

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

June 23, 2014

Chairman Angelo Christopher called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Angelo Christopher and Commissioners Dee Spink, John Meneghini, David Hennessey, David Creighton, and James Joseph.

Absent: Commissioner Frank Petella

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary

MINUTES:

Commissioner Spink moved and Commissioner Creighton made the second to approve the minutes of the meeting of June 9, 2014. The motion passed by unanimous voice vote.

PUBLIC HEARING:

Commissioner Joseph moved and Commissioner Spink made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 13120 – Packaging Personified – 246 Kehoe Boulevard
Variation – Number of Required Parking Spaces**

Chairman Christopher swore in the witness, Joe Imburgia, 246 Kehoe Blvd, Carol Stream, IL 60188. Mr. Imburgia stated that he was here tonight to ask for relief from the number of required parking spaces required by the Zoning Code. He stated that Packaging Personified is a family owned business and has been in business for 35 years and has been in Carol Stream since 1987. He stated that his company is a manufacturer of flexible packaging. He explained his company's shift schedule (see staff report), stating that several of the departments will run schedules that do not put employees in the building at the same time. He stated that they have come to the conclusion that they need 65 parking spaces and the code required 134 parking spaces and they will be able to provide 116 parking spaces even with their anticipated growth of an addition to the building and additional 20 employees.

Chairman Christopher asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Christopher asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian gave a summary of the staff report. Mr. Bastian stated the Packaging Personified is looking to build an expansion to their building at 246 Kehoe Boulevard, and the request is to reduce the number of parking spaces required by the Zoning Code. Mr. Bastian referred to the table on page two of the staff report; he stated that the required parking spaces for this building with the building expansion are based on the use of space (office, production and warehouse) and 134 parking spaces are required by the Zoning Code. Mr. Bastian stated that as shown on the site plan the petitioner was able to design a parking lot that would provide 116 parking spaces and the petitioner is requesting a Zoning Code Variation to

provide fewer parking spaces than what is required by the Zoning Code. Mr. Bastian stated that staff looked at the petitioners operation, and found that they have a maximum of 57 employees on site during their busiest time, and with the anticipated additional 20 employees they will still have sufficient parking spaces. Mr. Bastian stated that staff feels 116 parking spaces will be sufficient. Mr. Bastian stated that there have been a few Zoning Code Variations in the past to reduce the required parking spaces, one for 258 Westgate Drive in 2008 and another in 2012 for 125-175 Mercedes Drive.

Mr. Bastian stated that staff recommends approval of the variation to reduce the number of parking spaces subject to the conditions listed on page 5 of the staff report, and with the recommendation that the Variation be granted to the business not to the property.

Chairman Christopher asked if any of his fellow Commissioners had any questions.

Commissioners Hennessey and Meneghini did not have any questions.

Commissioner Joseph wanted to know if the shift chart listed in the staff report is how they currently operate their shifts. Commissioner Joseph wanted to know if the petitioner would only see their maximum usage of parking spaces after the building expansion is built.

Mr. Imburgia stated that the shift chart listed in the staff report is a current shift schedule. Mr. Imburgia stated that they would only see their maximum usage after the building expansion is built.

Commissioner Joseph asked Mr. Bastian if there would be an opportunity in the future for more parking if needed.

Mr. Bastian stated that they could add a few parking spaces, but this property does have a rail spur that cuts through the property and it also has a wetland area.

Commissioner Spink wanted to know when the petitioner anticipates building the addition.

Mr. Imburgia stated that they anticipate building the addition this year.

Commissioner Creighton wanted an explanation on the recommendation by staff to have the Variation be granted to the business not the property.

Mr. Bastian stated if a new business would move in they may not have the same characteristics operationally, number of employees, number of shifts or they may change the use of space in the building. These factors would result in different parking characteristics, and the factors that allow staff to support Packaging Personified's request would no longer be applicable.

Chairman Christopher asked the petitioner if they agreed to the conditions listed in the staff report.

Mr. Imburgia stated that yes, they agreed to the conditions listed in the staff report.

Commissioner Spink moved and Commissioner Hennessey made the second to approve the request for a Variation for the number of required parking spaces at 246 Kehoe Boulevard subject to the recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Meneghini, Hennessey, Creighton, and Joseph

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 7, 2014, at which time the Board would take final action on the matter.

