Article 5 (Development Standards) – In section 16-5-8 (D)(2)(b)(II) related to fence regulations, the provision reads “Fences in exterior side yards abutting a major street as defined by 1-5-2 (F)(2)(d) shall meet material and design requirements of 16-5-8(D)(3)(c) and (D)(3)(d).” As the PC/ZBA recalls, a fence standard was approved for through lots, or those lots which abut a roadway. This code section should be revised to remove the word “major”, since through lots on all roadways in the Village need to abide by the new fence standard. The proposed code language is located on pages 7, 8, 9 and 10 of the Staff Report.

Article 8 (Administration and Enforcement) – In section 16-8-3(F)(1) there is an incorrect code section listed under Site Plan Review. This section should be revised as stated on pages 13, 14 and 15 in the Staff Report.

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

Chairman Parisi asked what the trapezoidal shape was on the lot coverage calculation drawing.

Mr. Farace responded that shape is a parking pad that will now be included in lot coverage calculations instead of the actual driveway. Mr. Farace added an updated informational handout was printed, posted on the website and also placed in the newsletter for residents to have a better understanding.

Chairman Parisi then asked if there was a definition of a shadow box fence anywhere.

Mr. Farace stated there is an image and a graphic provided in the UDO as well as on an informational handout.

Motion to approve was made by Commissioner Petella and seconded by Commissioner Morris with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Petella, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, August 2, 2021, at 6:00 PM for review.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Christopher moved and Commissioner Petella seconded the motion with no further discussion.

NEW BUSINESS: Kevin Auster, Planning Intern, provided a summary on the Annual Progress Report for the Comprehensive Plan.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:44 p.m. Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Christopher, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion was passed by unanimous vote.

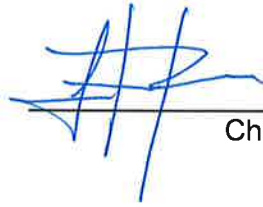
FOR THE COMBINED BOARD

Recorded and transcribed by,


Patty Battaglia

Planning and Permitting Assistant

Minutes approved by Plan Commission on this 9 day of AUGUST, 2021.



Chairman