

# *Village of Carol Stream*

## **AGENDA**

### **REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS**

**MONDAY FEBRUARY 27, 2017 AT 7:00 P.M.**

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

- I. Roll Call: Present:  
Absent:
- II. Approval of Minutes: January 24, 2017
- III. Public Hearing:
  - A. 16-2083 **AJ Antunes – 180 Kehoe Boulevard**  
*Special Use Permit for Outdoor Activities and Operations*
- IV. Presentation:
  - A. 17-0001 **Village of Carol Stream – 500 N. Gary Avenue**  
*2017 Zoning Map*
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**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***

**January 24, 2017**

Chairman Frank Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners David Creighton, Angelo Christopher, Frank Petella, Dee Spink, John Meneghini, Charlie Tucek, and Chairman Frank Parisi.

Also Present: Joseph Breinig, Village Manager, Tom Farace, Planning and Economic Development Manager, Jim Knudsen, Director of Engineering Services, Jane Lentino, Community Development Secretary, and a representative from DuPage County Court Reporters.

**MINUTES:**

Commissioner Spink moved and Commissioner Creighton made the second to approve the minutes of the meeting of December 12, 2016, with corrections.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Spink, Tucek and Chairman Parisi.

Nays: 0

Abstain: 1 Commissioner Meneghini

Absent: 0

**PUBLIC HEARING:**

Commissioner Spink moved and Commissioner Creighton made the second to open the Public Hearing.

The motion passed by unanimous vote.

**Case # 16-2079 – Village of Carol Stream – 130 E St. Charles Road**

*Special Use Permit for a Public Service Use*

*Special Use Permit for Outdoor Activities and Operations*

*Amendment to a Special Use Permit for a Planned Unit Development*

Chairman Parisi requested Mr. Farace's comments.

Mr. Farace requested that Case #16-2079 be withdrawn as another location for the temporary Municipal Center has been looked into.

**Case # 16-2080 – Village of Carol Stream – 295 N. Kuhn Road**

*Termination of Special Use Permit  
Zoning Map Amendment (B-3 to R-1)*

Chairman Parisi asked Mr. Farace for an update.

Mr. Farace stated that in the interim between the December 12, 2016, meeting and tonight, the attorney representing Organic Soils said that, on behalf of his client, they are withdrawing their objection to the Special Use termination. Mr. Farace said that the lease agreement for the property had been terminated at the Village Board meeting last week. Mr. Farace stated that, according to Village Attorney, Jim Rhodes, no further discussion was required, and that tonight's meeting was to recommend approval of the Special Use termination and rezoning of the property from B-3 back to R-1.

Commissioner Petella made the motion and Commissioner Meneghini seconded the motion to terminate the Special Use and to rezone from B-3 back to R-1.

The motion was passed.

The results of the roll call vote were:

Ayes: 7 Commissioners Creighton, Christopher, Petella, Spink, Meneghini, Tucek and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

This case will go before the Village Board on Monday, February 6, 2017, at 7:30 PM for final action.

**Case #16-2084 - Village of Carol Stream – 505 E North Ave**

*Special Use Permit for a Public Service Use  
Special Use Permit for Outdoor Activities and Operations  
Sign Code Variation for an Off-Premise Sign*

Chairman Parisi asked to be recused from this case and requested a motion to nominate an acting chairman.

Chairman Creighton moved to nominate Commissioner Christopher and Commissioner Tucek seconded the nomination.

The motion was passed unanimously.

Acting Chairman Christopher stated that if anyone in the audience had anything to say that they could be sworn in and speak, and then asked Mr. Farace for the Staff Report.

Mr. Farace stated that the Village will be relocating from the 500 N Gary Avenue building while it is being renovated beginning in the spring, and is proposing to occupy the former McDade and Company location at 505 E North Avenue, located on the north side of North Avenue and west of Schmale. Mr. Farace stated that the Village is proposing to occupy the southern half of the building, about 30,000 square feet of a 70,000 square foot building. Mr. Farace stated that there are tenants currently in the

building whose leases are about to expire and that the Village will be occupying their spaces, but that there will be two other tenants, Comcast and Property Insight, who will remain in the building.

Mr. Farace stated that main functions of the Village Hall; Administration Services, Community Development, Engineering Services, Human Resources, Information Technologies, will be relocated, along with several of the Police Operations, and that some of the Police Operations would be relocating to the Glendale Heights Police Department.

Mr. Farace stated that the main parking lot is on the west side of the property and consists of about 182 spaces. Mr. Farace stated that western most row of parking, which are furthest away from the building and entrance, would be allocated for Village fleet vehicles, i.e. Police, Engineering, Community Development vehicles, and that eastern most spaces will be used for customer/visitor parking as they are the closest spaces to the entrance. He stated that the middle row of parking would be used for Village employee parking, and referred to the analysis in the Staff report that showed how many spaces were needed, and that there should be enough spaces to meet our needs and the needs of anticipated customers/visitors.

Mr. Farace stated that the hours of operation would remain 8:00am until 5:00pm for everyone except the Police Department, which would be 24 hours of operation.

Mr. Farace stated that Special Use is required and being requested for Public Service Use, which includes governmental buildings, police stations, libraries, etc., as is required even for a temporary period of time, and that the Village anticipated being in the temporary location for approximately 22 months.

Mr. Farace stated that the temporary site is centrally located with two curb cuts along North Avenue and one access point along Schmale Road. He stated that the Schmale Road access point is part of the Western DuPage Special Recreation Association property, and that 505 E. North Avenue property has an access agreement for the driveway that is located south of the Association's building for additional access to the 505 E North Avenue location. Mr. Farace noted that only westbound traffic is able enter on North Avenue.

Mr. Farace stated that a second Special Use is being requested for outdoor operations and activities, for the fleet vehicles to be parked on the west side of the property, and to relocate the generator that is currently located in the back of 500 N. Gary Avenue to the back of the property at 505 E. North Avenue, in a fenced in parking area to the north of the building where Comcast employees and fleet trucks park. Mr. Farace noted that this would be a perfect area for the generator, as it is fully screened by a chain link fence with slats, and the building screens it on the fourth side, restricting visibility from adjacent roadways or properties.

Mr. Farace stated that the final request is for a sign variation to allow an off premise sign, and that the Village would be relocating an existing directional sign from the Gary Avenue location to the Schmale Road entrance, at the southeast corner of the Association's property. Mr. Farace stated that the sign would indicate to individuals traveling either northbound or southbound on Schmale Road of an additional access point to get to the 505 E North Avenue location. Mr. Farace stated that the Village is trying to work with the County to see if it would be possible to get some identification signs along the roadway as well, like they do to indicate the location of a library or other public buildings. Mr. Farace stated that, since the sign is not located on the 505 E. North Avenue property, a variation for an off premise sign is required, and that the Association finds it acceptable to have the directional sign on their property. Mr. Farace stated that the Village would work with the Association with any type of agreement that would be necessary, and noted the importance of having the directional sign there for residents and visitors who may not be familiar with that area.

Mr. Farace stated that Staff is looking for a positive recommendation on the Special Use permit for public use, outdoor storage and backup generator, and the sign code variation.

Acting Chairman Christopher asked for questions from the audience. There were none.

Acting Chairman Christopher asked for questions from the Commission.

Commissioner Tucek suggested that another directional sign be placed further down the North Avenue Access drive or on the building.

Mr. Farace stated that there are a couple of hundred feet before the actual 505 E North Avenue property, and that they were looking at the possibility of additional signage, possibly on a light pole, offering additional direction to the parking lot at the temporary location.

Commissioner Creighton expressed confusion with the parking chart showing 92 parking spaces, but the need is for 111 spaces.

Mr. Farace stated that one finding is based on the code, and the other is based on a personal analysis which is predicated by the need per employee, per department, number of fleet vehicles, contract employees, etc., and that both are within the scope of necessity.

Commissioner Creighton asked about the location of adequate handicapped parking spaces.

Mr. Farace stated that the Village is working with the property owner to restripe some of the spaces in front of the entrance designated for the temporary Village hall.

Mr. Breinig interjected that the handicapped parking status had been worked out the previous day during lease negotiation, and number of handicapped spaces, but that they did not meet the proper dimensions stated in the code, and they will be restriped.

