

**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

February 13, 2012

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Frank Petella, James Joseph, David Creighton, Angelo Christopher, and Ralph Smoot.

Absent:

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Joseph moved and Commissioner Petella made the second to approve the minutes of the meeting of December 12, 2011, as amended as suggested by Commissioner Creighton. The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Spink, Petella, Joseph, Smoot, Creighton and Chairman Michaelsen
Nays: 0
Abstain: 0
Absent: 0

PUBLIC HEARING:

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

**Case # 11312 Stantec Architecture / McDonalds Corporation –
1335 County Farm Road
Amendment to Special Use – Drive-Up Window Service
Variation – Off-Street Parking**

Assistant Community Development Director Don Bastian stated that McDonalds Corporation is postponing this project and planning a more significant project for remodeling of this building in the next few years, and will come back before the Plan Commission with a new set of plans and a new application. Mr. Bastian stated that no action is necessary by the Plan Commission, but this item is appearing on the agenda because it was a previously noticed public hearing.

**Case # 11353 Nick Cooney / Demar Logistics – 500 Kehoe Boulevard
Special Use – Garage and parking lot not incidental to a permit use**

Chairman Michaelsen swore in the witness, Nick Cooney, General Manager for Demar Logistics, Inc., 833 Burning Trail, Carol Stream, IL., with a corporate office at 376 E. Lies Road, Carol Stream, IL. Mr. Cooney stated he is asking for a special request regarding trailer

parking that his company needs within Carol Stream. His company has been fortunate in increasing their customer base with several new accounts; this has required them to receive additional trailer volume into the facility. The main office for Demar Logistics, Inc. is located at 376 E. Lies Road, with a additional location at 910 Kimberly Dr in Carol Stream. Both of the locations have received Special Use approvals for addition trailer parking. Demar Logistics does have a temporary approval from the Village Board to store trailers at 500 Kehoe Boulevard. Mr. Cooney stated that he is here tonight to ask for a more permanent approval for the parking of thirty trailers at 500 Kehoe Boulevard, they are aware that they are in a month to month agreement with the landlord, and they know that the building owner's first priority is to lease the building in its entirety. The petitioner stated that they are consistently looking for places to park empty pieces of equipment, we do everything we can to stay in Carol Stream, from an efficiency stand point we need to stay close to the 376 E Lies Road facility which is where all the equipment is unloaded.

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

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that Demar Logistics is a warehousing and distribution business with locations at 376 E. Lies Road and 910 Kimberly Drive. They have received Special Use approvals for outdoor activities and operations at both of the locations for their outdoor trailer storage. Last August Demar Logistics contacted the Village about their need to obtain some additional temporary trailer storage as they geared up for their busy fourth-quarter retail sales business, at that time they thought it would be a temporary need. Demar Logistics talked to the property owner at 500 Kehoe Boulevard, which has a vacant 207,000 square foot building and with a large outdoor parking lot, as Demar Logistics wished to use the parking lot to store thirty trailers. They are not in the building nor do they lease space in the building. Demar needed an answer quickly and a request was processed through a provision of the Village Code that allows the Village Board to grant a temporary waiver / approval to the Code of Ordinances for a maximum of 120 days. This approval expired on December 30, 2011, however Demar Logistics did apply for a special use on December 19, 2011. Mr. Bastian stated that one of the unique aspects of this case is what is being requested is not a Special Use for outdoor storage, but instead what Demar is requesting is a Special Use for a garage and parking lot for motor vehicles not incidental to a permitted use. That is what the petitioner is requesting. With the building being vacant there is not a permitted use for this building at this time. What Demar Logistics is asking for is to continue to park trailers at 500 Kehoe Boulevard, until the building owner secures a tenant for the building.

