

**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 24, 2023.***

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 Battisto 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 Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Absent: 2 Commissioner Christopher and Chairman Parisi

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Patty Battaglia, Planning and Permitting Assistant and a representative from County Court Reporters

**MINUTES:**

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on May 22, 2023 and June 26, 2023.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by a unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

**Case #23-0030 – E.P. Doyle & Sons, LLC/Bartel’s Auto Clinic – 160 S. Gary Avenue**

*Special Use Permit for Auto Repair*

*Zoning Variation*

*Gary Avenue Corridor Review*

Acting Chairman Tucek swore in Mr. Tim Doyle, 1100 Wheaton Oaks Ct, Wheaton, Illinois, and asked him to provide his presentation.

Mr. Doyle stated we are missing some key members, but Ann is representing Partners and Design so if there are any questions relative to the architecture she can speak about that. We are here as the design builder and leading the effort for the Bartel family to mimic what they currently have right now at the corner of St. Charles and Gary. Their business has really taken off not only at this location but in other communities that they serve. They were the original owners of that property and developed it all except for that one acre out lot to the south. They are starting to have a parking problem because they are just too busy. They looked at a couple different options of adding on and it made the most sense, with the existing utilities and existing right-of-ways, to build another facility. The new facility will be very similar and we’ve made some improvements like a wider, deeper work base and more parking. This building will be less public driven, meaning the public won’t come into as much as the current building, and more mechanic and building service driven. We have been working with Staff very well over the last several months and we have prepared a solid proposal and have met most of the requirements they are looking for.

Mr. Berisha started the Staff Report by stating Bartels is currently at 190 S. Gary Avenue and they own the one acre parcel at 160 S. Gary Avenue where they are proposing the development of the new repair facility. It will be 8,481 square feet and the primary purpose is to accommodate the growing needs of the business, alleviate some parking restraints and better serve customers.

Staff did conduct a parking study for this facility and, based on the requirements in our UDO, this facility will have 6,656 square feet of net floor area (per the code, the requirement states one parking space for every 250 square feet of net floor area) so they will require 13 spaces and one space per service bay. There will be ten service bays in the new facility for a total of 23 required spaces. They will have 50 spaces in the new development which exceeds the maximum permitted number. This was reviewed by Staff and believe it to be necessary in order for this facility to properly function and alleviate those parking constraints.

The minimum setback for a rear yard is 20 feet in the Industrial District. Bartels is proposing to reduce that to 16 feet 6 inches in order to maximum the working space inside the building, parking spaces and accommodate the service bays correctly. Bartels has contacted the property owner directly to the west, Artlow Systems, and they have confirmed there is no opposition to the variation being granted.

Staff has reviewed and is also supportive of the variation. Access to the site will be from a driveway off Gary Avenue and a sidewalk for customers to travel between the two facilities.

The trash enclosure will be located on the northwest corner of the building and the rooftop units will not be visible due to the height of the roofline. The exterior of the building will be insulated, precast concrete panels along with color bands on the sides of the building. The style and design will mimic the existing Bartel’s Auto Clinic and Staff believes it will compliment the existing building and enhance the subject property which is currently vacant.

The landscaping proposed will consist of tree and shrub groupings on every parking lot island as well as along the Gary Avenue frontage for parking lot screening. There will also be foundation landscaping along the north and east sides of the building which will make it a more aesthetically pleasing site. Staff has reviewed the requests and recommend approval.

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

Acting Chairman Tucek asked for questions from the Commission.

Commissioners Morris and Pelella had no questions.

Commissioner Meneghini asked if they will be able to comply with the eight conditions.

Mr. Doyle stated yes we reviewed them all and we have no problem complying.

Commissioner Battisto asked about the current overflow of cars.

Mr. Doyle stated on average they are short now by about ten spaces. On the new building they will be adding 10 more stalls which is ten more spaces with 30 extra and I think that is going to come out almost perfect.

Acting Chairman Tucek stated it almost looks as if there is landscaping between the bike path and Gary Avenue. Is the petitioner responsible for that landscaping. But they are not there now though so the petitioner is not responsible for it.

Mr. Farace replied correct.

Commissioner Meneghini redirected and apologized for asking a question and not calling Mr. Doyle back up to the podium in order to hear his response.

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

The results of the roll call vote were:

- Ayes: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek
- Nays: 0
- Abstain: 0
- Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, August 7, 2023, at 6:00 PM for review.

**NEW BUSINESS:**

**PRESENTATION:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

Mr. Farace stated the Commission can vote on canceling the August 14, 2023, meeting due to the lack of agenda items.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

Commission Morris asked Mr. Farace if the project at the corner of Fair Oaks and Lies Road stopped. I heard a rumor that it had fallen through because the farmer has planted his crop and I think it is soybean. But I heard that it had stopped.

Mr. Farace stated no and they should be resubmitting very soon.

Then there was a brief discussion regarding approval of minutes.

Acting Chairman Tucek stated between the bar on North Avenue, which will be the cannabis dispensary, and the church, there is a new piece of construction. He then asked if that was Carol Stream.

Mr. Farace stated yes. You would have reviewed it last year. It is Dynamic Investments which is a truck repair facility.

Acting Chairman Tucek then asked about the corner of North Avenue and Morton because it's been cleared out. They are going to be constructing a new building in there aren't they.

Mr. Farace stated the corner of North Avenue and Morton is unincorporated for now.

Commissioner Morris stated but that's not ours. That is West Chicago unincorporated.

Mr. Farace stated for now it is unincorporated and you might see a proposal coming before the Commission.

Commissioner Morris asked if it is for annexation.

Mr. Farace stated right.

Commissioner Morris asked if there was a proposal on the table right now to build like a 8,500 square foot building and house 90 vehicles in there. He said that was in the paper.

Mr. Farace stated that was from the county. Yes, a similar proposal.

#### **PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Meneghini, Morris, Petella and Acting Chairman Tucek  
 Nays: 0  
 Abstain: 0  
 Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:18 p.m. Commissioner Battisto moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek  
 Nays: 0  
 Abstain: 0  
 Absent: 2 Commissioner Christopher and Chairman Parisi

The motion 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 11 day of SEPTEMBER, 2023.

  
 Acting Chairman