Commissioner Spink asked if the digital marquee currently located on Gary Avenue in front of Village Hall would be relocated, and if not, would it be used to inform residents/visitors of the temporary location.

Mr. Breinig said that the marquee would remain in place on Gary Avenue, that the sign is fed from the current Village Hall and they are hopeful that the sign could remain active, however, it could not be guaranteed due to the amount of excavation anticipated.

Commissioner Spink asked if the mailbox and water billing payment box would stay in place.

Mr. Breinig stated that the site would be fenced during construction and discussed moving it with the Post Office. Mr. Breinig said that the proposed site for the drop box would be at Town Center, and that they are trying to encourage e-payment. Mr. Breinig said that between the Rec Center and the summer concerts they would be able to promote the temporary drop box location.

Commissioner Petella had no questions.

Commissioner Meneghini had no questions.

Acting Chairman Christopher had no questions.

Commissioner Creighton moved and Commissioner Tucek seconded the motion to approve Special Use Permit for a Public Service Use, Special Use Permit for Outdoor Activities and Operations, and Sign Code Variation for an Off-Premise Sign.

The motion passed.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Spink, Meneghini, and Tucek.

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 0

Acting Chairman Christopher turned the meeting back over to Chairman Parisi.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to close Public Hearing.

The motion was passed unanimously.

This case will go before the Village Board on Monday, February 6, 2017, at 7:30 PM for final action.

**NEW BUSINESS:** StormWater Management Presentation, Village Engineer, Jim Knudsen

Chairman Parisi thanked Mr. Knudsen for his time.

Mr. Knudsen thanked the Commission for the invitation, and opportunity, and stated that stormwater management is one of the toughest issues dealt with by Engineering Services, and that when he came to the Village in 1988, there wasn't even soil erosion control being monitored. Mr. Knudsen stated that stormwater regulation has gotten drastic and that it is the most expensive program within Engineering Services.

Mr. Knudsen stated that the certification process starts with the Stormwater Management program, which is required by Federal law, and the he would be talking about how it relates to regulations and enforcement.

Mr. Knudsen stated that the regulation portion is through the DuPage County Stormwater Ordinance, which was adopted by the County in 1991, after the devastating impact the 1987 flood events had on the Village of Carol Stream. He said that the code was adopted by the Village in January of 1992.

Mr. Knudsen explained that the ordinance was set up with waiver community designations; non-waiver community having DuPage County administer all provisions of the ordinance; partial waiver community meaning the community administers all provisions of the ordinance except development sites which include regulatory flood plain or sites within 100 feet of wetlands or buffers, which are administered by DuPage County; full waiver community meaning the community administers all provisions of the DuPage County Stormwater Ordinance. Mr. Knudsen stated that he Village of Carol Stream is a full waiver community, and took that approach because the Village felt that it could administer the ordinance best due to a huge emphasis on customer service, among other benefits.

Mr. Knudsen stated the Stormwater Ordinance consists of 18 articles, and that his presentation would highlight seven main sections. Mr. Knudsen said that, as the stormwater administrator for the Village, it is his responsibility to comply with the stormwater ordinance, including submittals, construction and post development. He stated that stormwater submittals are reviewed and certified by the Village Stormwater Ordinance, and once provisions are met, the Village is able to issue building permits, land movement permits, accessory permits, etc.

Mr. Knudsen stated that the Village does not have the staff of specialists, such as wetlands specialists, soil scientists, hydrologic and hydraulic engineers, water resource engineers, which are required to create the review, and that hiring would be cost prohibitive, therefore, consultants are utilized.

Mr. Knudsen stated that the stormwater certification process fits into the permitting process. He said that a developer can request a pre-submittal meeting as a way to help them through the process as it can be difficult and time consuming. Mr. Knudsen stated that the applicant submits plans, drawings, calculations, models, justifications, and other information, then it is sent to the consultant to be reviewed and to provide comments, which are sent back to Engineering Services for review and comments, before transmittal back to the applicant's engineer. Mr. Knudsen stated that once it is certified, which can take several submittals, then permits can be issued.

Mr. Knudsen said that it is the same process as the Planning process, except for the determination that the submittal and site plan are feasible for planning and zoning approvals before being presented to the Plan Commission and Zoning Board of Appeals. He said that this avoids having the applicant come back to the Plan Commission multiple times.

Mr. Knudsen stated that one issue that came up regarding a recent development, Organic Soils, was a wetlands. He explained that there was a process to go through to determine if there is a wetland on a proposed site. He stated Organic Soils was advised in September of 2013 that a wetland may be present on the proposed on the site. Mr. Knudsen noted that they are not wetlands experts, but they know what types of wetland plants were visible on the proposed site, and they were in close proximity to Klein Creek. Mr. Knudsen stated that the first time plans were submitted to the Village delineating wetlands was not until June 15, 2016, which was almost three years later, at which point the Village consultant verified the delineation on July 7, 2016. Mr. Knudsen noted that it can take about a month or two to get it determined and delineated by the consultant.

Mr. Knudsen referred to a section directly out of the code that specifically states that the need to do a field investigation to verify the presence of wetlands on the site, and not to rely solely on maps.

Mr. Knudsen proceeded with a slide presentation showing the map following the location of Klein Creek, showing the proposed location of the site and the wetlands to the north of the site. Mr. Knudsen noted that the County is very clear stating on the map that "Wetlands identified on this map are not all inclusive. Note that the absence or presence of jurisdiction wetlands can only be determined by an onsite investigation conducted in accordance with the current federal wetland determination methodology."

Mr. Knudsen reiterated that the maps are not that accurate and referred to a slide showing a wetland north of Klein Creek, which goes across a roadway and through the residential area. Mr. Knudsen noted that the map was several hundred feet off from the actual location of the wetland.

Mr. Knudsen referred to two slides, one showing Elk Trail and Bluff Street showing acreage with no wetland taken in 1956, and one with a wetland forming taken in 1998. Mr. Knudsen, then, referred to a third picture taken in 2013 showing a full blown wetland. Mr. Knudsen noted that a wetland can propagate out of nowhere, and that wetland maps are usually done every 10-15 years.

Mr. Knudsen ended his presentation and offered to answer any questions.

Chairman Parisi asked the Commission for questions.

Commissioner Meneghini had none.

Commissioner Petella asked if it is the responsibility of the developer or builder to get an environmental scientist to look at all property.

Mr. Knudsen answered that most applicants automatically do that as part of their due diligence, checking not only for wetlands, but for anything environmental. He noted that they will have an environmental impact statement done, like the Village did when they purchased the property at Gary Avenue and Lies Road. Mr. Knudsen said that it is a common practice as wetlands are heavily regulated in DuPage County.

Commissioner Petella asked for clarification that, in six years, there could be a wetland where there is none today.

Mr. Knudsen said that was correct, referring to wetlands that have sprung up in a year's time that are delineated and as small as a table, and that they are regulatory wetlands in DuPage County.

Commissioner Petella asked to clarify that none of this information is collected in-house, by the Village.

Mr. Knudsen stated not 100%, that if a stormwater submittal is simple it can be done in-house, but that other information is required by DuPage County to be collected by certain people on staff, and it would be cost prohibitive to hire those people.

Commissioner Petella asked if when the property on McNees Drive in question was looked at, the vegetation was brought to the attention of the developers.

Mr. Knudsen stated that it was. Mr. Knudsen said that he and his staff have been trained in how to identify wetland plants and the other characteristics of a wetland, but they are not qualified to certify that it is a wetland.

Mr. Breinig stated that, being a full waiver community, Carol Stream is subject to audit, and the Village takes their full waiver status seriously as they could be fined. He stated that there are sites that are no longer prime sites, using the Dermody site on North Avenue as an example, which have a wetland running through the heart of it. Mr. Breinig said that it is the nature of properties, the good properties are taken and the ones that are in play are going to be undeveloped or under developed properties.

Commissioner Spink had no questions.

Commissioner Christopher had no questions.

Commissioner Creighton asked if the Village's stormwater regulations are identical to the County's.

Mr. Knudsen stated that the Village wholly adopted the County's ordinances without any revisions, however, the Village has regulations that pertain to the storm sewer system and few minor differences that are a little more restrictive.

