

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

July 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, Dee Spink
John Meneghini and Charlie Tucek.

Absent: Commissioner Angelo Christopher

Also Present: Tom Farace, Planning and Economic Development Manager, Linda Bailey,
Community Development Secretary.

MINUTES:

Commissioner Spink moved and Commissioner Petella made the second to approve the minutes of the meeting of May 9, 2016.

The results of the roll call vote were:

Ayes: 5 Chairman Parisi and Commissioners Petella, Tucek, Spink and Creighton.

Nays: 0

Abstain: 1 Commissioner Meneghini.

Absent: 1 Commissioner Christopher.

PUBLIC HEARING:

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

The motion passed by unanimous vote.

Commissioner Spink moved and Commissioner Creighton made the second to close the Public hearing.

The motion passed by unanimous vote.

PRESENTATION:

Case # 16140, Dermody Properties – 365 E. North Avenue

*Gary/North Avenue Corridor Review
Final Plat of Subdivision*

Chairman Parisi swore in the witnesses, Mr. Berchicci, Sr. Vice President of Dermody Properties, 2860 S. River Road, Suite 480, Des Plaines, IL 60018, Harlan Stoa of Harris Architects Inc., 4801 Emerson Avenue Suite 210, Palatine, IL 60067, David R. McCallum of David R. MacCallum Associates Inc., 350

N Milwaukee Avenue, Libertyville, IL 60048, Jeff Jacob of Jacob & Hefner Associates, Inc., 1910 S Higland Avenue, Suite 100, Lombard, IL 60148.

Mr. Lou Berchicci stated that he is the regional Vice President for Dermody Properties; he stated that his company purchased the property at 365 E. North Avenue, and there is a vacant building on the property. He stated that they will be demolishing the vacant building and will be constructing a new 376,400 sq. ft. distribution center. Mr. Berchicci described the architectural design, the construction materials, lighting and landscaping for the new building, he also stated that the goal for the building is for one tenant, but the building is being setup for four tenants if need be. He stated that they will be extending Phillips Ct to Schmale Road and this will allow some of traffic to exit onto Schmale Road instead of all the traffic exiting onto North Avenue.

Chairman Parisi asks for any questions from the audience.

There were no questions from the audience.

Chairman Parisi asks Mr. Farace for the staff report. Mr. Farace stated that the petitioner was requesting North Avenue Corridor (NAC) approval and approval of a Plat of Consolidation. He gave a brief overview of the staff report, he stated that the property with the current vacant building is on the southern lot and the northern lot is vacant. He stated that the two lots will be consolidated into one 25 acre lot. He stated that the existing building will be demolished and new building of close to 400,000 sq. ft. will be constructed. He stated with regards to the NAC review the building will be centrally located on the property and there will be parking on the north and south sides of the property, and docks on the east and west sides of the building. He also stated that there will also be detention facilities on the west side of the property and there will be landscaping for screening around the building, along North Avenue frontage and along the detention basins. He stated that the existing curb cuts along North Avenue will remain and the petitioner will be extending Phillips Court to Schmale Road for a second means of egress for truck traffic. He stated that from a circulation perspective the petitioner's site plan has been designed to separate out automobile and truck traffic as much as possible. He stated that what is being proposed to screen the dock areas is landscaping and a ten foot tall precast screen wall that will match the materials of the building. He stated that the building will be precast concrete with a building design that has a combination of building design accents. He stated that the building design meets the NAC regulations. He stated that in regards to the ground sign that is being proposed, the sign will be located along North Avenue near the southeast curb cut. He stated that sign will be constructed out of stone veneer columns with a limestone cap topping, and will also have landscaping around the sign. He stated that the ground sign design meets the NAC regulations. He stated staff is recommending approval for the request for the North Avenue Corridor Review and the Plat of Consolidation.

He stated that the plan meets our Comprehensive Plan designation for this property which is for industrial and office use.

Chairman Parisi asks Commissioners for any questions.

Commissioner Meneghini wanted to know if there was a left turn lane northbound on Schmale Road onto Phillips Court.

Mr. Farace stated that there was a left turn lane off of Schmale Road.

Commissioner Petella wanted to know who owned the vacant lot behind property with the vacant building on it. Commissioner Petella wanted to know if the landscaping along the southwest corner of the building along the detention area will it be salt resistant and how far will the landscaping be from the property line. Commissioner Petella wanted to know if the parapet walls will be high enough to hide all the mechanical on the top of the building. Commissioner Petella wanted to know if there would be any overnight parking of trucks. Commissioner Petella wanted to know if there was a place on the property if there would ever be a need in the future for land banking.

Mr. Berchicci stated that the two properties were owned by First Industrial Realty Trust.

Mr. McCallum stated the landscaping will be about 100 feet from the property line and the species that have been selected are salt tolerant.

Mr. Berchicci stated that one of the conditions of approval is all mechanicals will be screened.

Mr. Farace stated that there will not be any overnight parking. Mr. Farace stated that if there was a need for land banking in the future they could reconfigure the dock areas for land banking if needed.

Commissioner Spink wanted to know what type of businesses the petitioner is looking for to move into the building. Commissioner Spink wanted to know if Phillips Court will be able to handle heavy truck traffic.

Mr. Berchicci stated they will be looking for a traditional distribution business.

Mr. Farace stated that Phillips Court will be constructed to meet the village's standards.

Commission Creighton wanted to know where the trash enclosures would be located. Commission Creighton wanted to know if the parking requirements change depending on the type of tenant. Commission Creighton wanted to know if there was anything in the code that provides guidelines when it comes to the screening walls.

Mr. Farace stated that trash enclosures would be located at the northwest corner of the property. Mr. Farace stated that the parking requirements are based on the square footage of the building. Mr. Farace stated in regard to the screening wall, you should not be able to see the dock area at all.

Commissioner Tucek wanted to know if the predicted truck traffic increases, when would a turn lane would be added to North Avenue curb cuts.

Mr. Farace stated that staff did look into a turn lane on North Avenue and did not believe it would be necessary at this time.

Chairman Parisi wanted to know the depth of the detention area. Chairman Parisi wanted to know if the petitioner was proposing to go over the detention pond with a culvert that would connect this property to the property to the west. Chairman Parisi wanted to know if there was a cross access agreement between the two properties.

Mr. Jacob stated the detention area is 6.8 feet in depth and there is only 6 inches of water at the bottom of the detention area. Mr. Jacob stated that there is not a proposed connection to the property to the west by the detention area.

Mr. Berchicci stated that there is a cross access agreement between the two properties.

Commissioner Meneghini moved and Commissioner Petella made the second to approve the request for the North Avenue Corridor Review and the Plat of Consolidation with the staff recommendations. The Plat of Consolidation will go before the Village Board on July 18, 2016 at 7:30 PM.

The results of the roll call vote were:

Ayes:	6	Chairman Parisi and Commissioners Petella, Tucek, Spink, Meneghini and Creighton.
Nays:	0	

Abstain: 0

Absent: 1 Commissioner Christopher.

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

NEW BUSINESS:

Cancellation of the July 25, 2016 Plan Commission meeting.

Commissioner Meneghini moved and Commissioner Petella made the second to cancel the July 25, 2016 Plan Commission meeting.

The motion passed by unanimous vote.

ADJOURNMENT:

At 7:40 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 TK
Linda Bailey
Community Development Secretary

Minutes approved by Plan Commission on this 10 day of October, 2016.

[Signature]
Chairman