

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, APRIL 25, 2016 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: April 11, 2016
- III. Public Hearing:
 - A. 16071 **3 Phase Line Construction - 300 Westgate Drive**
Special Use Permits - Outdoor Activities and Operations
Zoning Code Variation - Landbank Parking
- IV. Presentation:
- 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

April 11, 2016

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

The results of the roll call were:

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

Absent:

Also Present: Tom Farace Planning and Economic Development Manager, Linda Bailey, Community Development Secretary and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Petella made the second to approve the minutes of the meeting of March 28, 2016.

The motion passed by unanimous voice vote.

PUBLIC HEARING:

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

The motion passed by unanimous voice vote.

Case # 16061, BKBG Enterprises Inc. dba Devanco Foods, 400 Mission Street

Special Use Permits – Meat Processing /Outdoor Activities

Chairman Parisi swore in the witness, Peter Bartzis, President of Devanco Foods, and Evan Bartzis, General Manager of Devanco Foods, 2055 Lunt Ave, Elk Grove Village, IL. Mr. Peter Bartzis stated that they are here to request two Special Uses Permits, one for a food manufacturing facility and the other one is for two outside silos. He stated that they are currently located in Elk Grove Village and they have outgrown that facility and they would like to purchase the property at 440 Mission and relocate the business to Carol Stream. Mr. Peter Bartzis gave a description of his business, he stated that Devanco Foods is a family owned and operated business. He stated that some of the items they make at their facility are gyros, italian beef, and hamburgers. He stated that moving the facility to Carol Stream will allow them to have additional production storage capacity, new production lines to keep up with the changing consumer demands and to update the facility to achieve the highest food certifications (Safe Quality Food (SQF)) in the industry.

Evan Bartzis stated that they are looking to purchase the property at 440 Mission Street. He stated that they will be adding 35 additional parking spaces and have the parking lot double looped striped per the village requirements. He stated that they are planning a 30,000 sq. ft. expansion on the south side of the building. He stated that they are a USDA certified facility and they have inspectors at the facility during all hours of operation. He stated the SQF is very strong on facility maintenance, facility cleanliness and the training of personnel. He talked briefly about the misperceptions of food companies. He stated that

they will perform weekly pest and rodent inspections. He stated that in regards to being a disturbance to the neighbors they not a distributor and they do not have constant truck traffic. He stated in regards to the odors, they use steam ovens for cooking, and the product is cooked inside sealed bags which eliminates odors from getting into the air. He stated that his company does not slaughter animals on site, and all the raw material comes prepackaged from their suppliers. He stated that moving the facility to Carol Stream they will need to hire additional employees.

He stated that they will need two special use permits, one for a meat processing facility and other is for the liquid carbon dioxide (CO₂) tank that is 24 feet in height and liquid nitrogen (NO₂) tank that is 34 in height and they will sit in a depressed area that will allow the tanks to sit below the building elevation and will be screened by a six foot fence with slats, landscaping and will be surrounding by bollards for additional protection. He stated that the silos will be located on the south side of the building. He stated they use the CO₂ in the mixing and blending process in some of their products and the NO₂ is used for a tunnel that flash freezes products after they are formed.

Chairman Parisi asks for any questions from the audience.

John Materse, from C&C Power, 395 Mission Street, Carol Stream IL, wanted to know if there would be any byproduct from the manufacturing process and have they had a rodent problem at their current facility. He also wanted to know more about the exhaust from manufacturing process. He also wanted to know why they decided not to move to West Dundee, IL per a newspaper article he read. He also wanted to know if they ever had any problems with their tanks leaking.

The petitioners stated that they do not have any byproducts, and any refuse they do have they use a compactor that can only be filled from the inside of the building. He stated they do not have a rodent problem at their current location. He stated they would be happy to provide copies of their rodent and pest inspection reports. He explained that the only exhaust from the manufacturing process is steam and CO₂. He stated that the West Dundee location probably could have passed but the location was a little far for their employees and the building was not in an industrial park, and was next to an ice skating rink and a school. The farmers in the Village of Gilberts the neighboring community had issues with our facility locating there, so we decided to look elsewhere. He stated that they have had their current CO₂ tank for twelve years and have never had a problem with the tank. He stated that the tanks they will have in Carol Stream will be monitored every hour by Air Products for the possibility of any leaks or if they need to send a truck to fill the tanks. He stated that if the CO₂ tanks would leak nothing would happen because CO₂ is in the air and the NO₂ would leak into the ground and nothing would happen.

Chairman Parisi asks Mr. Farace for the staff report. Mr. Farace stated that the petitioner is seeking two Special Use Permits. One request is for a meat processing facility in the Industrial District and as the petitioner mentioned they have two different types of products raw and ready to eat. He stated that there is a floor plan in the plan commission case packet showing the layout of the facility. The second request is for two silos that will be located on the west side of the building and they will be screened with a six foot tall fence with slats and landscaping. Mr. Farace stated that staff recommends the approval of the Special Use Permits for the meat processing and to allow for outdoor activities and operations in the form of two storage silos subject to the conditions listed in the staff report.

Chairman Parisi asks Commissioner for any questions.

Commissioner Tucek wanted to know if there are any issues with food processing regarding to water or water disposal. Commissioner Tuck wanted to know if the silos come white or stainless steel from the manufacturer.

The petitioner stated that they have already submitted a Wastewater Permit Application and are waiting to hear back from that department. He stated that they will be adding a grease trap that will collect

everything that will flow out of the building and they will have a service that will come in every week to clean out the grease trap. He stated that in every room there will be a catch crate to catch any large particles so the larger particles will not go into the sewer system. The petitioner stated the silos will be painted to match the building.

Commissioner Christopher and Commissioner Meneghini did not have any questions.

Commissioner Creighton wanted to know where the bollards would be located.

Mr. Farace stated that the bollards would be located outside the fence on both sides and partially in the front of the silos.

Commissioner Creighton referred to an article he read in the Daily Herald regarding an e-mail that the petitioner sent to the Village of West Dundee that talked about the ventilating when cooking roast beef, spices and herbs can be smelled no more than 100 feet away, but a new ventilation could mask that smell and would like to know if the petitioner stands by what it said in the Daily Herald.

The petitioner referred to the study that was done by Mostardi Platt and how they would impact any village they would go to and the surrounding neighbors. The reports states that since they do not have direct exposure to the product and they cook with steam, smells from the exhaust would travel no more than 50 feet.

Commissioner Spink wanted to know if there would be any other trash besides what would go into the compactor. Commissioner Spink also wanted to know if the tanks would be checked regularly by the village. Commissioner Spink wanted to know if the raw material came to the petitioner broken down or as a half of cow. Commissioner Spink wanted to know if the compactor was refrigerated to keep the smells down since it is only emptied every five days. Commissioner Spink wanted to know the color of the slats in the fence. Commissioner Spink wanted to know if there would be any pallets stored outside. Commissioner Spink wanted to know if the petitioner agreed with the parking space requirements. Commissioner Spink wanted to know when the petitioner would be moving into the building if they are approved.

The petitioner stated that all their rubbish, meat waste would go into the compactor. He stated that the tanks are checked by the Fire Marshal annually. He stated that the raw material comes packaged in broken down pieces. He stated that it is an enclosed compactor, and nothing leak or blow out of the compactor. He stated that they will do their best to have the silos and fence blend in with the building. He stated that there would not be any pallets stored outside the building, that there are pallet storage spaces above all the docks. He stated that he agreed with the parking space requirements. He stated that they hope to be in the building by the end of this year.

Commissioner Petella wanted to know if there would be any other type of cooking besides the steam cooking. Commissioner Petella wanted to know if they would be building the addition right away or at a later date.

The petitioner stated no there would not be any other type of cooking. He stated that they plan on putting a 20,000 sq. ft. addition right away.

