

**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  
December 12, 2022.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Tucek and Commissioner Meneghini seconded the motion.

Acting Chairman Tucek 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:           5   Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek
- Absent:            2   Commissioner Battisto and Chairman Parisi
- Also Present:     Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Patty Battaglia, Planning and Permitting Assistant; a representative from County Court Reporters

**MINUTES:**

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on November 28, 2022.

The results of the roll call vote were:

- Ayes:            4   Commissioners Meneghini, Morris, Petella, and Acting Chairman Tucek
- Nays:            0
- Abstain:        1   Commissioner Christopher
- Absent:         2   Commissioners Battisto and Chairman Parisi

The motion passed by a majority vote.

**PUBLIC HEARING:**

Acting Chairman Tucek 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: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Chairman Parisi

The motion passed by unanimous vote.

**Case #22-0049– White Castle – 110 W. North Avenue**  
*Amendment to a Special Use Permit for a Drive-Through  
 Gary/North Avenue Corridor Review*

Acting Chairman Tucek swore in Mr. Todd Harkins and asked the petitioner to provide his presentation.

Mr. Todd Harkins stated he was an architect for DLZ Architecture Inc. and was requesting the expansion of an additional drive-through lane at the White Castle located at 110 W. North Avenue.

Acting Chairman Tucek asked if there were any questions from online and there were none so he then asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Mr. Berisha, our Assistant Planner, will provide the Staff Report.

Mr. Berisha stated White Castle is seeking an Amendment to a Special Use Permit for an additional drive-through lane and menu board. The second lane will be located next to the existing lane and have a 4 foot fence with mesh screening separating the two lanes. New landscaping will be installed north of the building at the northeast corner of the property, along Gary Avenue to provide parking lot screening. There will also be landscaping along the two drive through lanes for screening purposes. The proposed landscaping will meet the Village's landscape requirements per the UDO. New wall signage with LED channel letters and new monument signage will be installed and both also meet the Village's UDO guidelines. The façade will be modified to include the roofline having a decorative EIFS cornice, and inclusion of stone veneer at the base of the building. The roofline modification will provide adequate screening of rooftop mechanical equipment. They are also installing new awnings over the windows and a hospitality door will be installed on the east side of the building to allow for the proposed order pickup window to open as a door to the drive through lane to better service customers. Due to the additional drive through lane, ten parking spaces will be eliminated bringing the total to 35 with two ADA spaces leaving a surplus of eight spaces. Staff supports the parking modification and reviewed the traffic flow and design of the proposed drive-through expansion, and deems it acceptable.

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

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

Commissioner Meneghini asked Mr. Harkins if he was aware of the five conditions Staff is recommending and if he would comply.

Mr. Harkins stated he was aware of them and would comply.

Commissioner Morris asked what the purpose of the 4 foot fence served.

Mr. Harkins stated it will provide screening between the two drive-through lanes.

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

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, December 19, 2022, at 6:00 PM for review.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Chairman Parisi

The motion passed by unanimous vote.

**NEW BUSINESS:**

Mr. Farace gave a brief update regarding the status of previous cases.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:15 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Chairman Parisi

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 9 day of January 9th, 2023.

Michelle  
Acting Chairman