Mr. Bastian stated the staff has given careful consideration to this request, as we feel that it may not be desirable or appropriate for properties with vacant buildings in the Industrial District to simply be used as trailer storage yards. Some of the concerns this could bring about would be the likelihood of vandalism and a general underutilization of improved properties, ideally in better times we would like to have our industrial properties full, providing jobs, generating revenues; staff does not want to see every vacant property to fill up with empty trailer storage. At the same time, staff is sensitive to the interest of industrial property owners to realize some financial return on their properties, obviously vacancy rates in our Industrial District are higher than usual, but they are coming back down. Staff believes that requiring a Special Use and bringing the petitioner through this process is an appropriate step, so that staff and the Plan Commission can evaluate this type of request on case by case basis. As stated this is a month to month lease agreement with the property owner. Being consistent with the temporary approval by the Village Board last August, the request is for up

to thirty trailers to be parked west of the building and not forward of the front wall of the building. This location meets the screening that is required for outdoor storage. Staff can recommend approval of this arrangement continuing under a Special Use for a garage and parking lot for motor vehicles not incidental to a permitted use, however it is staff position that the best use for this property is for the building to be filled back up again with a business, when a business occupies this property in the future, it would take precedence over the outdoor storage by Demar Logistics. If it turns out that the new business that moves in needs the parking, Demar Logistics would either have to cut back on the parking or eliminate their trailer storage at this location, the petitioner and the landlord Mr. Seigle is aware of this, neither one has a problem with this.

Staff recommends approval of the Special Use for the continued parking of up to thirty trailers, on the west side of the building, subject to the conditions listed on page 4 of the staff report with the addition to condition to number one, that once Demar Logistics vacates this property the Special Use will automatically terminate.

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

Commission Creighton wanted to know if any other business in Carol Stream had this type of request. Commission Creighton also wanted it noted that the petitioner Mr. Cooney is a friend of his.

Mr. Bastian stated that this type of use has been approved, some of the business are FedEx on Della Court, which received this type of Special Use when they leased a space in an adjacent building for a parking garage and a parking lot for their employees. Illinois Central School Bus also received this same Special Use last summer. We have done this on a few occasions; it seems to be the appropriate approval process to request in this case.

Commissioner Christopher, Smoot, Spink, and Petella did not have any questions.

Commissioner Joseph did not have any questions, but he did want to bring up the fact that there is not any lighting at that facility and would like to have Mr. Bastian look into the lighting situation.

Chairman Michaelsen wanted to know if there was any lighting at this site, his concern being with trailers there, there could be vandalism. Chairman Michaelsen wanted to know when trailers are stored at the facility are they empty and unlocked. Chairman Michaelsen suggested that maybe the lighting could be put on timers.

The petitioner stated that the trailers are emptied and unlocked, and they understand the potential liability. The petitioner stated that there is parking lot lighting but it is just not turned on. The petitioner stated that Demar Logistics is a 24 hour / 7 day a week operation, so there could be activity at any given time.

Commissioner Petella moved and Commissioner Smoot made the second to recommend approval of a for the request for a Special Use – Garage and parking Lot Not Incidental to a Permitted Use subject to staff recommendations.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Smoot, Christopher, Petella,
Joseph and Creighton
Nays: 0

Absent: 0

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on February 21, 2012, at which time the Board would take final action on the matter.

Commissioner Spink moved and Commissioner Petella made the second to close the Public Hearing.

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Christopher, Petella,
Joseph and Creighton
Nays: 1 Commissioner Smoot
Absent: 0