Chairman Parisi wanted to know more about the certification process and how they are maintained. Chairman Parisi asked the petitioner if all the detention areas went with the property and would they address of the detention issues with the proposed addition.

The petitioner stated that they are currently certified by the USDA and the USDA inspectors are on site for all shifts. He stated that before you can open your doors the inspectors have to come in everyday to

make sure the facility is clean. He stated the SQF certification it will be a whole new process from them. He stated that they have a third party audit come in every year that grades them on cleanliness, the facility maintenance and in the past they have received 95% grade. He stated that the detention areas did go with the property and they address the detention issues with the proposed addition.

Chairman Parisi asked staff if the landscape plan was going to be submitted with the building permit process. Chairman Parisi stated that he had some recommendation regarding the landscaping, he would like to see additional landscaping on the east side between the loading docks and the parking lot to help screen the silos from the east.

Mr. Farace stated the landscape plan would be submitted during the building permit process and staff will review the plan.

Commissioner Meneghini moved and Commissioner Petella made the second to approve the request with the staff recommendations.

The results of the roll call vote were:

- Ayes: 7 Chairman Parisi and Commissioners Petella, Tucek, Meneghini, Christopher, Spink and Creighton.
- Nays: 0
- Abstain: 0
- Absent: 0

Chairman Parisi reminded the applicant that this request will go before the Village Board on Monday, April 18, 2016, at 7:30 PM for final action.

PRESENTATION:

NEW BUSINESS:

ADJOURNMENT:

At 8:00 p.m. Commissioner Spink 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,

Linda Bailey
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

April 25, 2016

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

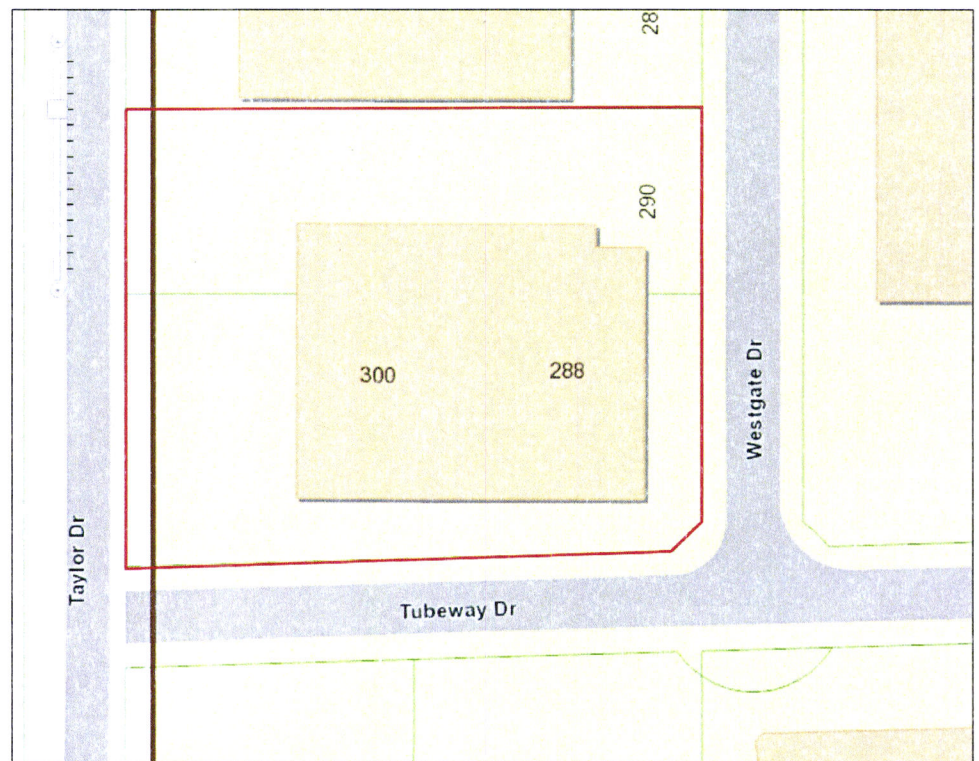
ACTION REQUESTED:
The applicant is requesting approval of a Special Use Permit to allow for outdoor activities and operations in the form of vehicle, equipment, and materials storage in the I Industrial District in accordance with Section 16-10-2(B)(14) of the Zoning Code, and Variations to allow for the landbanking of required parking spaces, and for the landbanked spaces to be landbanked on existing paved areas as opposed to in green space in accordance with Section 16-13-2(G) of the Zoning Code

APPLICANT/ CONTACT:
Mr. Robert A. Mattern, P.E.
3 Phase Line Construction, Inc.
710 W. Belden Avenue
Addison, IL 60101

CASE #: 16071

LOCATION: 300 Westgate Drive

PROJECT NAME: 3 Phase Line Construction, Inc.



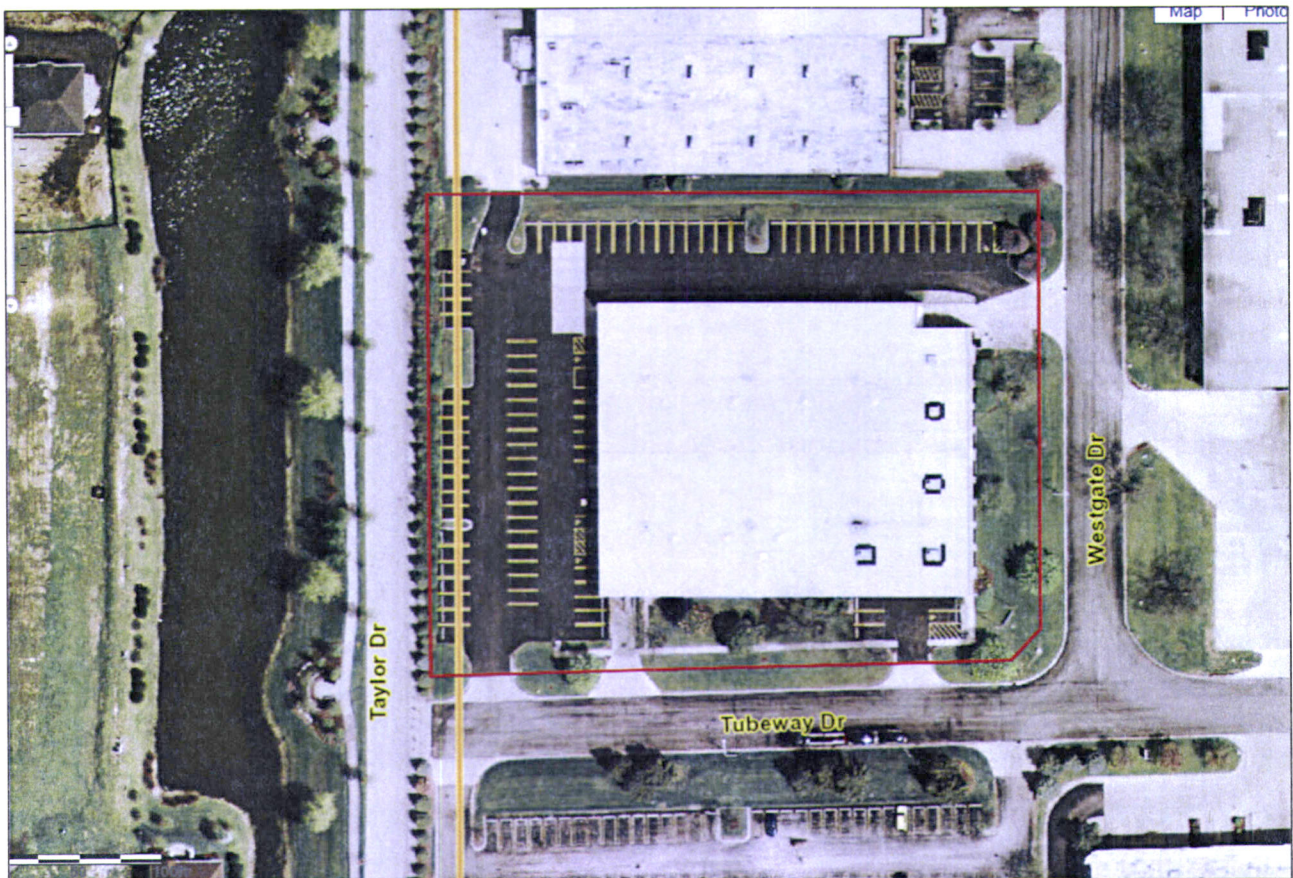
The approximate 2.52-acre property, outlined in red in the above map, is located at the northwest corner of Westgate and Tubeway Drives.

