

**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

November 26, 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 Angelo Christopher, Dee Spink, Frank Petella, James Joseph, David Creighton and Ralph Smoot

Absent:

Also Present: Robert Glees, Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of October 8, 2012.

The results of the roll call vote were:

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

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 # 12293 - George P. Koufos - 875-901 E. Geneva Road
Variations - Sign Code**

Robert Glees, Community Development Director stated that staff received an e-mail from Mr. Koufos after he reviewed the staff report and would like to add to the request that the changeable copy screen be oriented on the Geneva Road side of the sign.

Chairman Michaelsen swore in the witness George P. Koufos, 462 S. Edgewood Ave, Wood Dale IL 60191. Mr. Koufos stated that he is requesting a variance to the sign code to allow a 16 foot tall monument sign measuring 142 square feet in area with a message board. The need for a new sign is to help the shopping center and grocery store compete with the other shopping centers and grocery stores in the area. Mr. Koufos stated that they are proposing to build the new sign on top of the refurbished existing sign and move the sign two islands to the east on a new stone base. This new sign would contain tenant signs along with a changeable copy message screen for the Village Market Place. Mr. Koufos stated that they would like to have the changeable copy message screen be on the street side. Mr. Koufos stated that this will give motorists better visibility to the sign since there are many other monument signs in the area. Mr. Koufos stated that they need the

new sign to make the shopping center viable and hopes the Plan Commission will give their support.

Chairman Michaelsen asked Mr. Glees for the staff report.

Community Development Director Robert Glees stated that the petitioner is interested in providing new signage at the Geneva Plaza Shopping Center to improve visibility and awareness of the businesses in the shopping center and in order to do so he is requesting a variance from the sign code to allow a shopping plaza directory sign to exceed the maximum allowable height and area, and as indicated in the e-mail that I handed out a few minutes ago, they are also requesting a variance for the changeable copy portion of the sign to be on the side nearer to the street. Mr. Glees stated that staff has reviewed the applicant's request and staff would note that the Geneva Plaza property would meet the definition of a shopping center in terms of the number of business and square footage; it does not meet the criteria of total land area for a shopping center, therefore it's classified as a shopping plaza, that is why the sign code would not allow the size of the sign that the applicant is requesting. Mr. Glees stated that the Sign Code allows a five foot setback but with the site physical constraints the sign needs to be approximately 31 feet from the front property line, in view of these factors staff recommends approval of the applicant's two requests for sign code variances to allow a shopping plaza directory sign to measure 16 feet in height and 142 square feet in area as opposed to the sign code criteria of 6 feet in height and 96 square feet in area and also to allow the changeable copy portion of the sign to be the side nearer to the street subject to the conditions listed on page five of the staff report.

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

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

Commissioners Joseph, Spink, Smoot and Creighton and Chairman Michaelsen did not have any questions.

Commissioner Petella wanted to know if the sign would be within code for a Shopping Center.

Community Development Director Bob Glees stated that the sign would be smaller and shorter than what is allowed in a Shopping Center.

Commissioner Christopher stated that he had some safety concerns with the base of the sign and asked if the applicant would consider constructing the base of the sign with a keyway opening, so you would be able to see through it to provide better visibility for the motorist.

Mr. Koufos stated that they have an existing sign there now that is 30 feet west from where they propose to put the new sign. The new sign will have the same type of base as the existing sign and the existing sign has a mount of approximately 8 to 9 feet wide and is in a more disadvantageous location because it is next to the south entrance of the center, and the motorist coming up the aisle has to look through the existing sign in order to see another motorist coming. The proposed new sign will be two aisles further away from that entrance. Mr. Koufos stated that he would be willing to redesign the sign to provide better visibility for motorists.

Commissioner Creighton moved and Commissioner Smoot made the second to approve the requested variations to allow a new shopping plaza directory sign to be 16 foot tall sign and measuring 142 square feet in area and the changeable copy portion of the sign to be located near the street side of the sign subject to the recommendations listed on page 5 of the staff report.

The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Petella, Joseph, Creighton and Smoot
Nays: 2 Commissioners Christopher and Spink
Abstain: 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 December 3, 2012, at which time the Board would take final action on the matter.