Commissioner Creighton referred to the case asking if the request for wetlands delineation was a request or if it was a requirement, and if the Organic Soils was aware of the code.

Mr. Knudsen stated that if a stormwater submittal was presented without wetlands delineation, known as a tab 4 submittal, the Village would have sent it back saying they had to have it.

Commissioner Creighton asked if Organic Soils had ever gotten to that point.

Mr. Knudsen said that when they did, they were told that they had to go out to the site and determine if there was a wetland, and Organic Soils responded that they used the DuPage County map.



Mr. Breinig stated that if the foundation was the map, that it was flawed. Mr. Breinig suggested that they used to map to avoid incurring the cost of the initial assessment and delineation.

Mr. Knudsen stated that he was told that Organic Soils was following a very linear sequential process, and they were not going to spend any money on a stormwater submittal until they received the IEPA approval, which hampered their timeline. Mr. Knudsen noted that even though Organic Soils did some investigations, nothing was received until 2015. Mr. Knudsen stated that the Village highly encourages all developers and applicants to start on the stormwater first, and foremost, as it is a lengthy process. Mr. Knudsen noted that the Organic Soils project was much simpler to deal with than the Dermody property, which is very complex.

Commissioner Tucek asked, moving forward, what is required for existing residences or businesses, if a wetland should pop up, what is the role of the Village of Carol Stream, and what is the role of the owner to mitigate the wetland.

Mr. Knudsen stated that mitigation isn't required unless it is going to be impacted, and it is not just the wetland but there are buffers around the wetland that have to be protected. He stated that just because a wetland shows up on someone's property doesn't mean that it has to be maintained for the rest of its life, it means it can't be impacted to the point of destruction.

Mr. Breinig stated that if people would maintain their properties, especially the vacant properties. He said the property at Bluff and Elk Trail wasn't taken care of.

Mr. Knudsen stated that there was no wetland there, even after the development. He said that the grading had settled over time, water started ponding, soil changed, animals came into the area with seeds and droppings, windblown seeds settled, plants emerged and it became a wetland.

Mr. Breinig stated that in that case, it got to a point that, between the wetland and the buffer, the property was no longer buildable, and noted that it was donated to Lake Haven. Mr. Breinig stated that as a result it went from a developable piece of property to a non-developable piece of property because they let it go into disrepair. Mr. Breinig said that some of the overgrown parcels in the industrial park will be in the same situation, getting so out of control that it will no longer be buildable.

Commissioner Tucek asked if it would be in Carol Stream's best interest to keep ahead of that so they are not considered wetlands.

Mr. Breinig said that it depends on who you are, if you are an environmentalist or conservationist, it would be a different answer, but it is the property owner's responsibility.

Commissioner Tucek said that if we knowingly let the property fall into disrepair, it hurts us as a village.

Mr. Breinig stated that there is no violation of any law, ordinance or code, and they try to get people to cut unimproved properties, but that often the only attention the property gets is when the right of way is maintained by the Village.

Mr. Knudsen stated that property owners have been warned over the years, noting that the owner of the property at Elk Trail and Bluff was warned. He said that they don't go around investigating every property in Carol Stream for maintenance issues, but that if it is noticed the owner is notified.

Commissioner Tucek asked if there was anything that is totally unusable because it's undeveloped and a wetland, or is it portions of existing properties.

Mr. Knudsen stated that there were both, some are unusable, but some will subdivide or do an assessment plat so as not to get taxed for a wetland. He said some have a small amount of wetland or flood plain, and that it's not that you can't impact wetland, flood plains, or flood ways, but it has to be

mitigated. Mr. Knudsen noted that there were instances where it is almost impossible to impact a critical wetland an endangered species may reside.

Chairman Parisi thanked Mr. Knudsen for his presentation, and asked Mr. Farace if there was anything else to be addressed. Mr. Farace said there was not.

**ADJOURNMENT:**

At 7:55 pm Commissioner Tucek moved and Commissioner Creighton made the second to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Jane Lentino  
Community Development Secretary

Minutes approved by Plan Commission on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

# Village of Carol Stream Plan Commission/Zoning Board of Appeals

**STAFF REPORT**  
February 27, 2017

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

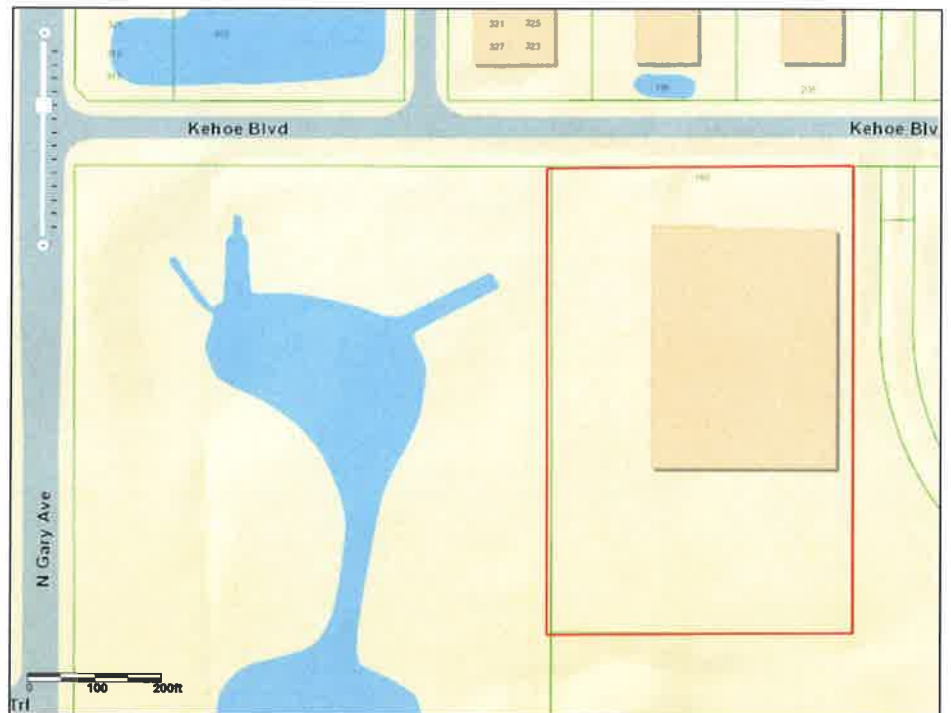
**CASE MANAGER:**  
Tom Farace, Planning &  
Economic Development  
Manager

**ACTION REQUESTED:**  
The applicant is requesting approval of an Amendment to a Special Use Permit to allow for outdoor activities and operations in the form of a vaporizer and trifecta system in the I Industrial District, in accordance with Section 16-10-2(B)(14) of the Zoning Code.

**APPLICANT/ CONTACT:**  
Mr. Sergio Flores  
Antunes  
180 Kehoe Boulevard  
Carol Stream, IL 60188



**CASE #:** 16-2083  
**LOCATION:** 180 Kehoe Boulevard  
**PROJECT NAME:** Antunes



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (Antunes)	Industrial
North	I Industrial District	Industrial (Multi-Tenant Buildings)	Industrial
South	I Industrial District	Industrial (CoreCentric)	Industrial
East	I Industrial District	Industrial (Packaging Personified)	Industrial
West	I Industrial District	Industrial (Detention Basin)	Industrial

The industrial property highlighted above is located on the south side of Kehoe Boulevard and east of Gary Avenue.

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## Site Assessment

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### COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan.

### AERIAL PHOTOGRAPH:



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## Project Summary

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### ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from ERA Engineering dated December 20, 2016, Public Notice, Site Plan with Equipment Detail (Exhibit A), Thermax Vaporizer Drawing (Exhibit B), and Trifecta Cut Sheet (Exhibit C).

**BACKGROUND:**

The applicant, Sergio Flores with Antunes, requests approval of a Special Use Permit to allow for outdoor activities and operations in the form of a vaporizer and trifecta laser assist gas supply system in the I Industrial District. The subject property currently contains a 31-foot tall liquid nitrogen tank on the west side of the building, and the vaporizer and trifecta system are proposed adjacent to the tank.