Site Assessment

PIN(s): 05-05-106-056-0000

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
Subject Property	I Industrial	Industrial	Industrial
North	I Industrial	Industrial (Ashland Sausage Company)	Industrial
South	I Industrial	Industrial (Multi-Tenant Office/Warehouse Building)	Industrial
East	I Industrial	Industrial (TW Metals)	Industrial
West	Single-Family Residential (Village of Winfield)	Single-Family Residential (Fisher Farm Subdivision)	n/a

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is a cover letter from 3 Phase Line Construction received April 4, 2016, the General Application, the Variation Application, the Special Use application, public notice, consent letter from owner Andre JJ Graffin dated March 3, 2016, photos of typical vehicles, materials, and fencing, and reduced copies of the Site Plan (Exhibit A) and Floor Plan (Exhibit B).

BACKGROUND:

The 39,217 square-foot currently vacant building at 300 Westgate Drive was previously occupied by warehousing and distribution facilities, including Serac Packaging Solutions. 3 Phase Line Construction, a company currently located in Addison that specializes in the installation and maintenance of electric, gas, and telecommunication lines and systems, proposes to occupy the entire building and include outdoor storage of vehicles, equipment, and materials. The 300 Westgate facility will have about 19 employees.

Staff Analysis

The applicant is requesting approval of a Special Use Permit to allow for outdoor activities and operations in the form of vehicle, equipment, and materials storage in the I Industrial District, and Variations to allow for the landbanking of required parking spaces, and for the landbanked spaces to be landbanked on existing paved areas as opposed to in green space.

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS

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 and feasible, especially along major corridors or near residential properties, and depending on the specific circumstances of each request.

Staff notes that §16-10-1(C) (*General Requirements – Industrial District*) of the Zoning Code states that, “*unless specifically permitted, all business, processing, storage and all other activities and operations shall be conducted within completely enclosed buildings. If permitted as a special use, such operation or activity shall be screened by a fence.*”

The attached cover letter from the applicant explains the purpose, function, and location of the proposed outdoor storage of vehicles, equipment, and materials.

- 3 Phase Line has a fleet of approximately 50 vehicles and other construction equipment. Vehicles include bucket trucks, cable pulling equipment, and diggers/derricks. Construction equipment

includes apparatus to excavate and install items such as transmission/distribution poles and power cabling. While the majority of the fleet is normally located at off-site job sites, some vehicles and pieces of equipment will need to be stored at the 300 Westgate facility when not in use. The applicant anticipates no more than 10-15 vehicles on the property at any given time.

- Project materials are normally stored at each job site; however, some materials will need to be stored at the 300 Westgate facility. Materials will include transmission/distribution poles, reels of power cables, electrical insulators, and disconnect switches. A large amount of materials will be stored inside the building, but some materials will be stored outside the building.
- The applicant proposes to install a seven-foot tall slatted chain link fence with barbed wire around the west parking lot and a portion of the north parking lot for screening and security purposes (see Exhibit A). Gates will be provided for access into the fenced off area. Vehicles are proposed to be parked in the west parking area, and materials will be stored in the north parking area. It should be noted that there is a rear drive aisle connection for the majority of the properties on the west side of Westgate Drive (including for the subject property). Staff researched to see if there was a cross access agreement or legal document requiring cross access to remain open, but did not uncover such document. Therefore, staff can support the allowance of gates along the rear drive aisle as long as access is provided for emergency services via a Knox padlock on the gates.
- Along with the proposed fence, screening of the vehicles and materials will be provided by existing landscaping along the west side of the property. There is an existing row of deciduous trees and shrubs on the subject property, and evergreens within the Taylor Drive right of way, which provide an effective means of screening of the subject property from the residential properties to the west.



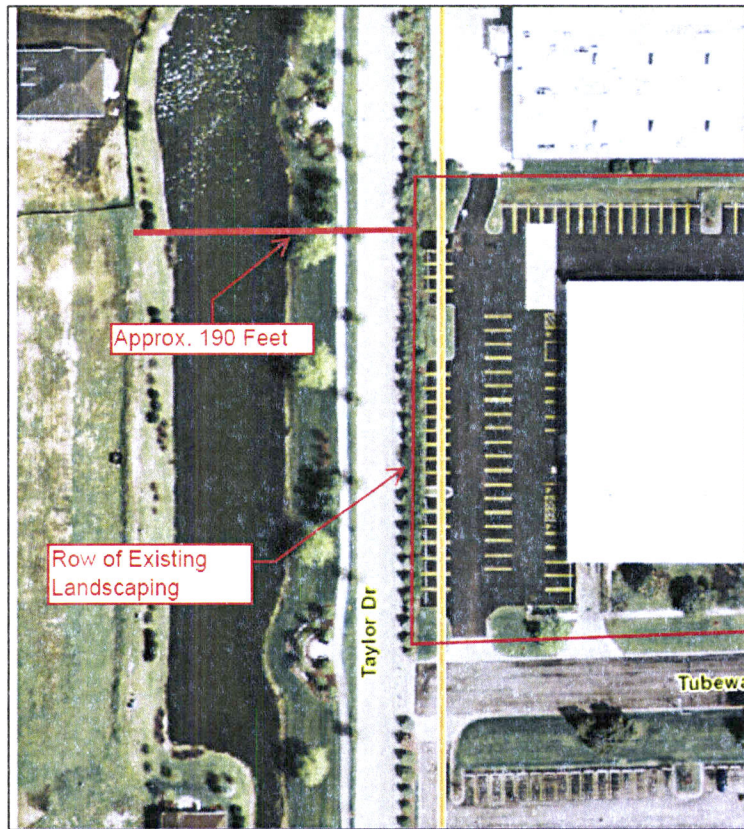
View of Existing Landscaping from Subject Property



View of Existing Landscaping from Taylor Drive

Staff notes that other properties have received approval of a Special Use Permit for outdoor operations along Westgate Drive, including U.S. Filter at 220 S. Westgate, with a combination of fencing and landscaping utilized to screen the outdoor storage from adjacent properties and roadways. Likewise, it should be noted that the subject property is almost 200 feet away from the closest residential properties to the west, with a roadway, detention basin, and additional landscaping located between the residences and the subject property (see accompanying exhibit).

Staff believes that the proposed fencing, existing landscaping, and the building itself will provide adequate screening of the vehicles, equipment, and materials proposed to be stored in the parking areas, but has the following recommendations regarding the outdoor storage areas:



- Any vehicles associated with the business that are taller than the seven foot tall fence should be parked adjacent to the rear of the building rather than adjacent to rear/west property line to limit their visibility.
- Any dead or diseased landscaping along the west property line on the subject property should be removed and replaced with a similar type of plant material to provide screening of the proposed vehicles, equipment, and materials.
- Barbed wire on top of the slatted chain link fence proposed along Tubeway Drive should be removed to lessen its visual impact along the roadway. Staff supports barbed wire on top of the remainder of the proposed fencing around the outdoor storage areas.

SPECIAL USE FINDINGS OF FACT

As stated in Section 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.