**Case # 14140 – Richard Armbrust – 381 Main Place
Rezoning – B-4 to B-3
Variation – Outdoor Business Vehicle Parking**

Chairman Christopher swore in the witness, Richard Armbrust, 1203 Aurora Way, Wheaton, IL. Mr. Armbrust stated that his company is a fourth-generation business and has been in business for 96 years and has been serving Carol Stream and the surrounding communities since 1918. Mr. Armbrust stated that they are looking to expand the business and his company has the opportunity to purchase the building at 381 Main Place. Mr. Armbrust stated that he was here tonight to request a zoning change for the building from B-4 to B-3 and for a variation to park business vehicles outdoors. Mr. Armbrust stated that a total of nine service vehicles would be parked on property from around 3:00 p.m. to 6:30 a.m. and as part of the requirements from the village, they would install a 7' double sided fence around the rear of the property with a gate. Mr. Armbrust stated not only would the fence secure the vehicles but it would also shield the surrounding business from any visual impacts they may have.

Chairman Christopher asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Christopher asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian gave a summary of the staff report. Mr. Bastian stated that the petitioner has two requests; the first one being a Rezoning from B-4 to B-3 and the other request is to park business vehicles outdoors. Mr. Bastian stated that the reason for the rezoning is a Contractor's Office is not permitted use in the B-4 District, but a Contractor's Office is a permitted use in the B-3 District. Mr. Bastian stated that the surrounding properties are a mixture of zoning classifications. Mr. Bastian stated that when staff does a review of a Zoning Map Amendment there are several factors they consider; they consider the compatibility between the adjacent properties and the characteristics of the proposed use. Mr. Bastian stated that staff feels that the zoning change for this property will not be noticeable or cause any problems in the neighborhood as this property is located along a transition area between properties zoned B-2 and B-4. Mr. Bastian stated the Future Land Use Plan does recommend office use for this property. Mr. Bastian stated that staff recommends approval of the Zoning Map Amendment.

Mr. Bastian stated that the Variation for Outdoor Business Vehicle Parking is for a fleet of 9 vehicles, and the vehicles would be parked to the east behind the building. Mr. Bastian stated that what is being proposed is a solid wooden fence with a gate that would surround the rear parking area where the vehicles would be secured and screened. Mr. Bastian stated the petitioner has a plan to construct an additional driveway to improve the traffic flow on the property. Mr. Bastian stated that staff recommends the Zoning Map Amendment and the Variation for Outdoor Business Vehicle Parking subject to the conditions listed on pages 5 and 6 in the staff report.

Chairman Christopher asked if any of his fellow Commissioners had any questions.

Chairmen Christopher and Commissioners Meneghini, Hennessey, Spink and Joseph did not have any questions.

Commissioner Creighton wanted to know the number of employees that JMA Railroad Supply Company has that occupies the upper level of the building.

Mr. Armbrust stated that JMA Railroad Supply Company currently owns the building and the company has moved to Indiana and they have one office in the building with one employee.

Commissioner Hennessey moved and Commissioner Creighton made the second to approve the request for the rezoning from B-4 to B-3.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Meneghini, Hennessey, Creighton, and Joseph
Nays: 0
Abstain: 1 Petella
Absent: 0

Commissioner Joseph moved and Commissioner Meneghini made the second to approve the variation for outdoor business vehicle parking subject to staff recommendations listed in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Christopher and Commissioner Spink, Meneghini, Hennessey, Creighton, and Joseph
Nays: 0
Abstain: 1 Petella
Absent: 0

Chairman Christopher reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on July 7, 2014, at which time the Board would take final action on the matter.

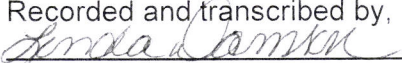
Commissioner Joseph moved and Commissioner Creighton made the second to close the Public Hearing. The motion passed by unanimous vote.

NEW BUSINESS:

ADJOURNMENT:

At 7:45 p.m. Commissioner Joseph 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 Damron
Community Development Secretary

Minutes approved by Plan Commission on this July 14, 2014


Chairman