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**Staff Analysis**

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**SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS**

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Photo of Existing Tank and Fenced Area on West Side of Property

Antunes requests a Special Use Permit to install a vaporizer and trifecta system along the west side of the building. Antunes is a custom solutions provider of countertop cooking equipment and water filtration systems for restaurants, and in February 1999, the Village Board approved a Special Use Permit which allowed for the installation of a 14-foot tall liquid nitrogen tank. A condition of approval was that screening in the form of fencing around the base of the tank and evergreens along the west property line be installed. In February 2008, the Village Board approved an amendment to the Special Use Permit to replace the existing liquid nitrogen tank with a 31-foot tall tank in the same location with similar screening mechanisms (see photograph above).

In order to meet business demands, Antunes proposes to install a vaporizer and trifecta laser assist gas supply system directly north of the existing tank on the west side of the building. Both pieces of equipment will be located on new concrete pads, and will be situated within the existing

fenced-in area. The vaporizer will be approximately 17 feet, 8 inches in height, and the trifecta equipment will be approximately 8 feet in height.

Requests for Special Use Permits for outdoor activities and operations in the Industrial District are common, and the Plan Commission recommends approval of most requests. Typical requests seek approval to allow outdoor trailer parking or equipment storage, and the outdoor installation of process equipment such as dust collection equipment, storage tanks, and silos. In review of such requests, staff works with applicants to minimize visibility of the outdoor activity or installation to the extent possible, depending on the specific circumstances of each request.

Staff is supportive of the proposed vaporizer/trifecta equipment, and believes existing screening mechanisms and placement of the equipment near the rear of the loading dock area will minimize visual impact. In addition, the equipment will be located adjacent to the building like the existing tank, which limits any piping or ductwork that may be required to connect the equipment to the building. The existing slatted fencing is seven feet in height, which will screen the majority of the trifecta equipment and approximately half of the vaporizer. In addition, the existing evergreens along the west edge of the property will provide screening of the equipment from Gary Avenue. Upon a recent visit to the property, it was noted that the northernmost tree in the row of evergreens was either dead or in declining condition. In addition, staff drove along both Kehoe Boulevard and Gary Avenue to verify if the proposed equipment may be visible from the adjacent roadways after installation. Staff believes that the vaporizer may be visible from both roadways (more so from Gary Avenue as one travels south), and recommends that the dead/declining tree be removed and replaced with a new evergreen, and that an additional 2-3 evergreen trees also be installed at the north end of the existing row of trees to provide additional screening of the equipment. The applicant is agreeable to this recommendation, and will work with staff on final placement of the trees prior to installation.

### SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in §16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

Antunes requires the additional equipment to enable efficient processing of important product lines.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The additional equipment will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Other industrial properties have received Special Use approval for outdoor activities and operations for silos, tanks, or other types of outdoor pieces of equipment, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The installation of the equipment is expected to conform to all applicable codes and requirements.

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### Recommendation

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Staff has reviewed the applicant's request and can support the installation of the additional equipment given its location near the rear of the property and loading dock area, the fact that the equipment will be screened by fencing and landscaping, and that the equipment will not be taller than existing the existing liquid nitrogen tank nor exceed the maximum height requirement for equipment within the Industrial District. Therefore, staff recommends approval of the Special Use Permit to allow for outdoor activities and operations in the form of a vaporizer and trifecta equipment in the I Industrial District for Antunes, subject to the following conditions:

1. That the northernmost evergreen tree on the west side of the property be replaced with a new evergreen, along with the installation of 2-3 additional evergreens to the north of said tree, to provide additional screening of the new equipment. The evergreen trees shall be a minimum of six feet in height upon installation, and shall be installed no later than May 15, 2017.

2. That the slats in the existing fence shall be maintained, and if any slats are damaged or are in poor condition, they will be replaced immediately in order to provide proper screening of the lower portions of the equipment; and
3. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

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<b>Do Not Write in This Space</b>	
Date Submitted:	<u>12/22/16</u>
Fee Submitted:	<u>\$800</u>
File Number:	<u>16-2083</u>
Meeting Date:	<u>2/27/17</u>
Public Hearing Required:	<u>Y</u>

# Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

[www.carolstream.org](http://www.carolstream.org)

**FORM A**

## GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Sergio Flores Phone 630-784-3474  
 Address 180 Kehoe Blvd. Carol Stream, IL 60188 Fax \_\_\_\_\_  
 E-Mail Address sergio.flores@antunes.com  
 (required)  
 Name of Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
 (if represented)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Owner Antunes Phone 630-784-3436  
 (required if other than applicant)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 Name of Architect \_\_\_\_\_ Phone \_\_\_\_\_  
 (if applicable)  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

2. \*Common Address/Location of Property 180 Kehoe Blvd. Carol Stream, IL 60188

3. Requested Action (*check all that apply*)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Gary/North Avenue Corridor Review
<input type="checkbox"/> Planned Unit Development – Preliminary	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Unit Development – Final	<input type="checkbox"/> Variation – Zoning (requires Form B-1)
<input checked="" type="checkbox"/> Special Use Permit (requires Form C)	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Subdivision – Preliminary	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Subdivision – Final	<input type="checkbox"/> Zoning Change
	<input type="checkbox"/> Other

Describe requested action Supplemental equipment to existing 6000gal liquid Nitrogen tank.

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

<u>  X  </u>	General Application (Form A)
<u>      </u>	General Variation Application (Form B-1)
<u>      </u>	Sign Code Variation Application (Form B-2)
<u>      </u>	Fence Code Variation Application (Form B-3)
<u>  X  </u>	Special Use Application (Form C)
<u>      </u>	Application for Development Approval (Form D)
<u>      </u>	Gary/North Avenue Corridor Application (Form E)
<u>      </u>	Plat of Survey with Legal Description
<u>  X  </u>	Site Plan
<u>      </u>	Landscape Plan
<u>      </u>	Plat of Annexation
<u>      </u>	Preliminary Subdivision Plat
<u>      </u>	Final Subdivision Plat
<u>      </u>	Preliminary Planned Unit Development Plan
<u>      </u>	Final Planned Unit Development Plan
<u>  X  </u>	Drawings of Proposed Signs
<u>      </u>	Horizontal Building Elevations
<u>      </u>	Floor Plan
<u>  X  </u>	Proof of Ownership or Written Consent From Property Owner
<u>  X  </u>	Project Narrative/Cover Letter
<u>  X  </u>	Application Fee \$ <u>  800.00  </u>

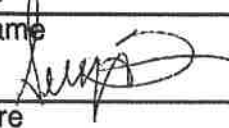
Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

\*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have received a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

Sergio Flores  
 \_\_\_\_\_  
 Print Name  
  
 \_\_\_\_\_  
 Signature  
 12/23/16  
 \_\_\_\_\_  
 Date

FORM C

# Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630/871-6230 • FAX 630/665-1064

e-mail: [comdevelop@carolstream.org](mailto:comdevelop@carolstream.org) • website: [www.carolstream.org](http://www.carolstream.org)

## SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.

No public convenience is provided other than that, the proposed laser assist gas supply system is necessary to the Antunes success and contribution in tax revenue

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed laser assist gas supply system will not be detrimental to the general public.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed laser assist gas supply system will not be injurious to the adjoining industrial facilities in the district which the property is located.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed laser assist gas supply system will be no impediment to the district.

The success of it will provide to the applicants business will be of positive value in the district.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

All required facilities are in place at this time.

---

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

The use and installation conform to manufacturing use as allowed per 16-10-2(A)(1)  
of the zoning ordinance.

7. Other pertinent information or reason for request.

The proposed laser assist gas supply system is a supplement system to the existing  
liquid Nitrogen tank which has been in use since 2008.



**ENGINEERING**  
RESOURCE ASSOCIATES

ENGINEERS | SCIENTISTS | SURVEYORS

December 20, 2016

Village of Carol Stream  
Plan Commission and Zoning Board of Appeals  
Community Development Department  
500 N. Gary Avenue  
Carol Stream, IL 60188

Re: 180 Kehoe Boulevard, Antunes & Company  
Special Use – Equipment Installation  
ERA Project No. 151108.A0

Dear Commission and Board Members,

Engineering Resource Associates, Inc. (ERA), in conjunction with Knight E/A, Inc. and Antunes & Company, have prepared the accompanying documents. Antunes & Company is a commercial kitchen equipment manufacturer operating at their current location since the year 2000.