3 Phase Line Construction proposes to relocate and expand its business into a vacant Carol Stream building, which can be viewed as beneficial to the public.

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

Provided the outdoor storage is properly screened, this outdoor activity should 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 properties within the Industrial District have received Special Use approval for outdoor activities and operations, 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 industrial properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding industrial 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 already 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 proposal is expected to conform to all applicable codes and requirements.

VARIATION FOR LANDBANKED PARKING

Section 16-13-2(G) of the Zoning Code, provided below, sets forth the procedure for approving landbanked parking.

“Landbanking of required parking spaces as greenspace may be permitted in the Industrial District when approved as a variation provided the owner of the property demonstrates through employee counts that the total number of parking spaces required using the square footage parking requirements outlined herein are not necessary and there is sufficient usable land area available on the subject property to provide the required parking spaces if deemed necessary by the Village in the future.”

Using the methodology for calculating required parking as set forth in the Zoning Code, which is based on the use of space in the building, the required number of parking spaces for 3 Phase Line Construction is presented in the table on the next page.

Use of Space	Parking Factor	Square Feet of Use*	Parking Required
Office	1/250 s.f.	11,000 s.f.	44 spaces
Warehouse	4 1 st 1,200 s.f., then 1/1,500 s.f.	28,200 s.f.	22 spaces
Total Number of Spaces Required:			66 spaces
Total Actual Existing Spaces:			86 spaces
Total Actual Proposed Spaces:			36 spaces
Total Number of Proposed Landbanked Spaces:			50 spaces

- As proposed on the Site Plan (Exhibit A), there will be a total of 36 parking spaces allocated for the parking of regular, non-commercial vehicles (26 parking spaces outside of the fenced area, and 10 parking spaces inside the fenced area).
- As previously stated, there will be 19 employees working at the facility, with 1-2 additional employees coming to the facility periodically but who have their main work assignments at other locations.
- 50 parking spaces will be occupied by the proposed outdoor storage of commercial vehicles, equipment, and materials within the fenced areas in the north and west parking areas.

Given the limited number of employees proposed at the facility, staff can support the landbanked parking request. However, staff recommends that the landbanked parking approval include a condition that additional employee and/or visitor parking must be provided should there be evidence of a parking shortage in the future (thereby reducing the amount of outdoor storage provided on the property).

Section 16-13-2(G) of the Zoning Code also states that landbanked parking should be provided as a greenspace area, instead of constructing parking that will not be utilized. The intent of the landbanked parking provisions was to preserve greenspace areas instead of requiring large, unnecessary parking lots, particularly during the construction of a new building. It should be noted, however, that the Plan Commission has recommended approval to allow landbanked parking spaces at industrial properties to be provided on existing paved areas, including at Demar Logistics/Standard Register at 910 Kimberly Drive, Banner Service Corporation at 494 E. Lies Road, and Time Savers Inc. at 725 Kimberly Drive.

Staff is recommending, however, that should the variations be approved, they should be granted to 3 Phase Line Construction only, and not to the property, as a subsequent business in the building would very likely have different employee counts and operational considerations that will result in different parking demand characteristics. Variations typically “run with the land,” which means that they continue to exist in perpetuity, even for future property owners. In this particular case, the factors that allow staff to support landbanked parking are unique to this particular business and its operations, and this is why staff recommends that the variations be granted to the business and not the property.

LANDBANKED PARKING VARIATION JUSTIFICATIONS

In regards to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per §16-15-6(D)(1) of the Zoning Code:

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The applicant has demonstrated that the additional parking spaces required by the Zoning Code are not necessary to meet the actual parking demand for the business.

2. The plight of the owner is due to unique circumstances.

Based on the employee counts of the business, the number of parking spaces required by the Zoning Code creates something of a hardship by requiring parking spaces that will not be needed.

3. The variations, if granted, will not alter the essential character of the locality.

Since the landbanked parking would be located on existing paved areas, the requested variation to landbank required parking should not alter the character of the area.

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

This criterion is not applicable.

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience.

Staff does not believe that there are particular physical surroundings, shape, or topographical conditions of the specific property that result in a hardship, but also believes that requiring additional employee and visitor parking that will not be utilized is unnecessary.

6. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same district.

These same conditions could apply to properties in similar circumstances in the Industrial District.

7. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

If granted, the variations will not be detrimental to the public welfare or injurious to surrounding property owners.

Recommendation

Based on the information submitted, staff recommends approval of the Special Use Permit for outdoor activities and operations, and Variations to allow for the landbanking of required parking spaces and for

the landbanked spaces to be landbanked on existing paved areas as opposed to in green space, for 3 Phase Line Construction, subject to the following conditions:

1. That any lift equipment shall be stored in the "down" position to minimize the visibility of the equipment from the street and adjacent properties;
2. That all equipment stored outdoors shall be stored within the fenced area of the site;
3. That the screening slats of the fence shall be maintained in good condition so as to provide effective solid screening of the outdoor storage areas;
4. That no trucks or equipment shall be stored or parked overnight in the loading dock areas in front of the building immediately adjacent to Westgate and Tubeway Drives;
5. That any dead or diseased trees on the property must be removed and replaced by the property owner with a similar type of tree (i.e. shade, ornamental or evergreen), and that all landscape materials must be maintained in a neat and healthy condition, with dead or dying materials being replaced on an annual basis;
6. That Knox padlocks will be provided on the gates around the property, and the Fire Protection District and Village Police Department will be provided keys to said padlocks for access onto the property;
7. That any vehicles associated with the business that are taller than the seven foot tall fence shall be parked adjacent to the rear of the building rather than adjacent to rear/west property line to limit their visibility;
8. That the portion of the slatted chain link fence proposed along Tubeway Drive shall not have barbed wire on top;
9. That if there is evidence in the future that there is insufficient on-site employee/visitor parking, then additional on-site parking shall be required to be provided and outdoor storage shall be reduced, and that the Village shall work with the business in determining how many additional parking spaces shall need to be utilized;
10. That the landbanked parking variations shall be specifically granted to 3 Phase Line Construction and not to the property, and that at the time that a new tenant enters the building, the property owner shall either apply for a reaffirmation of the landbanked parking variations, which will require review by the Plan Commission/Zoning Board of Appeals and final approval by the Village Board, or they shall provide the number of parking spaces required by the Zoning Code based upon the use of space of the building tenant(s); and
11. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.



Three Phase Line Construction, Inc. 630.450.5816 tel
300 Westgate Drive 630-543-8520 fax
Carol Stream, IL 60188
www.3phaseline.com

April 4, 2016

Plan Commission/Zoning Board of Appeals
Village of Carol Stream
500 N. Gary Ave.
Carol Stream, IL 60188

Subject: Special Use Permit

To Whom it May Concern:

Three Phase Line Construction, Inc. is requesting that a Special Use Permit be issued to allow for the short term parking of vehicles and the storage of a small amount of material in the paved lot at the rear of a facility located at 300 Westgate Ave., Carol Stream, IL.

Three Phase Line Construction, Inc. (3Phase) has been serving the electric and gas utilities industry since 1996 from our main office which is located in Farmington, New Hampshire. With offices throughout the United States, one of them located in Addison, IL, our highly skilled professionals, extensive fleet equipment, and an unprecedented work ethic represent best in class electric and gas utility construction work.

In 2007, 3Phase was acquired by MasTec, a publicly owned Minority Business Enterprise (MBE), multi-national infrastructure Construction Company. The change in ownership allowed 3Phase to keep its existing culture while adding an unequalled financial base and senior management support to broaden and improve our operations.