**Case # 12290 - Dr. Maryann Tadros - 350 S. Main Place
Special Use - Medical and Rehabilitation Facility**

Chairman Michaelsen swore in the witness Dr. Maryann Tadros, 279 Elk Trail, Carol Stream, IL 60188. Dr. Tadros stated that the reason she is here tonight is, she has recently purchased the property at 350 S. Main Place, Carol Stream. Dr. Tadros stated she has had her chiropractic practice in Carol Stream since 1998 and has outgrown her current location at 279 Elk Trail, Carol Stream and she would like to move her chiropractic clinic into the building located at 350 S. Main Place.

Chairman Michaelsen asked Mr. Glees for the staff report.

Community Development Director Robert Glees stated that as Dr. Tadros has indicated she has recently purchased the property at 350 S. Main Place and would like to relocate her practice to that location. Mr. Glees stated that Dr. Tadros is requesting a Special Use to allow for the operation of a Medical and Rehabilitation Facility in the I Industrial District. Mr. Glees stated that staff looked at the permitted uses in the I Industrial District and parking. Staff finds the proposed use to be appropriate for this zoning district and there would not be any parking concerns. Mr. Glees stated that during the review of the request for zoning approvals there are certain aspects of the property which staff recommends be improved and Dr. Tadros has received staff's input, and staff has made indication of those requirements the recommended conditions of approval. Mr. Glees stated that staff recommends approval of the Special Use Permit to allow for the operation of a Medical and Rehabilitation Facility at 350 S. Main Place subject to the conditions listed on page 4 of the staff report.

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

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

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

Commissioner Petella wanted to know if the Dr. Tadros has agreed to the recommendation listed in the staff report.

Dr. Tadros stated that she has agreed to the staff recommendations.

Commissioner Joseph moved and Commissioner Spink made the second to approve the request for, request for Special Use Permit to allow for the operation of a Medical and Rehabilitation Facility at 350 S. Main Place subject to the recommendations listed on page 4 of the staff report.

The results of the roll call vote were:

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

Nays: 0

Abstain: 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 December 3, 2012, at which time the Board would take final action on the matter.

**Case # 12294 - Michael Assaf - 450 E. Gundersen Drive
Special Use - Union Hall and Training Facility**

Chairman Michaelsen swore in the witness John Martin, 1755 S. Naperville Road, Suite 200, Wheaton, IL 60189, Attorney for Michael Assaf, Trustee of the Michael T. Williams Trust. Mr. Martin stated that they are requesting a Text Amendment to add Union Halls and Training Facilities to the list of allowable Special Uses and a Special Use Permit that would allow the operation of a Union Hall and Training Facility within the premises. Mr. Martin stated that he believes that they have addressed all the staff issues. Mr. Martin stated that the building was constructed as an office building, and the use of the building would stay the same except the union would enclose the open area in the rear of the building for an educational facility. Mr. Martin stated that the parking at this facility is efficient for the day-to-day operations and in the case of a meeting with a large attendance, that meeting would be held at a different location.

Chairman Michaelsen asked Mr. Glees for the staff report.

Community Development Director Robert Glees stated that Local 701 is interested in relocating to the property located at 450 E. Gundersen Drive, and at this time they are requesting a Text Amendment to add Union Halls and Training Facilities to the list of allowable Special Uses to the B-4 Zoning District and a Special Use Permit to allow a Union Hall and Training Facility at 450 E. Gundersen Dr. Mr. Glees stated that staff looked at the characteristics of properties in the B-4 District in the village and then looked at the specific use at hand to determine whether a special use is justified. Mr. Glees stated that the B-4 uses that exist are office uses, offices sale uses and certain basic services, some examples are professional offices, medical offices, banks, credit unions and personal service establishments. Mr. Glees stated that when surveying the characteristics of the B-4 properties staff found that a Union Hall and Training Facility is similar to the characteristics of the existing B-4 District and staff recommends the approval of the request for the Text Amendment to add Union Halls and Training Facilities to the list of allowable Special Uses. Mr. Glees stated that with respect to the Special Use Permit for Local 701, staff has evaluated the characteristics of this particular use, including the parking, and found the parking would be adequately provided; staff also evaluated the activities for this particular use and found that while Local 701 plans to park one semi-trailer truck tractor outdoors in a depressed loading dock, they will conduct all other activities inside the building. Mr. Glees stated that the semi-trailer truck tractor will be used for hands-on training activities inside the building and staff would not have any objections to this. Mr. Glees stated that staff recommends approval of the Special Use permit to allow the operation of a Union Hall and Training Facility for Local 701 at 450 E. Gundersen Drive, subject to the recommendations listed on page 6 of the staff report.