In order to meet the needs of their business, and to ensure its future success, Antunes & Company intends to install a new vaporizer and trifacta equipment in accordance with the attached material list. The equipment will be located on a new 15.5 foot by 14 foot concrete pad situated immediately north of the existing 6,000 gallon liquid nitrogen tank. The equipment will be surrounded by a 7-foot high fence.

We hope that the accompanying documents show that the new equipment would not be in conflict or interfere with the character and intended use of this industrial zoning district.

We have included applications for a special use public hearing.

Thank you for your consideration.

Sincerely,  
ENGINEERING RESOURCE ASSOCIATES, INC.  
ERA Warrenville

S.M. "Monica" Hawk, P.E., CFM, Project Manager

**WARRENVILLE**  
3s701 West Avenue, Suite 150  
Warrenville, IL 60555  
P 630.393.3060

**CHICAGO**  
10 South Riverside Plaza, Suite 875  
Chicago, IL 60606  
P 312.474.7841

**CHAMPAIGN**  
2416 Galen Drive  
Champaign, IL 61821  
P 217.351.6268

[www.eraconsultants.com](http://www.eraconsultants.com)

**PUBLIC NOTICE**

**To:** Property Owners within 250 feet of  
180 Kehoe Boulevard

**From:** Tom Farace, Planning & Economic  
Development Manager

**Date:** February 2, 2017

**Re: Carol Stream Plan Commission/  
Zoning Board of Appeals Public Hear-  
ing Case # 16-2083, Sergio Flores/AJ  
Antunes & Company – 180 Kehoe  
Boulevard**

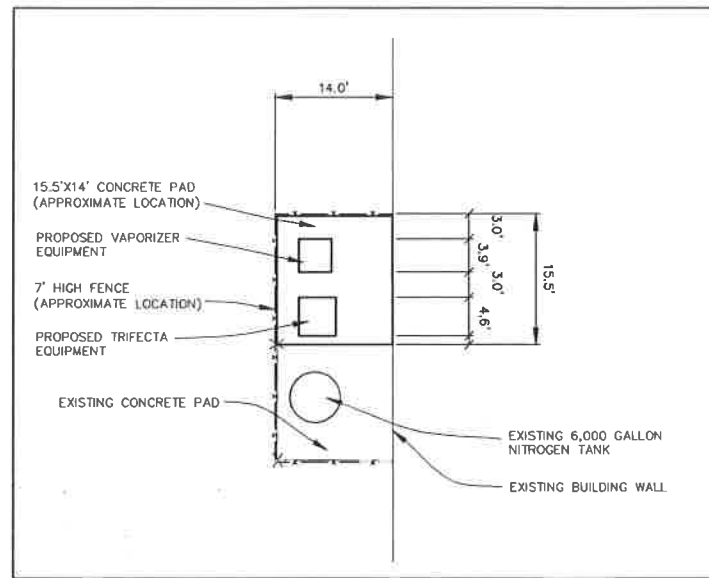
Enclosed, please find a notice regarding the above-referenced Public Hearing, which is scheduled to be held at 7:00 p.m. on February 27, 2017, at the Village of Carol Stream Gregory J. Bielawski Municipal Complex, located at 500 N. Gary Avenue. The purpose of the hearing is to consider an application from AJ Antunes & Company for a Special Use Permit to allow for outdoor activities and operations in the I Industrial District in the form of a vaporizer. There is currently a liquid nitrogen tank approximately 32 feet in height on the west side of the building, and the applicant proposes to install an 18-foot tall vaporizer adjacent to the tank. The vaporizer will be enclosed by an existing slatted chain link fence.

You are welcome to attend the public hearing and you may provide comments regarding the application if you wish. If you should have any questions in advance of the public hearing, please do not hesitate to contact me at 630-871-6234 or by e-mail at [tfarace@carolstream.org](mailto:tfarace@carolstream.org).

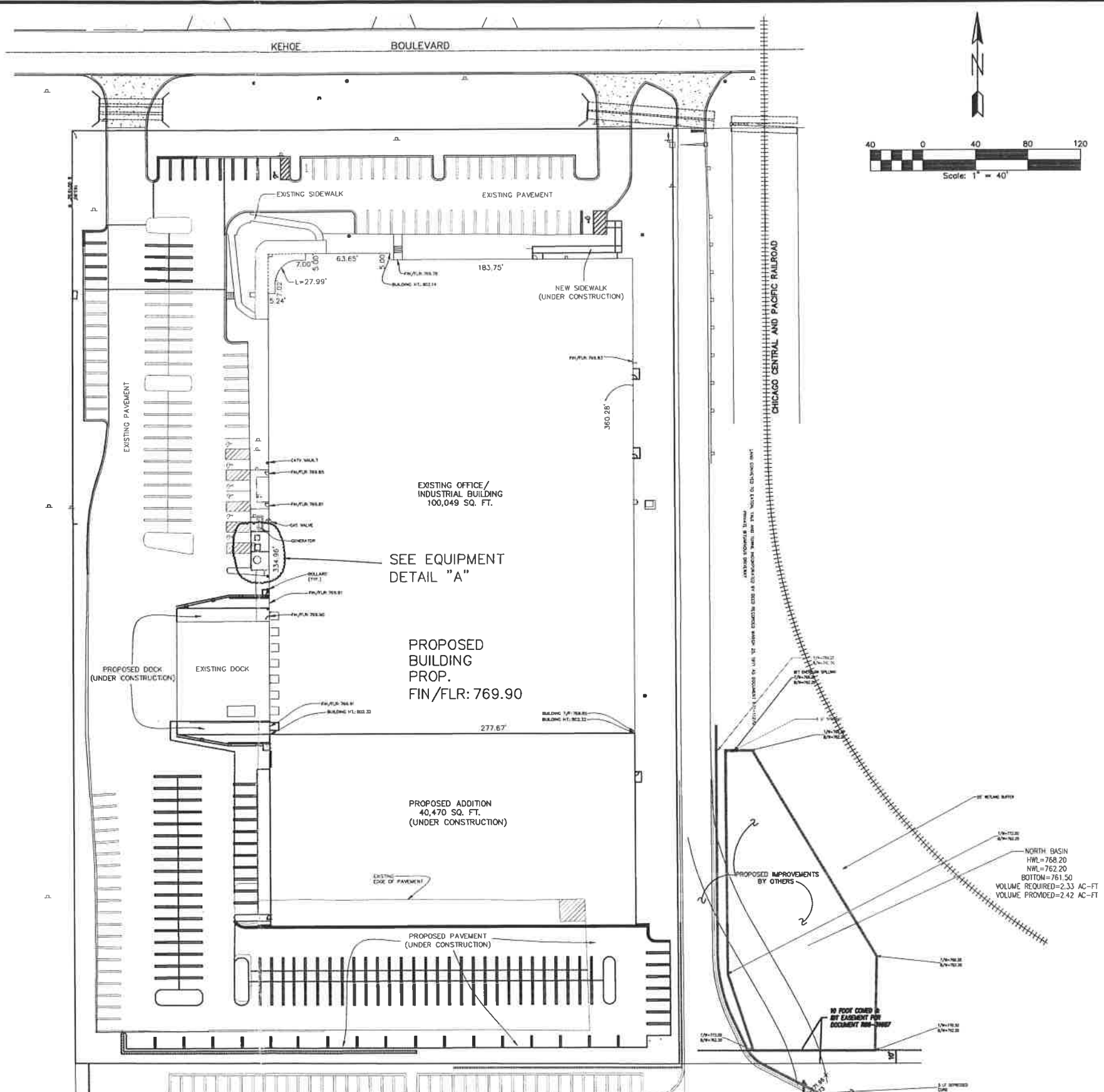
Sincerely,

Thomas Farace, AICP  
Planning & Economic Development Man-  
ager

As published in *The Examiner* Feb. 8,  
2017 0222



**EQUIPMENT DETAIL A**  
SCALE: 1"=10'



REVISIONS:				
DATE	BY	DESCRIPTION	DATE	BY

DRAWN BY: E.M.  
CHECKED BY: M.H.  
APPROVED BY: J.G.



