

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 25, 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, and Charlie Tucek.

Absent: Commissioners Dee Spink and Angelo Christopher

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

**MINUTES:**

Commissioner Meneghini moved and Commissioner Petella made the second to approve the minutes of the meeting of April 11, 2016 with correction.

The motion passed by unanimous voice vote.

**PUBLIC HEARING:**

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

The motion passed by unanimous voice vote.

**Case # 16071, 3 Phase Line Construction – 300 Westgate Drive**

*Special Use Permits - Outdoor Activities and Operations*

*Zoning Code Variation – Landbank Parking*

Chairman Parisi swore in the witness, Bob Mattern, Director of Project Management for 3 Phase Line Construction, 300 Westgate Drive, Carol Stream, IL 60188. Mr. Mattern talked briefly about the parent company MasTec and they acquired 3 Phase Construction in 2007, he stated that MasTec is a infrastructure construction company. He stated that 3 Phase Line Construction has expertise in transmission, distribution line construction, gas utility underground construction. He stated that he is here tonight to request a Special Use Permit for Outdoor Activities and Operations to store larger construction items on the north side parking lot adjacent to their building. He stated they would on occasion need to park their vehicles on the west side of parking lot. He stated that the parking lot is already screened by evergreen trees, deciduous trees and they will be installing a seven-foot tall slatted chain link fence with barbed wire around the storage and parking area.

Chairman Parisi asks for any questions from the audience.

Susan Buck, 1N587 Gold View Lane, Winfield, IL 60190. Mrs. Buck wanted to know what type of noise would the petitioners company make, their hours of operation, and if the company ever responds to emergency calls. She stated that she would like to see a wood fence to help block some of the noise. She also wanted to know who she should call if the company is violating the Carol Stream noise ordinance.

The petitioner stated that the only noise would be from the starting of their vehicles and the hours of operation are from 6:30 a.m. to 4:30 p.m. He stated that his company is one of ComEd contractor of choice, and in a storm event an employee may be picking up a vehicle and materials at all hours of the day or night.

Tom Farace Planning and Economic Development Manager, stated that if the company was violating the noise ordinance outside of normal business hours they should call the police.

Chairman Parisi asks Mr. Farace for the staff report. Mr. Farace stated that the petitioner is seeking approval for a Special Use for Outdoor Activities and Operations for the storage of materials, vehicles and equipment and a variation for landbanked parking. He stated that the petitioner would like to store materials in the western half of northern parking lot and vehicles in the west parking lot. He stated that the west property line is already screened with evergreen trees and deciduous trees and the petitioner will be installing a seven-foot tall slatted chain link fence. He showed an aerial view of the property at 300 Westgate Drive to Mr. and Mrs. Buck, so they could have a point of reference. He stated in regards to the landbanking a request is based on employee counts or business operations. He stated 3 Phase Line Construction has an employee count of 20 employees and they currently have 80 parking spaces. He stated that the Zoning Code requires they would need 66 parking spaces with that employee count. He stated that with the petitioner only having an employee count of 20 and using some of the parking spaces for material storage, equipment and vehicles that the petitioner will be storing on the north and west parking areas, staff is comfortable supporting a variance for landbanked parking. He stated that if the petitioner ever hired more employees, staff would work with the business to reconfigure the outdoor storage to make sure there would be adequate parking for the employees. He stated that staff is recommending approval of the Special Use for Outdoor Activities and Operation, and the variation for Landbank Parking with the recommendations listed in the staff report.

Chairman Parisi asks Commissioners for any questions.

Commissioner Meneghini and Commissioner Tucek did not have any questions.

Commissioner Petella wanted to know if the petitioner was occupying the entire building and are they purchasing the property. Commissioner Petella wanted to know if the petitioner was going add any lighting to the parking lot area that will be using for storage. Commissioner Petella stated that he would like to see the barbed wire removed from the fence plan and he would rather see an eight-foot tall fence.

The petitioner stated that they would be occupying the entire building and they are not purchasing the property. The petitioner stated that they will not be adding any additional lighting to the parking lot storage area. The petitioner stated he would be willing to eliminate the barbed wire from the fence plan.

Commissioner Creighton asked Mrs. Buck if her concerns had been alleviated. Commissioner Creighton wanted to know what the purpose was for the rear drive aisle. Commissioner Creighton wanted to know how many handicapped parking spaces are required for this property. Commissioner Creighton wanted to know if the fence was going to be installed on the petitioners' side of the tree line.

Mrs. Buck stated yes, her concerns were alleviated, but she would like to see an eight-foot tall fence.

The petitioner asked Mr. Farace if seven-foot height of a fence is the all the village code would allow.



Mr. Farace stated that seven-foot is the highest fence height that the village code would allow. He stated that the rear drive aisle connection runs along the majority of the properties on the west side of Westgate Drive and staff researched to see if there was a cross access agreement or legal document requiring cross access to remain open, but did not find any such document, so staff feels comfortable to allow the gates along the rear drive aisle as long as access is provided to emergency services via a Knox box on the gates. He stated that one handicapped parking space for every 25 parking spaces is required and they will have two handicapped parking spaces.

The petitioner stated that the fence will be installed on their side of the tree line.

Chairman Parisi asked staff for clarification for Mr. and Mrs. Buck, that the proposed variance is for the tenant (3 Phase Line Construction), not the property. Chairman Parisi also stated that he feels that a seven-foot tall fence without the barbed wire would fulfill the same need as a fence with barbed wire.

Mr. Farace stated that the variations would be for 3 Phase Line Construction and not for the property.

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

The results of the roll call vote were:

- Ayes: 5 Chairman Parisi and Commissioners Petella, Tucek, Meneghini, and Creighton.
- Nays: 0
- Abstain: 0
- Absent: 2 Commissioner Christopher and Commissioner Spink.

Chairman Parisi reminded the applicant that this request will go before the Village Board on Monday, May 2, 2016, at 7:30 PM for final action.

**PRESENTATION:**

**NEW BUSINESS:**

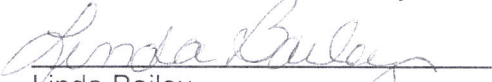
**ADJOURNMENT:**

At 7:30 p.m. Commissioner Meneghini moved and Commissioner Petella made the second to adjourn the meeting.

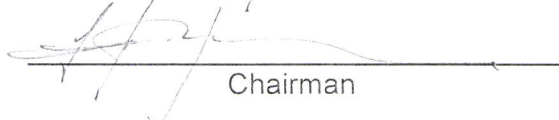
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
 Linda Bailey  
 Community Development Secretary

Minutes approved by Plan Commission on this 9 day of may, 2016.

  
 Chairman