3Phase Line's expertise lies in electric substations and switchyards, electric transmission line, electric distribution line and gas distribution main construction, underground electric services and telecommunication system installation and maintenance. All of our work is executed while maintaining the strictest environmental and safety compliances. With 20 years of Operations experience, we pride ourselves on delivering the highest quality service by bringing all "3 Phases" of contracting together: Safety, Service and Productivity. We have a proven track record of completing projects on time or ahead of schedule and within budget, while delivering the highest level of customer satisfaction. Because of this successful performance, 3Phase is recognized as a ComEd "Contractor of Choice" and is supporting various Projects throughout its service territory.

3Phase is a member of the OSHA Electrical Transmission & Distribution Safety Partnership and National Electrical Contractors Association (NECA). 3 Phase is also a signatory International Brotherhood of Electrical Workers (IBEW) contractor with a federally recognized Lineman Apprenticeship program. As active members of both IBEW and NECA, and as a certified IBEW contractor we maintain an elite workforce by calling upon the professionals of the International Brotherhood of Electrical Workers.

3Phase is relocating from our current Addison, IL office/operations center to a new facility in Carol Stream. As part of our ongoing Midwest Operations Center, we have a fleet of

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approximately 50 vehicles and other transmission/distribution construction equipment. This fleet includes equipment to excavate and install transmission and distribution poles, equipment to install power cabling, trailers incorporating cable pulling equipment and trailers to store miscellaneous equipment and materials. The fleet generally includes Digger/Derricks, Bucket

Trucks, Backyard machines and cable pulling equipment. To be efficient, we typically secure a remote site adjacent to our project work where we station the majority of our vehicles. However at times, all of our fleet is not out on the job. This results in our need to park some vehicles at our operations center. At this time we do not expect that there would be more than 10 – 15 vehicles in the yard at any time. Typically, there will be fewer vehicles parked there.

The vast majority of the material we use is supplied by our clients. For the most part, they provide a material list for each project, and in turn, we submit our order to their stores department and pick up the material and deliver it to the job site. However, there are times when due to client needs, we are requested to pick up materials and store them for a few days to a few weeks at our operations center. We will store much of this material within the building; however, oversized and bulky materials will be stored on the paved area in the yard. Material stored outside could include such things as wood transmission and distribution poles, various sizes of power cables stored on cable reels, prosalin insulators, disconnect switches and other miscellaneous transmission and distribution materials. All of this material will be stored in an organized, low profile manner along the north side of the property. At no time would any material be stacked in such a manner that it would be higher than the height of the fence. Typical quantities of material stored in the yard are poles \approx 15, reels of cable \approx 25, insulators \approx 15 pallets and disconnect switches 1-3 at any time. The existing parking area is screened by two lines of trees. There is one line of evergreen trees and a second line of deciduous trees. These trees significantly limit the view into the property from the West. To secure equipment and material stored outside we will fence the majority of the parking lot. Attached is Exhibit A showing the location of the new fencing. The fence will incorporate decorative inserts to minimize the ability to see material stored within our yard. To further minimize any objectionable, view we will park our large equipment immediately adjacent to the West side of the building. The West wall of the building is approximately 20 ft. tall. Our largest piece of equipment is only 13 ft. high.

We will store similar materials inside of the building with the exception of the poles. Inside of the building we will store transformers, ground rods, miscellaneous steel distribution conductor fittings and various work tools on pallets or on vertical racks.

The attached Exhibit B shows our preliminary arrangement of the inside of the building. The building includes 39,200 ft² of floor area. The office will occupy approximately 11,000 ft² of the building's total. The remaining 28,200 ft² will be warehouse space. Our staff, which will have a permanent office at the 300 Westgate, site will include approximately 19 staff persons. We expect no more that 1-2 visitors to this location per week. These visitors are generally our staff who have work location assignments other than the 300 Westgate location. Each visit will last 1-3 hours.

Attached to our Special Use Permit Application are photos of typical pieces of transmission/distribution construction equipment and materials.

As we relocate our Midwest Regional office to Carol Stream, 3Phase looks forward to working together with the Village of Carol Stream Governmental Leadership and becoming a positive part of the community. Please contact me if we can answer any questions on our operations or vehicles and materials.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Mattern". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Robert A. Mattern
Manager of Projects
P: 630.450.5816
robert.mattern@3phaseline.com

Do Not Write in This Space
 Date Submitted: 4-13-16
 Fee Submitted: \$1440.00
 File Number: 116103
 Meeting Date: 4/25/16
 Public Hearing Required: Y

Village of Carol Stream 16071
 500 N. Gary Avenue • Carol Stream, IL 60188
 PHONE 630.871.6230 • FAX 630.665.1064

FORM A

GENERAL APPLICATION
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

1. Name of Applicant Three Phase Line Construction, Inc. Phone 630-589-0941
 Address 710 W. Belden Ave, Addison, IL 60101 Fax _____
 E-Mail Address Robert.Mattern@3Phaseline.com
 (required)
 Name of Attorney NA Phone _____
 (if represented)
 Address _____ Fax _____

Name of Owner JJ GRAFFIN LLC Phone _____
 (required if other than applicant)
 Address 300 WESTGATE, CAROL STREAM, IL Fax _____

Name of Architect CORNELSTONE Architects Phone 630-773-8363
 (if applicable)
 Address 1152 Spring Lane Drive, ITASCA, IL Fax _____
60143

2. *Common Address/Location of Property 300 Westgate Ln. 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 checked="" 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 ~~Install chain link fence around parking lot.~~
Land Banking, outdoor operations

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> x </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> </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.**

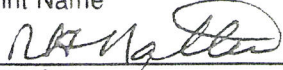
5. Applicant Certification

*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.

Robert Mattern

 Print Name


 Signature
3/09/14

 Date

FORM B-1

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: comdevelop@carolstream.org • website: www.carolstream.org

GENERAL VARIATIONS

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Code and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the Zoning Code.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your request.)

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Our use of this facility will not require the number of parking spaces the code prescribes.

We will not have more than 20 staff assigned to this office.

2. That the plight of the owner is due to unique circumstances.

To allocate additional yard space to parking which will never be used will significantly limit our ability to safely storm material in the lot.

3. That the variation, if granted, will not alter the essential character of the locality.

There will be a significant reduction in the actual number of cars parked in the lot as compared to the number based on the code.

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

Parking lot arrangement of the previous owner did conform to any applicable ordinances or regulations.

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were carried out.

A reduction in the required number of parking spaces is not caused by the surroundings, shape or topographical conditions. It is requested due to the fact that our operations will not require as many employees as the code would suggest.

6. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.

We know nothing about the parking needs of adjacent properties.

7. That the granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

Granting the requested variance for reduced parking space requirement will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood.

8. Other pertinent information or reason for the request.

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 ▪ website: 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.

The short term storage of 10 - 15 vehicles and a small amount of material not visable beyond the property fence will not create an inconvenience to the public

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

The vehicles and a small amount of material will be stored and seclured such that they will not endanger the public health, safety, morals , comfort or general welfare will not have access to them.

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 storage area will be enclosed by a chain link fence which will include screening slats to minimize any objectional visual impact to the immediate vicinity.

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

The storage of vehicles and a small amount of material will have no impace on the development of the surrounding property for use permitted in the district.

**PUBLIC NOTICE
FILE # 16071**

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, April 25, 2016, at 7:00 p.m. to consider an application from 3 Phase Line Construction for the following actions:

A Special Use Permit in accordance with Section 16-10-2-(B)(14) of the Carol Stream Zoning Code to allow for outdoor activities and operations in the form of outdoor vehicle, equipment, and materials storage in the I Industrial District; and

Variations in accordance with Section 16-13-2(G) of the Carol Stream Zoning Code to allow for the landbanking of required parking spaces, and for the landbanked spaces to be landbanked on existing paved areas as opposed to in green space, as required.

For the property located at 300 Westgate Drive, P.I.N. 05-05-106-056.