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

Mr. Hancock, 351 Main Place, Carol Stream, IL 60188 wanted to know how many parking spaces there are at 450 E. Gundersen Dr. and are there any restrictions to how many parking spaces would be able to be added at a later date. Mr. Hancock also wanted to know if there would be an additional curb cut off of Gundersen Dr. Mr. Hancock stated he has concerns with the flooding issues in the area and stated his parking lot floods every time there is a substantial rain and wanted to know if there any plans to accommodate for water runoff. Mr. Hancock stated that if the storm sewer that Mr. Gun was referring is the same one that his property drains into, this storm sewer completely is overwhelmed.

Mr. Glees stated that the total number of parking spaces required at this site is 110, with the proposed parking lot expansion on the west side of the property there will be a total 130 parking spaces provided. Mr. Glees stated that the parking lot improvements will be constructed in accordance with the DuPage County Storm Water ordinance, which requires that it be engineered in a manner not to release any more water from the site, than it does at this time. Mr. Glees stated that the village is aware of the flooding problems in the vicinity of Schmale Road, and the Engineering Services Department is currently in the process of an engineering study at this time to find solutions to the flooding problems along Schmale Road. Mr. Glees suggested that Mr. Hancock contact the Engineering Services Department with his concerns.

Patrick Gun, 9575 Higgins Road, Rosemont IL, the Engineer for the parking lot improvements at 450 E. Gundersen Dr. stated that in regards to the storm water drainage, the plan has an infiltration swale on the west side of the existing building, all of the drainage from the parking lot from the west property line will drain toward the east into the infiltration swale and then into a storm sewer that will flow to the southwest and then further to the south. Mr. Gun stated that they will not be adding any drainage to the west, and all of the drainage will be taken care of onsite and funneled into an existing storm sewer of the south end of the property.

Chairman Michaelsen stated that there would be an additional curb cut off of Gundersen Dr.

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

Commissioner Joseph wanted to know if there would be any training activity outside of the building and would there be any outdoor storage other than the one semi-trailer truck tractor. Commissioner Joseph wanted to know if there would be any noise coming from the building that could affect the surrounding properties.

Mr. Paul G. Hall, Attorney for Local 701, 233 South Wacker Drive Suite 9700 Chicago, IL stated that purpose and intent for outdoor storage would be to park the semi-trailer truck tractor while the interior class rooms are being used, the proposal that is planned is to use the back partition of the warehouse for the school area where they would be able to bring the semi-trailer truck tractor inside the building close the doors and work on the semi-trailer truck tractor. Mr. Hull stated that the doors to the building would be closed at all times.

Commissioner Petella wanted to know if this was the first time that the applicant heard of the flooding problem on the block. Commissioner Petella asked Mr. Hancock if he has talked to the Village Engineer about the flooding problem. Commissioner Petella asked Mr. Hancock how long the flooding problem has been going on.

Mr. Gun stated that it was the first time they heard of the flooding problem.

Mr. Hancock stated that he has spoken with the Village Engineer and was told they are looking into the flooding issues. Mr. Hancock stated that the problem started about 5 years ago.

Commissioner Spink did not have any questions.

Commissioner Christopher wanted to know if everything was going to go through permitting.

Mr. Glees answered yes.

Commissioner Creighton wanted to know if the lot to the west was used for drainage. Commissioner Creighton wanted to know if there was going to be some kind of barrier between the 450 E. Gundersen Dr. and 362 Schmale Rd properties. Commissioner Creighton asked Mr. Glees if the text amendment is approved would the Plan Commission need to approve a Special Use for Local 701.