Presentation

**Case # 12017 Richard Umphrey / R.S. Hughes Company Inc. –
305-307 E. North Avenue
North Avenue Corridor Review**

Chairman Michaelsen swore in the witness, Richard Umphrey for R.S. Hughes Company Inc. at 307 E. North Avenue. Mr. Umphrey stated that R.S. Hughes Company just moved their offices from Addison to Carol Stream currently there is a very small temporary type sign that was provided by the landlord showing the address and availability of the property. The petitioner is finding that with this type of sign is very difficult for clientele to find the company. The petitioner would like to install a larger permanent sign with the company's name, and address. In working with the village staff the petitioner designed the sign to have a brick base. The petitioner stated that he is asking for permission to remove the smaller temporary sign and install permanent ground sign showing their company's name and address.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated this request is for North Avenue Corridor Review for a new ground directory sign, as the petitioner explained this company just moved to Carol Stream and they would like to install a larger more attractive ground sign. Looking at Exhibit A, the sign will accommodate all the tenants in the multi-tenant building. The comment staff had when working with this petitioner was that in accordance with the purpose and intent of the NAC regulations, staff encouraged the petitioner to upgrade the base of the sign. The petitioner upgraded the sign to have a masonry base. Staff recommends approval of the North Avenue Corridor Review for the proposed sign subject to the conditions noted on page 2 of the staff report.

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

Commissioners Joseph, Petella, Spink, Smoot, Christopher, and Creighton did not have any questions.

Chairman Michaelsen did not have any questions.

Commissioner Spink moved and Commissioner Petella made the second to recommend approval of the request for the North Avenue Corridor review subject to staff's recommendations.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Smoot, Christopher, Petella,
Joseph and Creighton
Nays: 0
Absent: 0

**Case # 12005 Village of Carol Stream – 500 N Gary Avenue
2012 Official Zoning Map**

Mr. Bastian presented the 2012 Official Zoning Map. The following is information regarding the changes that have been incorporated into the 2012 Zoning Map.

1. **Rezoning of Town Center property at 960 N. Gary Avenue** – Zoning change for the Village-owned Town Center property from B-2 General Retail District to R-1 One-Family Residence District. (PIN 02-29-124-002)
2. **Rezoning of Recreation Center parcels at 910 N. Gary Avenue** – Zoning change for the Carol Stream Park District-owned parcels from B-2 General Retail District to R-1 One-Family Residence District, to allow for the development of the property as a recreation center. (PIN 02-29-125-001, -002, -003 and -004)
3. **Special Use for Planned Unit Development for 1175 N. Gary Avenue** – Special Use for Planned Unit Development for property owned by the Windfall Group, to allow for the conversion of the former Value City department store into a shopping center. (PIN 02-20-404-004).

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

Commissioner Creighton wanted to know if he should have gotten two copies of the 11 x 17 zoning map and if both 960 N. Gary Avenue and 910 N. Gary Avenue are for the new recreation property.

Mr. Bastian stated that two sheets may have stuck together and both properties are at the Town Center.

Commissioners Christopher, Smoot, Spink, Petella and Joseph did not have any questions.

Chairman Michaelsen did not have any questions.

Commissioner Creighton moved and Commissioner Spink made the second to recommend approval the 2012 Official Zoning Map.

The results of the roll call vote were:

Ayes: 7 Chairman Michaelsen and Commissioners Spink, Smoot, Christopher,
Petella, Joseph and Creighton
Nays: 0
Absent: 0

Mr. Bastian informed the Plan Commissioner that there will be a Plan Commission meeting on February 27th, the Plan Commission case for Special Use amendments for the Wheaton College / American Legion. The Plan Commissioner briefly discussed what some of the

concerns may be and Chairman Michaelsen stated there may be concerned residents from Winfield present at the meeting.

Mr. Bastian also mentioned the memorandum from the Village Attorney for the Open Meetings Act Training that needs to be completed this year. Mr. Bastian stated that if anyone has any questions or problems please contact him.

ADJOURNMENT:

At 8:10 p.m. Commissioner Spink moved and Commissioner Petella made the second to adjourn the meeting. The motion passed by unanimous vote.

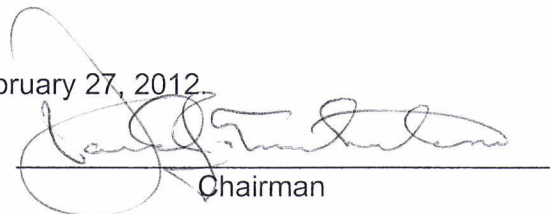
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this February 27, 2012.


Chairman