

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

Case #21-0013– Tyndale House Ministries – 504 S. Schmale Road

Zoning Map Amendment, amendment to a Special Use Permit for a Planned Development, Zoning Variation, Plat of Consolidation

Acting Chairman Tucek swore in Mr. Eric Prechtel and asked him to give his presentation.

Mr. Prechtel stated he was here previously and is back due to a technicality. We requested a variation from a 40 feet rear yard setback to 30 feet. We also requested an allowance to the Planned Development which is incorrect. We are actually being removed from the PD so it will no longer apply to us and we need to request that variance to the UDO. The second technicality was the Plat of Consolidation was not on the agenda for the previous meeting. So the approval was invalid.

Acting Chairman Tucek asked for questions or comments from the audience and there were none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated this is a project that was reviewed last month. They requested approval for the addition of their southern most warehouse which is an amendment to the Planned Development for Geneva Crossing Phase II. They are also seeking approval to rezone (from B-3 to O-S District) the portion of the property that is being utilized for the addition. The Plat of Consolidation is for the smaller parcel being consolidated with the main Tyndale House property. Staff is supportive of the variation from a 40 feet rear yard setback to 30 feet. Overall we are supportive of the project as a whole and are recommending approval.

Acting Chairman Tucek asked for comments or questions from the Commission.

Commissioners Battisto, Christopher, Meneghini, Petella, and Acting Chairman Tucek had no questions.

Commissioner Morris asked Mr. Farace if the setback variance needs to be included because it is in the UDO.

Mr. Farace replied correct.

Commissioner Petella moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

Case #22-0036 – Prestige Donuts/Dunkin – 317 S. Schmale Road

Amendment to a Special Use Permit for a Planned Development, Amendment to a Special Use Permit for a Drive-Through

Acting Chairman Tucek swore in Mr. Eric Carlson and asked him to give his presentation.

Mr. Carlson stated he is an architect from ECA Architects located at 24 N. Bennett Street in Geneva. The Dunkin Donuts is located on the right side of the existing retail center. Currently the drive-through is accessed from Schmale Road. We propose to add another drive-through to make it a double including two menu boards, two lanes and a second window for payment. The two existing parking spaces will be relocated to push the drive-through access point approximately 18 feet. The existing outdoor seating remains where it is currently located, but the trash enclosure needs to be relocated to the coral of trash enclosures that already exists on the site. The coral needs to be constructed to hold three containers instead of two. This eliminates only two parking spaces. The landscape plan complies with all the standard ordinances. Elevations will be updated to meet the new brand standards by adding a gummy tower with the slanted top, replace awnings with an orange band and the brick remains.

Acting Chairman Tucek asked for any comments or questions from the audience and there were none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Prestige Donuts DBA Dunkin is seeking approval of an amendment to the Planned Development for Carol's Court which is a three-building development. The drive-through will be expanded about 20 feet to the west to accommodate the additional drive-through space. The additional payment window will be located on the south side. The façade upgrades proposed will provide more of a modern look to the building. The applicant submitted a drive-through analysis that listed number of vehicles in a lane and time frames for pick-up. What is proposed will meet the Village's stacking requirements within our UDO but will also meet Dunkin requirements for moving the vehicles quickly. Staff had a few concerns with where the drive-through entrance would be shifted due to KFC's exiting drive-through which would be closer to Dunkin's updated, drive-through lane possibly causing a conflict. However, the different busier time frames should not cause any conflicts with drive-through lanes as well as stacking occurring from the Schmale entrance. They are also requesting an exemption to allow some additional signage on the south side of the building Per code, signage is only allowed on the north and west sides. All signs proposed are well below what is allowed per square footage of signage. Staff is supportive of the sign allowance and recommending approval for both Special Use amendments.

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

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

Commissioners Petella asked if this particular franchised business wants this or if the proposals are from the corporate headquarters and commented that most businesses in town with dual lanes only have one lane open.

Mr. Carlson replied it is being requested by the franchisee.

Commissioner Christopher asked if they would be placing bollards or some type of safety for the outdoor seating since it is a very wide, open area.

Mr. Carlson stated they would put in any type of safety, bollards or fencing, to protect the outdoor seating area.

Acting Chairman Tucek asked Mr. Farace to comment on the safety of the outdoor seating.

Mr. Farace suggested they can include bollards as the fence posts or something can be installed.

Acting Chairman Tucek asked if, as a Commission, we could put this request into the motion.

Mr. Farace stated when a recommendation is made it should be stated that a barrier along the front of the outdoor seating area should be installed.

Commissioner Battisto asked if there was anything in the UDO.

Mr. Farace stated there is a code.

Commissioners Meneghini and Morris had no questions.

Commissioner Battisto moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes:	6	Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek
Nays:	0	
Abstain:	0	
Absent:	1	Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

Case #22-0037 – 206 Brewing Company – 600 E. North Avenue

Acting Chairman Tucek swore in Mr. William King, Carol Stream resident.

Mr. King stated he lives at 949 Navajo Street in Carol Stream and would like to acquire a Special Use Permit to open a small, micro brewery within the Village. He is seeking an older crowd with a first responder and military theme.

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

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Mr. King is seeking a Special Use Permit for a micro brewery. The business is being proposed at the southeast corner of North Avenue and Schmale Road within the Shops at Carol Stream

shopping center. This space was former utilized as a Subway and has the right configuration with the seating in the front, the bar area will be where the sandwiches were prepared and the storage and brewing aspect will be in the rear of the facility. Mr. King is proposing to have approximately 10 beers on tap along with other beverages such as ciders, bourbons and maybe 1 or 2 non-alcoholic beverages. Food will not be prepared on site but will be delivered. The Village is currently reviewing a liquor classification for this type of use. Staff has reviewed the request and operations plan and is recommending approval.

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

Commissioner Battisto asked if the petitioner was meeting all the requirements of the UDO.

Mr. Farace replied yes.

Commissioner Christopher asked since he is able to bring food in, will he need to have a food license. Also, if food is brought in, would he be able to have video gaming.

Mr. Farace stated he did not believe he needed a food license, and the video gaming needs to be addressed at a Village Board meeting.

Commissioner Morris stated capacity is about 40 people, what happens if you have 100 guys standing outside wanting to come inside.

Mr. King stated his plan is to work with the two other close by breweries that are located in Bloomingdale and Wheaton and ask these customers to visit those locations.

Commissioners Meneghini, Petella and Acting Chairman Tucek had no questions.

Commissioner Meneghini moved and Commissioner Petella seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes:	6	Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek
Nays:	0	
Abstain:	0	
Absent:	1	Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, October 3, 2022, at 6:00 PM for review.

PUBLIC HEARING:

Acting Chairman Tucek asked for a motion to close the Public Hearing. Commissioner Morris moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion passed by unanimous vote.

NEW BUSINESS:

Mr. Farace stated he will start providing information to the Plan Commission for items that have been reviewed and approved/not approved by the Village Board.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:48 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Petella and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 1 Commissioners Christopher and Petella

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 10 day of OCTOBER 10, 2022.

C. S. H.
Acting Chairman