**ENGINEERING RESOURCE ASSOCIATES, INC.**  
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3080  
FAX (630) 393-2152

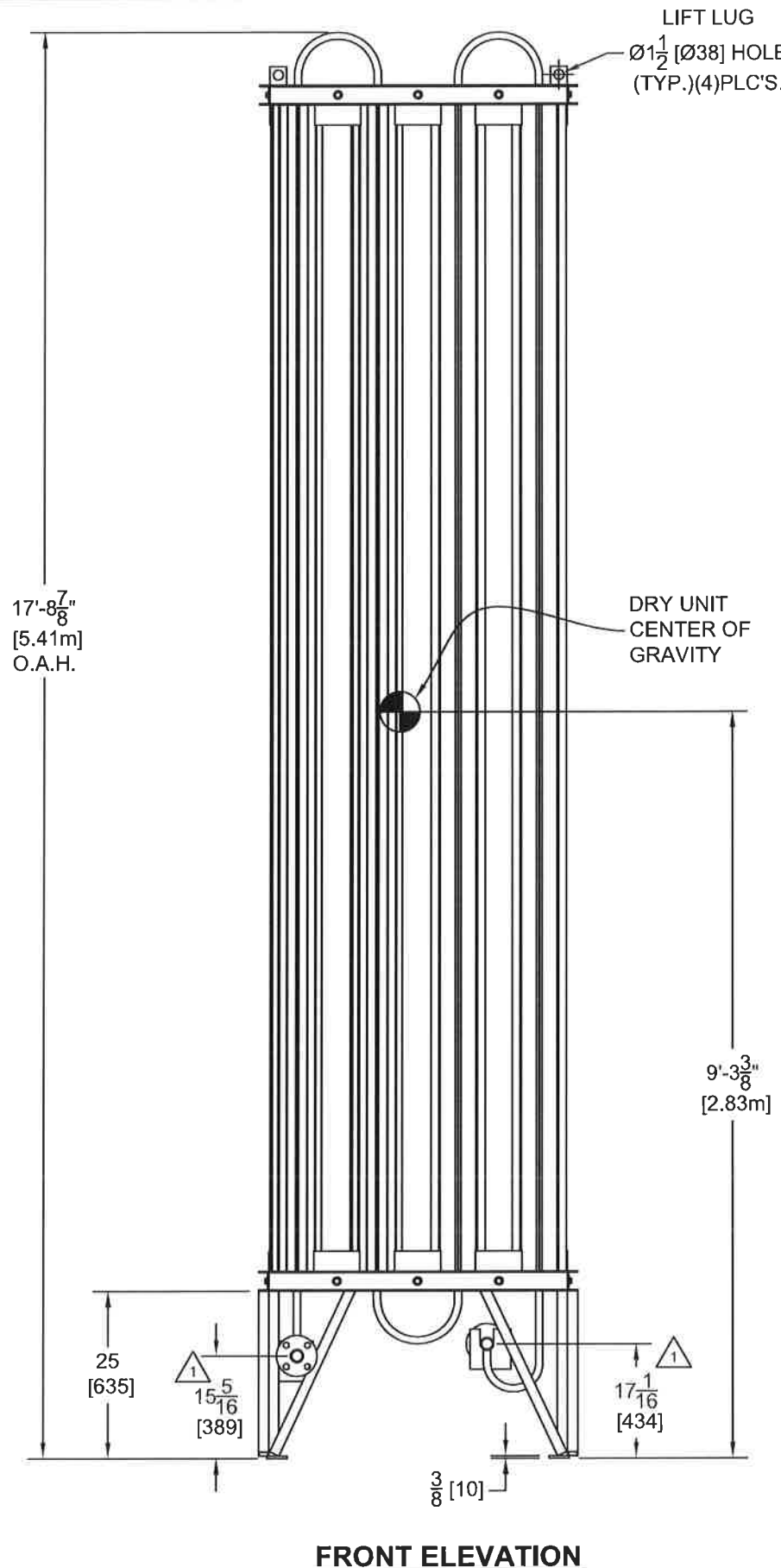
10 S. RIVERSIDE PLAZA SUITE 875  
CHICAGO, ILLINOIS 60636  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6258  
FAX (217) 355-1902

