

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.~~ See correction below.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Tucek, Meneghini, Christopher, and Spink

Nays: 0

Abstain: 2 Chairman Parisi and Commissioner Creighton

Absent: 0

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.

Commission 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. Commission 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:

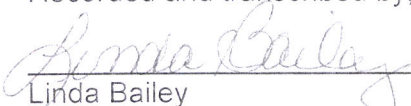
ADJOURNMENT:

At 8:00 p.m. Commissioner Spink moved and Commissioner Creighton made the second to adjourn the meeting.

The motion passed by unanimous vote.

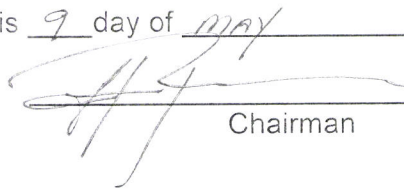
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Bailey
Community Development Secretary

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



Chairman