A copy of the Special Use Application and Variation application are on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois. Published in *The Examiner* on Wednesday April 6, 2016.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* April 6, 2016 0406

Community Development
Village of Carol Stream
500 N Gary Ave,
Carol Stream, IL 60188

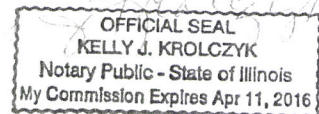
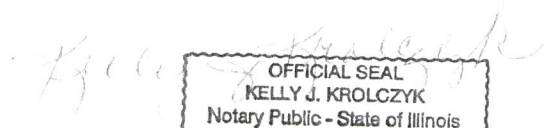
This letter is to inform the Village Of Carol Stream, that the owner of 300 Westgate Drive Carol Stream, 60188, JJ Graffin LLC, consents to the Special Use Permit Application, submitted by 3Phaseline, to install fence enclosure at subject property.

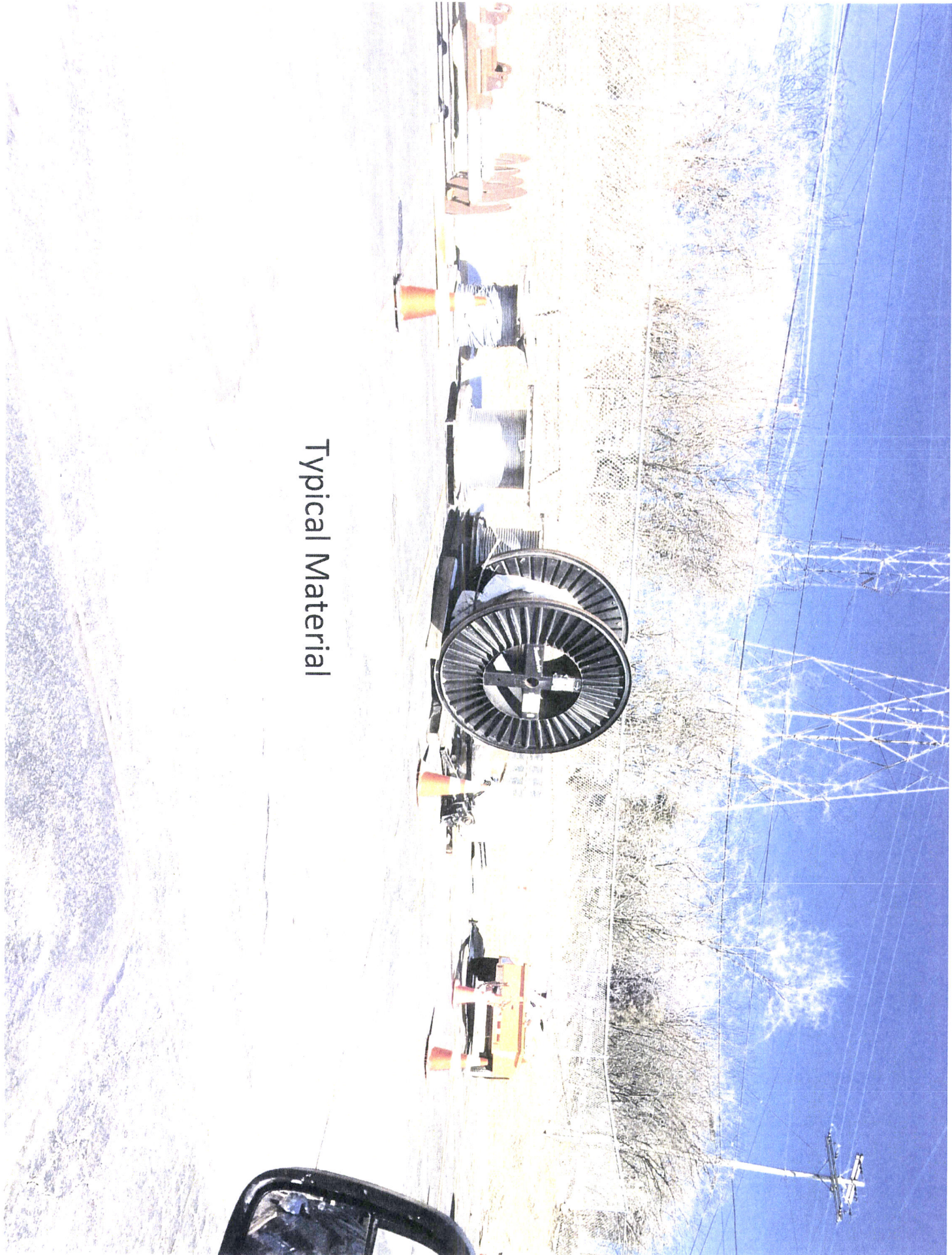
Sincerely,



Andre JJ Graffin
Principal
JJ Graffin LLC

Date 3-8-2016



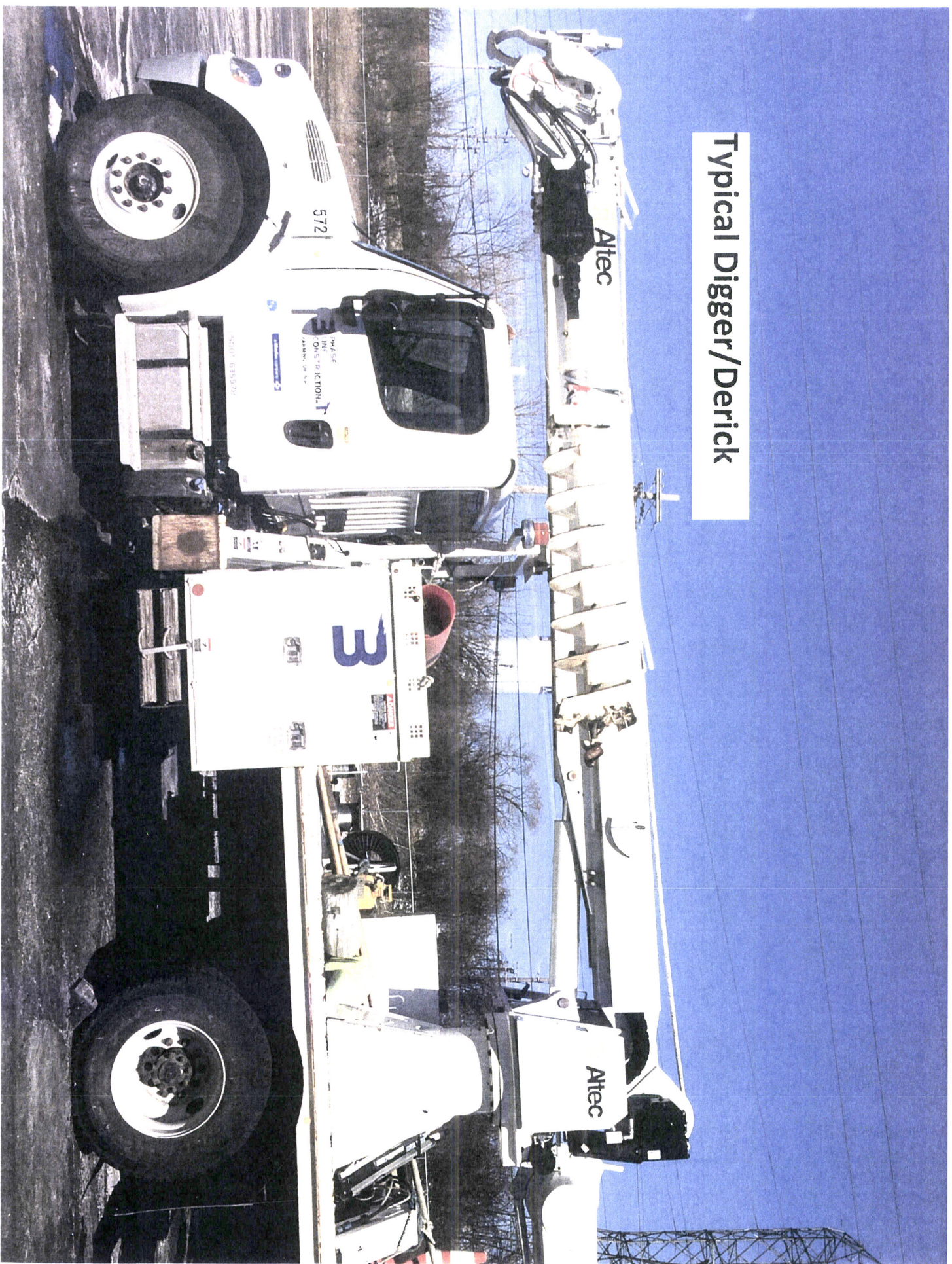


Typical Material



Typical Material

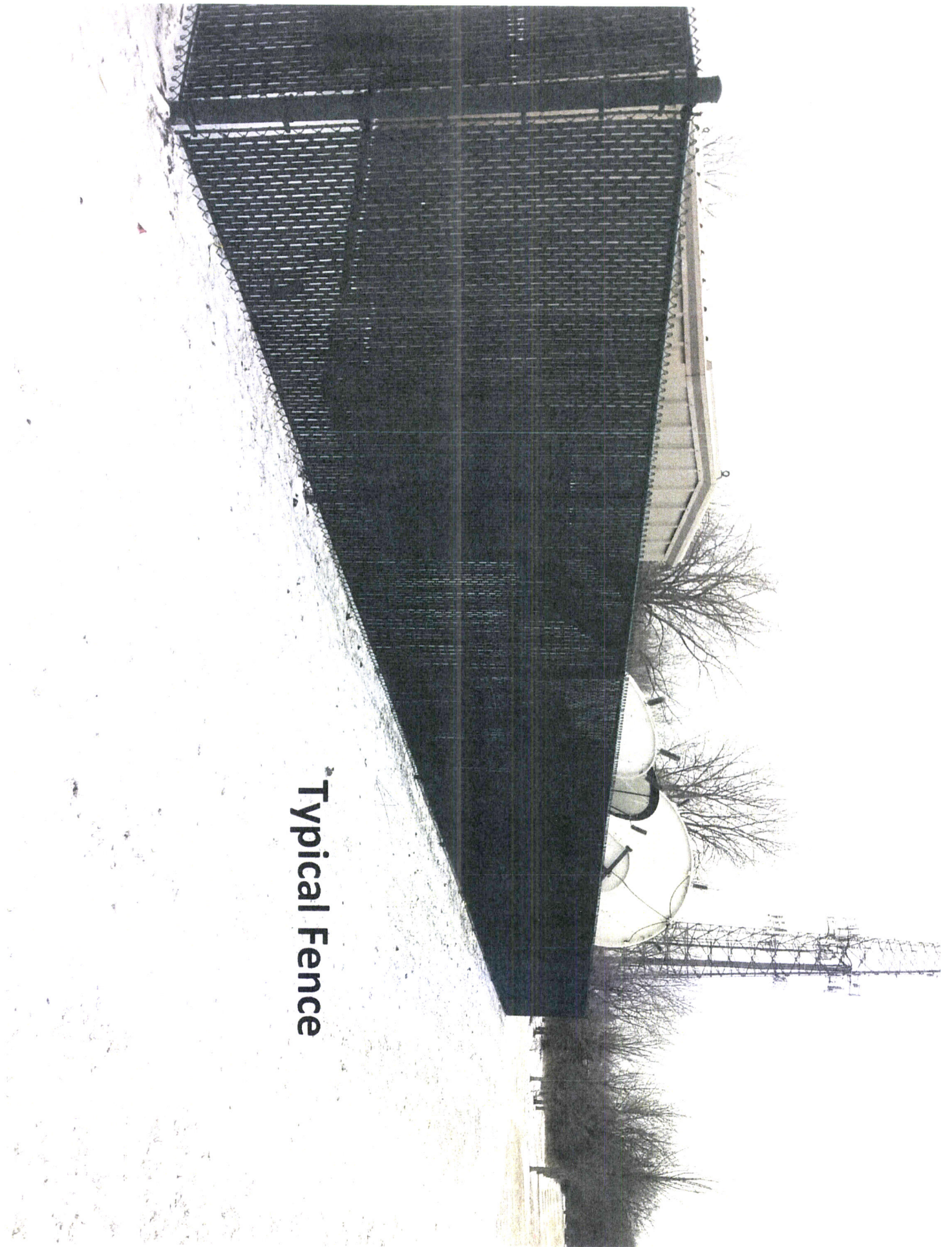