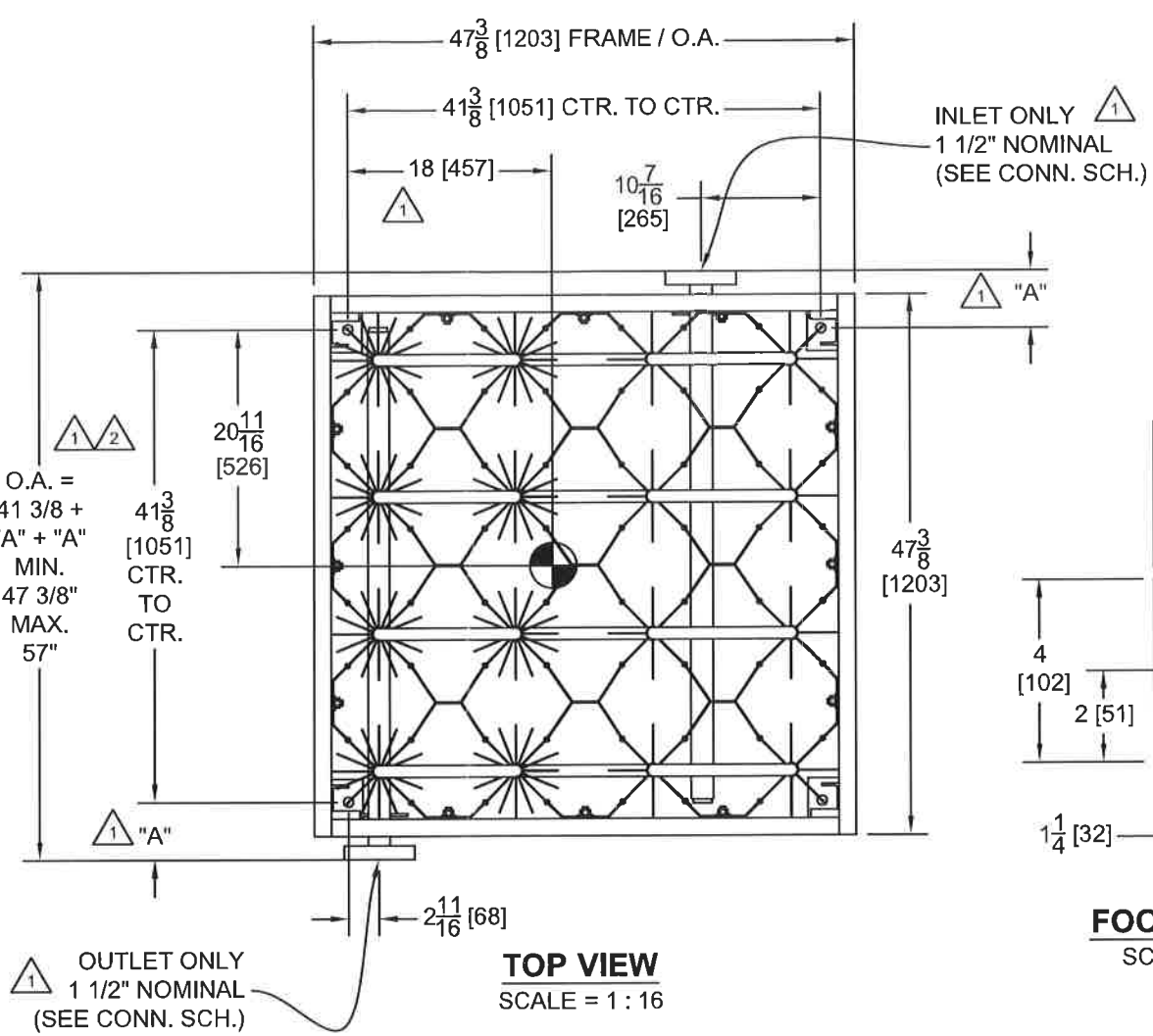
**A.J. ANTUNES & COMPANY**

TITLE: **EQUIPMENT PAD EXHIBIT 180 KEHOE AVENUE CAROL STREAM, IL**

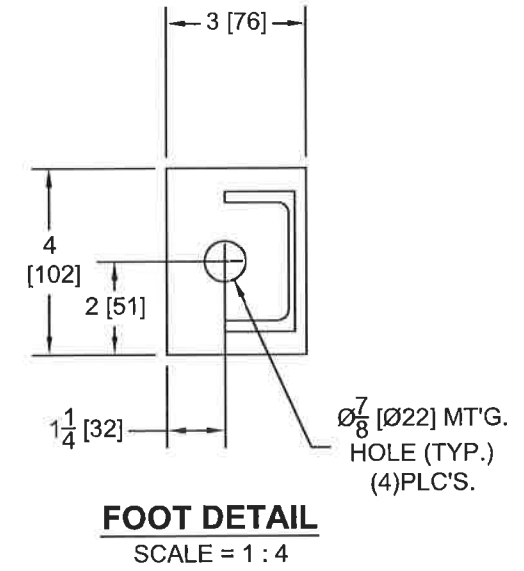
SCALE: 1"=40'  
DATE: 12/21/16  
JOB NO: 151108A  
SHEET 1 OF 1



**FRONT ELEVATION**



**TOP VIEW**  
SCALE = 1 : 16



**FOOT DETAIL**  
SCALE = 1 : 4

**GENERAL NOTES:**  $\triangle 1$

- CLEAN FOR: **OXYGEN SERVICE**
- DESIGN TEMPERATURE: **-320°F TO 150°F [-196°C TO 66°C]**
- DESIGN PRESSURE: **(SEE CONNECTION SCHEDULE)**  
TEST PRESSURE: **(SEE CONNECTION SCHEDULE)**
- APPROX. UNCRATED SHIPPING WEIGHT: **990 LBS. [ 449 KG]**  
APPROX. CRATED SHIPPING WEIGHT: **1,490 LBS. [ 676 KG]**
- APPROX. UNCRATED SHIPPING DIMENSIONS: **213"L x 53"W x 48"H**  
APPROX. CRATED SHIPPING DIMENSIONS: **218"L x 59"W x 57"H**  
*(SHIPPING DIMENSIONS MAY VARY BASED ON CONNECTION & SHIPPING OPTIONS)*
- MATERIAL OF CONSTRUCTION: **6000 SERIES ALUMINUM STRUCTURE AND FINS/  
6000/3000 SERIES ALUMINUM WETTED PARTS**
- ADDITIONAL PIPING/INTERCONNECTING HEADER(S) MUST NOT EXERT LOADS ON VAPORIZER NOZZLES AS THE CONTRACTION OF THE HEADER WILL BEND/DISTORT/CRACK VAPORIZER NOZZLES AND/OR LEGS

US 1 1/2" NOMINAL CONNECTION SCHEDULE - AVAILABLE OPTIONS		"A"	
CONNECTION TYPE	DESIGN PRESSURE PSIG [BARG]	CONNECTION TYPE	DESIGN PRESSURE PSIG [BARG]
MINPT. (MALE/STD)	600 [41]	BUTT WELD (I.P.S.)	600 [41]
150# F.F.S/O FLANGE	275 [19]	F.N.P.T. (FEMALE)	600 [41]
150# R.F.S/O FLANGE	275 [19]	SOCKET WELD (I.P.S.)	600 [41]
300# F.F.S/O FLANGE	450 [31]	150# S.S. LAP JOINT	275 [19]
300# R.F.S/O FLANGE	450 [31]	FLG. W/ALUM. STUB END	600 [41]
MUELLER FLANGES W/ 1-5/8" SOLDER O.D.	450 [31]	300# S.S. LAP JOINT	600 [41]
		FLG. W/ALUM. STUB END	600 [41]

REV.	DATE	DR. BY	CK. BY
2	10/21/2009	JEJ	JEJ
1	11/5/2008	JEJ	JEJ

This product and / or data was designed and/or developed by Thermax Inc. and shall not be used in any way injurious to the interests of Thermax Inc.

**Thermax Inc.**  
540 Hawthorn St., Dartmouth, MA 02747

TITLE: **8" Thermafin/Megafin Supergap Hybrid Ambient Vaporizer**  
**TMF1615A-HF-SG**  
( Ref. AL25000HF )

SCALE: 1 : 24	DR. BY: JEJ	CK. BY: JEJ	CUSTOMER DRAWING
DATE: 3/27/2007	QC:	SHT 1 OF 1	<b>CUSTOM</b>

**WARNING**  
 AGA, ASME or Other Manual AO Technical Data for Required Safety Procedures Should be Done Only by Experienced Personnel. Refer to Appropriate NFPA, CGA Handling Pressurized, Hot, Cryogenic and/or Flammable Fluids and Equipment.  
 JOB NO: **F10989-23**  
 DWG. NO: **L519-16-15-13**



# TRIFECTA®-X15

LASER ASSIST GAS SUPPLY SYSTEM

## SIMPLIFIED STAINLESS STEEL PLUMBING WITH PROTECTIVE TOP COVER



### System Requirements

- 15 amp, 110 VAC power, dedicated circuit
- Bulk storage tank with 50 psig minimum pressure
- External vaporizer, minimum 550 psig working pressure, sized for maximum flow rate
- Two piping connections to bulk storage tank (liquid withdrawal & low phase instrument line)
- High-flow pressure regulation

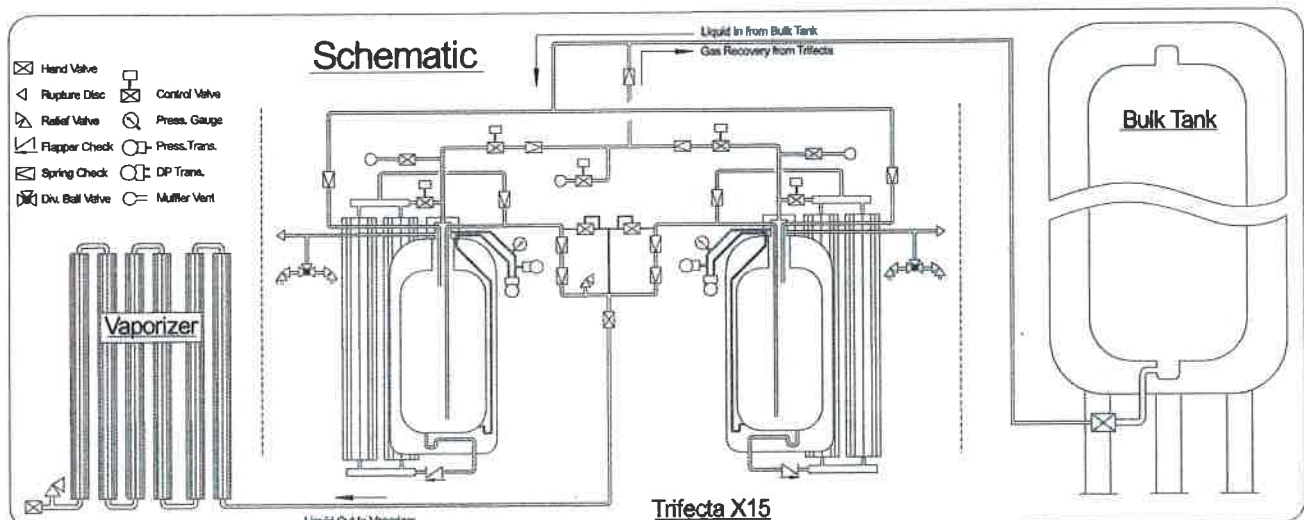
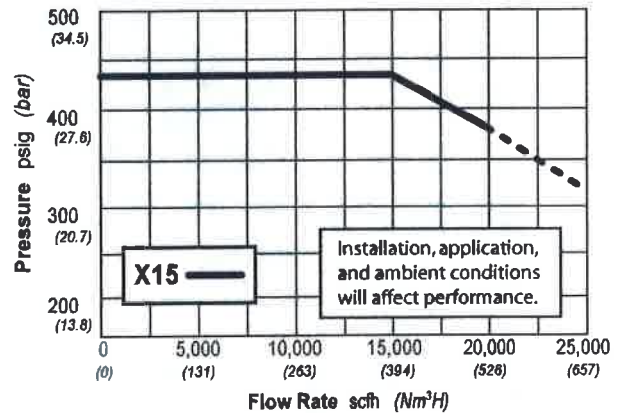
### Dimensions

Length	53"	1347 mm
Width	55"	1400 mm
Height	96"	2440 mm
Weight	1800 lbs	815 kg

## NEW MODEL TRIFECTA X15

**TRIFECTA X15** Up to 15,000 scfh at 450 psig (394 Nm<sup>3</sup>H at 31 bar)

- Automated pressure building system for *high flow* and improved reliability
- Onboard Diagnostics System
- Utilizes HP<sup>2</sup> Technology



PATENT NUMBERS 5,924,291 - 5,937,655 - 5,121,609 - 5,231,838 - 6,542,848 - 6,782,339 - other patents pending.