Mr. Gun stated the lot to the west was a vacant lot.

Mr. Hull stated that the parking lot will be raised.

Mr. Glees stated that there are two requests, the first being the text amendment and the second being the Special Use Permit for Local 701.

Chairman Michaelsen wanted to know if the semi-trailer truck tractor was diesel and would the semi-trailer truck tractor be running when in the building or would it just be parked. Chairman Michaelsen asked Mr. Glees if the applicant would be required to have a ventilation system in the building. Chairman Michaelsen wanted to know when the annual car show would be held and if they would be serving food.

Mr. Hull stated the semi-trailer truck tractor would be driven in and parked.

Mr. Glees stated that staff would work closely with the applicant regarding the building code requirements.

Mr. Hull stated that they will have a ventilation system and will be working with village staff on all required building permits.

Mr. Hull stated the annual car show would be held on the first Wednesday in June. Mr. Hull stated that Local 701 would obtain any permits that the village would require for the car show.

Commissioner Smoot wanted to know if text amendment would apply only to Union Hall with a Training Facility or it apply to other organization with a Training Facility.

Mr. Glees stated that the language is identical to what is found in the list of Special Uses in the I District and staff's interpretation has historically been that the term Training Facilities would refer to Training Facilities that are ancillary to Union Hall operation, and would not be used to cover any type of Training Facility that not associated with a Union Hall.

Commissioner Joseph moved and Commissioner Christopher made the second to approve the request for Zoning Code Text Amendment to add Union Hall and Training Facilities to the list of allowable Special Uses in the B-4 Office, Research and Institutional Building District and Special Use Permit to allow the operation of the Union Hall and Training Facility for Local 701 at 450 E. Gundersen Drive subject to the conditions listed on page 6 of the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher, Creighton
Nays: 0
Abstain: 1 Commissioner Smoot
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 December 3, 2012, at which time the Board would take final action on the matter.

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

The results of the roll call vote were:

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

PRESENTATION:

**Case # 12303 - AD Deluxe Sign Company - 120 Tubeway Drive
Gary/North Avenue Corridor Review**

Chairman Michaelsen swore in the witness John Miller, 23856 W. Andrew Road, Plainfield, IL 60585, Mr. Miller stated that they are proposing is to remove the existing sign at 120 Tubeway Dr. and replace it with a new identity sign with a message center board at the required height of ten feet.

Chairman Michaelsen asked Mr. Glee for the staff report.

Community Development Director Robert Glee stated the applicant is requesting a Gary Avenue Corridor Review approval for a new ground sign. Mr. Glee stated that the applicant would like to replace the existing ground sign with a new ground sign that is very similar to the existing sign with the exception of the message center board would be electronic rather than manual. Mr. Glee stated that with the proposed sign being similar to the existing sign that was approved in 2008, staff had no objections to the approval of the new sign subject to the conditions listed in the staff report including that the landscape materials be restored or installed as necessary to meet the landscaping that was approved with the previous sign.

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

Commissioner Creighton wanted to know what type of material would be used for the sign. John Miller stated the sign would be made out of Lexan which is a durable plastic with an aluminum base.

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

Commissioner Smoot's only comment was that with the sign being the beacon to the facility, it would be in the applicant's best interest to make the sign look as good as possible.

Chairman Michaelsen stated he would like to see the base of the sign dressed up with some type of stone like other signs in the Gary Avenue Corridor.

John Miller stated he would take the suggestion to his customer.

Commissioner Creighton moved and Commissioner Smoot made the second to approve the request for, request for approval of the Gary Avenue Corridor for the proposed ground sign subject to the conditions listed on page 3 of the staff report.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

**Case #12310 - Duke Realty Limited Partnership - 720 Center Avenue
Plat of Subdivision - Final**

Chairman Michaelsen swore in the witness Susan Bergdoll, Duke Realty Limited Partnership, 9377 W. Higgins Road, Suite 600 Rosemont, IL 60018. Ms. Bergdoll stated that they are requesting approval of a final plat of resubdivision for 720 Center Avenue. Ms. Bergdoll stated that Peacock Engineering has occupied the building since 2006 and recently their business has been growing and has added new employees to all three shifts and have come to us with the request for more parking. Ms. Bergdoll stated that the solution that Duke Realty came up with was to purchase the retention pond directly to the south of 720 Center Avenue and construct an additional 120 parking spaces on the bank of the retention pond and we are here tonight requesting the approval of a Final Plat of Resubdivision to add the retention bond parcel to the 720 Center Avenue parcel.