Typical Digger/Derrick

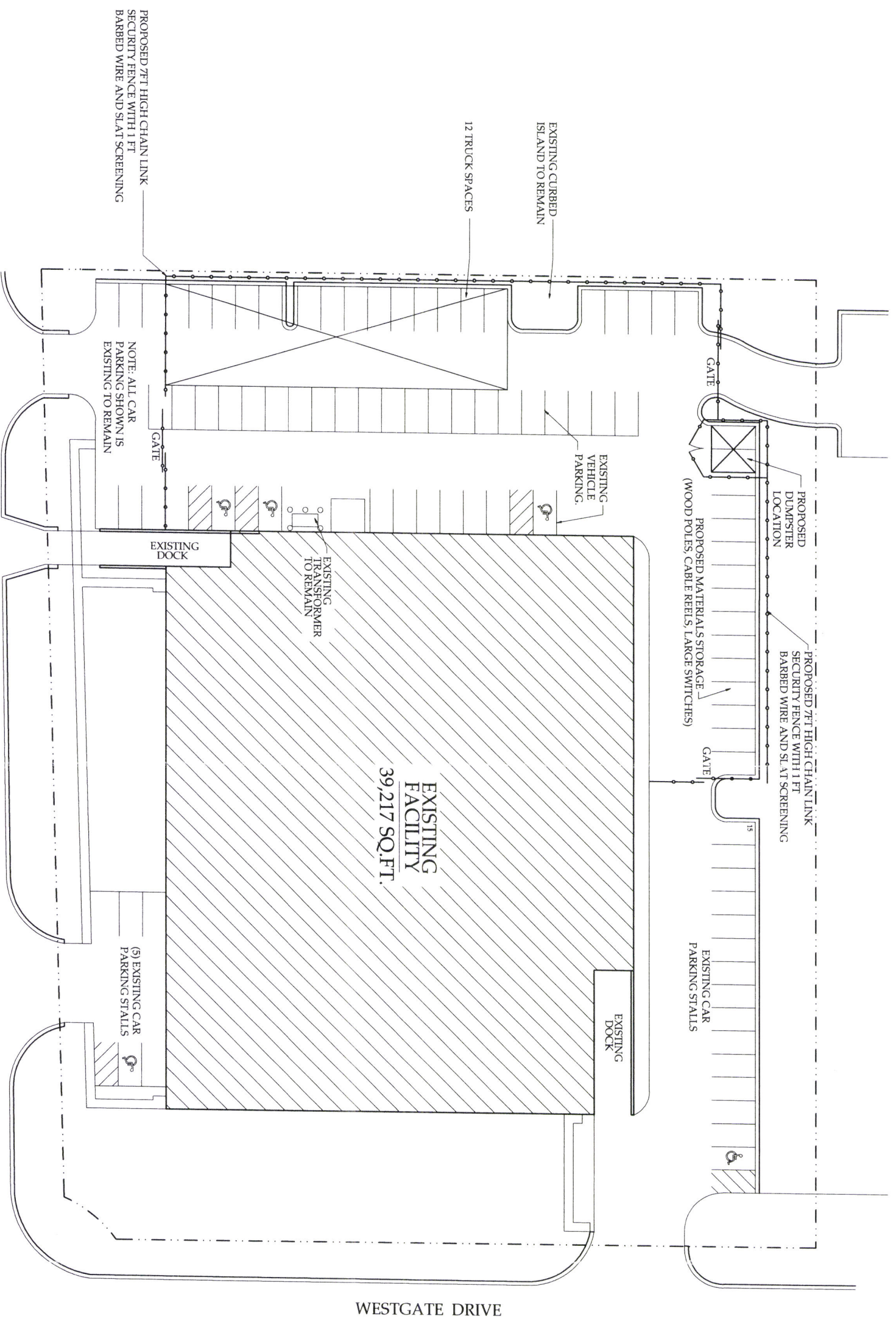


Typical Boom Truck



Typical Fence





RECEIVED
 APR 13 2016
 COMMUNITY DEVELOPMENT
 DEPT

EXHIBIT A

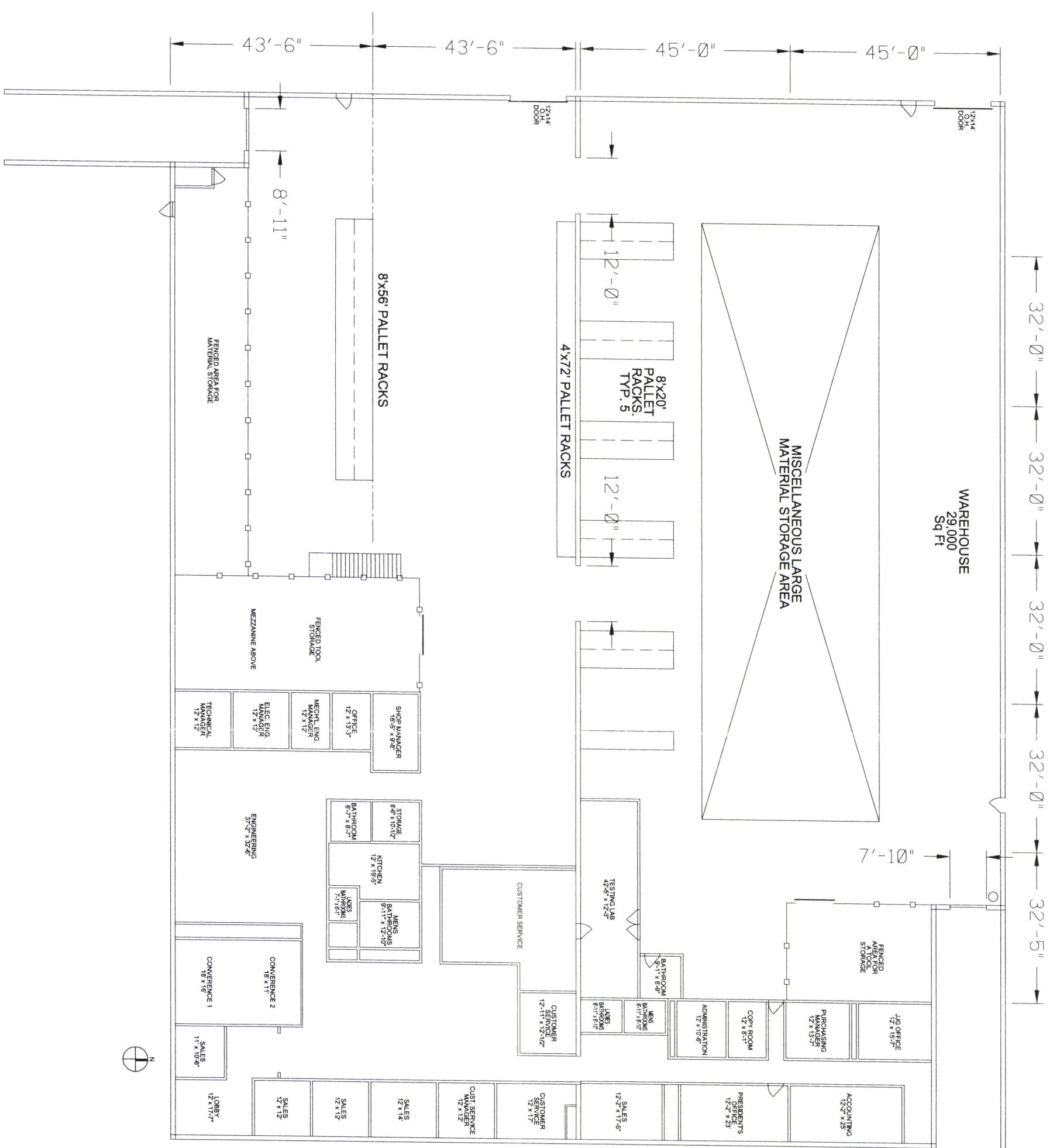
PROPOSED SITE PLAN:
 SCALE: 1/20



EXHIBIT A.1
 300 WESTGATE AVE, CAROL STREAM, ILLINOIS 60188

APRIL 12, 2016 #16060

©CORNERSTONE ARCHITECTS LTD. 2016
Cornerstone
 Architects Ltd.



WAREHOUSE
29,000
Sq Ft

MISCELLANEOUS LARGE
MATERIAL STORAGE AREA

8x56' PALLET RACKS

8x20'
PALLET
RACKS.
TYP. 5'

4x72' PALLET RACKS

FENCED AREA FOR
MATERIAL STORAGE

MEZZANINE ABOVE

FENCED TOOL
STORAGE

SHOP MANAGER
16'-0" x 9'-9"

OFFICE
12' x 13'-5"

ELEC. ENG.
12' x 12'

MECH. ENG.
12' x 12'

TECHNICAL
12' x 12'

ENGINEERING
37'-2" x 32'-6"

STORAGE
8'-0" x 15'-1/2"

BATHROOM
8'-7" x 8'-7"

KITCHEN
12' x 19'-5"

MEN'S
BATHROOMS
8'-11" x 8'-0"

WOMEN'S
BATHROOMS
8'-11" x 8'-0"

LUNES
7'-11" x 7'-11"

CUSTOMER SERVICE