Chart Inc.  
U.S.: 1-800-400-4683  
Worldwide: 1-952-758-4484



Innovation. Experience. Performance.™

© 2010 Chart Inc.  
P/N 13103412  
www.chart-ind.com

EXHIBIT C

# TRIFECTA®-X15

## LASER ASSIST GAS SUPPLY SYSTEM

The Trifecta® X15 is the preferred solution for reliable and continuous laser assist gases for delivery pressures up to 450 psi and flow rates up to 15,000 scfh. Drawing liquid from a standard bulk tank, the Trifecta system boosts the liquid pressure by alternately feeding two liquid cylinders equipped with innovative multi-function pressure building vaporizers. The Trifecta solution has no down-time and minimal losses when compared with other laser gas solutions. This convenient solution eliminates high-pressure pumps, compressors, cylinder cradles and surge tanks.



Model X15



Visual Indication for Operation Modes



Integrated Bulk Tank Pressure Sensor



Dual Relief Valve Assembly



Two Main Connections Simplify Installation

### PRODUCT HIGHLIGHTS

- System utilizes standard low-pressure bulk tank to lower investment and use existing assets
- No downtime – system maintains pressure and flow when bulk tank is filled and eliminates excessive product losses associated with high-pressure bulk tanks
- Cylinders switch by pressure instead of level to further reduce product loss and protect against pressure decay
- Robust design features streamlined all stainless steel piping with only five control valves and one integrated electronic control system (PLC) for increased durability and reliability
- Computer-controlled design simplifies installation, start-up and continuous operation
- Frame assembly features a protective top cover in a compact footprint with an elevated base for improved ventilation



Innovation. Experience. Performance. .

# Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

February 27, 2017

**TO:**  
Chairman and Plan  
Commissioners

**FROM:**  
Community Development  
Department

**CASE MANAGER:**  
Tom Farace, Planning & Economic  
Development Manager

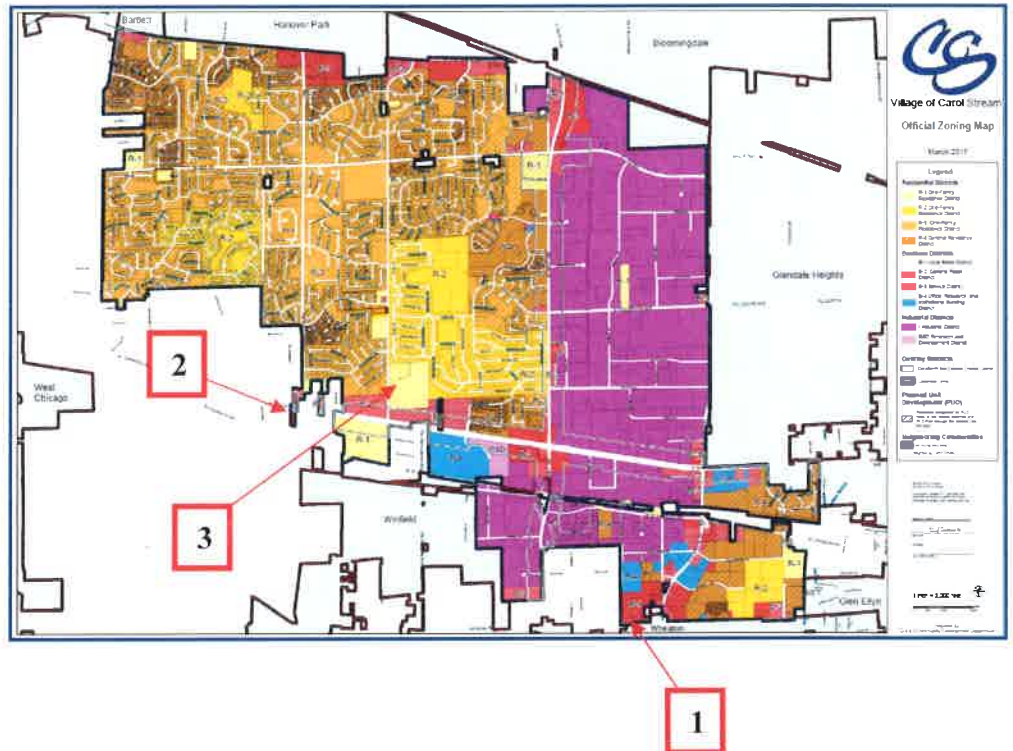
**ACTION REQUESTED:**  
As required by state statute, the Village must publish a current zoning map by March 31 of each year. For your review and reference, staff has prepared the attached Village of Carol Stream Official Zoning Map for 2017. The proposed 2017 map includes all zoning map amendments approved by the Village Board between January 1, 2016, and December 31, 2016. Below is information regarding the changes that have been incorporated into the 2017 Zoning Map.

**APPLICANT/ CONTACT:**  
Village of Carol Stream  
500 N. Gary Avenue  
Carol Stream, IL 60188



**CASE #:** 17-0001

**PROJECT NAME:** Village of Carol Stream – Official 2017  
Zoning Map



- 1. An Amendment to a Planned Unit Development and Final Plat of Subdivision for 560 S. Schmale Road** – T Geneva Crossing IL LLC (Geneva Crossing Shopping Center) was granted approval of a four lot subdivision and a PUD amendment (PINs 05-04-304-074, 05-04-304-076, 05-04-304-077, and 05-04-304-078).
- 2. Annexation and Zoning for 27W245 North Avenue** – The AT&T Mobile Tel property was annexed into the Village, and upon annexation, was rezoned to B-3 Service District. In addition, front building setback, outdoor storage, and fence code variations were granted (PINs 01-36-400-024 and 01-36-400-025).
- 3. Zoning Map Amendment and Special Use Termination for 295 N. Kuhn Road** – The Special Use Permit for the proposed landscape waste transfer facility for Organic Soils was terminated and the property was rezoned from B-3 Service District back to R-1 One-Family Residence District (No separate PIN was established since the plat of subdivision was never approved nor recorded).

Staff recommends approval of the Village of Carol Stream 2017 Official Zoning Map.



Village of Carol Stream

### Official Zoning Map

March 2017

**Legend**

**Residential Districts**

- R-1 One-Family Residence District
- R-2 One-Family Residence District
- R-3 One-Family Residence District
- R-4 General Residence District

**Business Districts**

- B-1 Local Retail District
- B-2 General Retail District
- B-3 Service District
- B-4 Office, Research, and Institutional Building District

**Industrial Districts**

- I Industrial District
- R&D Research and Development District

**Overlay Districts**

- GayNorth Ave Corridor Overlay District

**Corporate Limits**

- Corporate Limits

**Planned Unit Development (PUD)**

- Properties designated as PUD here, or will require approval of a PUD Plan through the Special Use Process

**Neighboring Communities**

- Community Boundary
- Neighboring Communities

DATE OF SOURCE: 02/15/2017  
DATE OF UPDATE: 02/15/2017  
THIS MAP COMPLETES A STUDY OF THE ZONING OF THE VILLAGE OF CAROL STREAM. PERMITS, FEES AND APPROVALS ON:

MARCH 7, 2017  
*Carol Stream, IL*  
MAYOR  
CLERK



Prepared By: GIS & Community Development Department