Chairman Michaelsen asked Mr. Glees for the staff report.

Community Development Director Robert Glees stated that the applicant is requesting approval of a Final Plat of Resubdivision that would assemble the storm water management parcel onto the parcel of 720 Center Avenue, in order to expand the parking facilities to accommodate the need for additional parking for Peacock Engineering. Mr. Glees stated that in reviewing this request staff finds that it would provide a very beneficial effect to an existing business and would solve a parking shortfall problem that is constraining their operation. Mr. Glees stated that staff recommends approval of the Duke Realty Carol Stream Corporate Center Resubdivision subject to the conditions listed on page 4 of the staff report. Mr. Glees stated that he would like to note that staff has been working with the petitioner's design staff in coordination with this plat request to address design concerns and the engineering of the parking expansion, the storm water management requirements and the retaining wall. Mr. Glees stated that there are a number of engineering and easement issues that need to be addressed.

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

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

Commissioner Joseph wanted to know after constructing the parking expansion what will happen to storm water. Commissioner Joseph wanted to know if there would be additional lighting added to the parking lot expansion.

William Bohne, Jacob & Hefner Associates, Inc. 1910 S Highland Avenue Suite 10C Lombard, IL 60148. Mr. Bohne stated that they will be filling in a very small portion of the existing retention pond and adding a retaining wall to hold up the parking lot pavement. The amount of pond that we are displacing by expanding the parking lot, we are replacing by raising the water level of the retention pond. Mr. Bohne stated that there would be additional lighting for the parking lot expansion.

Mr. Glees stated that staff does not bring a case to the Plan Commission without having a sign-off from the Engineering Services Department as to the project's feasibility as presented. Mr. Glees stated that they haven't completed final engineering, but the petitioner has reached a point in the engineering process where the Engineering Services Department is able to sign off as to the project's feasibility.

Commissioner Petella wanted to know if DuPage County needed to sign off on the project. Commissioner Petella wanted further explanation of work that was going to be done to the retention pond.

Mr. Bohne stated that DuPage County did not need to sign off on the project. Mr. Bohne stated that they will be filling in a very small portion of the retention pond along the northern bank.

Commissioner Creighton what to know how many parking spaces does the site have now and how many will they have after the parking expansion.

Robert Glees stated that under the existing conditions with three full shifts Peacock Engineering does not have sufficient parking, with this addition they will need 455 parking spaces to meet the code and the proposed parking expansion will give them 462 parking spaces.

Chairman Michaelsen wanted to know if the retaining wall would be a tiered block or a concrete retaining wall. Chairman Michaelsen wanted to know if the retaining wall will be at any time under the high water line.

Mr. Bohne stated that the retaining wall would be a modular block wall. Mr. Bone stated that the retaining wall is at the 100 year high water line, but is above the normal water line.

Commissioner Petella moved and Commissioner Christopher made the second to approve the request for Final Plat of Resubdivision for 720 Center Avenue.

The results of the roll call vote were:

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

Nays: 0

Abstain: 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 December 3, 2012, at which time the Board would take final action on the matter.

NEW BUSINESS:

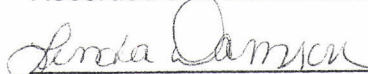
Reminder of training session on December 10, 2012, at 6:00 pm
Reminder that there will not be a Plan Commission meeting on December 24, 2012
Reminder of the Open Meeting Act training needs to be completed

ADJOURNMENT:

At 8:45 p.m. Commissioner Joseph moved and Commissioner Spink made the second to adjourn the meeting. The motion passed by unanimous vote.

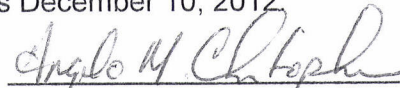
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this December 10, 2012.



Chairman Pro Tem