12' x 11' x 12'-1/2"

TESTING LAB
12'-0" x 12'-0"

CUSTOMER SERVICE
12' x 11' x 12'-1/2"

BATHROOM
5'-1" x 8'-0"

MEN'S
BATHROOMS
8'-11" x 8'-0"

WOMEN'S
BATHROOMS
8'-11" x 8'-0"

LUNES
7'-11" x 7'-11"

JIG OFFICE
12' x 15'-0"

PURCHASING
MANAGER
12' x 13'-0"

COPY ROOM
12' x 8'-0"

ADMINISTRATION
12' x 10'-0"

PRESIDENTS
12'-2" x 23'

ACCOUNTING
12'-2" x 23'

SALES
12'-2" x 17'-0"

CUSTOMER SERVICE
12' x 11'

CUST. SERVICE
12' x 12'

SALES
12' x 12'

SALES
12' x 12'

SALES
12' x 12'

LOBBY
12' x 7'

SALES
11' x 10'-6"



CLIENT

NOTES

RECEIVED
APR 13 2016
COMMUNITY DEVELOPMENT DEPT

PROJECT NAME & ADDRESS
THREE PHASE LINE
CONSTRUCTION, CO.
300 WESTGATE DRIVE
CAROL STREAM, IL

105 N. OAK PARK AVENUE
OAK PARK, ILLINOIS 60301
Phone (708) 401-1000
Fax (708) 401-1001
webmaster@tugentilic.com

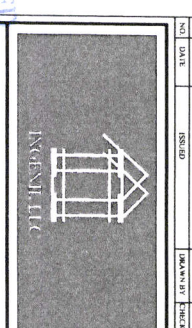


EXHIBIT B

PROJECT #	DATE	ISSUES
SCALE		
3/22'-1"-0"		
SHEET NO.		

