

**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

July 25, 2011

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, Timothy McNally, Angelo Christopher, and Ralph Smoot

Absent: Commissioner Frank Petella

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and court reporter from DuPage County Court Reports.

MINUTES:

Commissioner McNally moved and Commissioner Spink made the second to approve the minutes of the meeting of June 27, 2011. The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Spink, Smoot, Christopher and McNally

Nays: 0

Absent: 1 Commissioner Petella

PUBLIC HEARING:

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

**Case # 11179 Illinois Central School Bus, LLC – 640 Kimberly Drive
Special Use – Outdoor Activities and Operations
Special Use – Garage or Parking Lot Not Incidental to a
Permitted Use**

Chairman Michaelsen swore in the witness, Attorney Gary S. Mueller, Greg Brandt, General Contractor, Dave Niedospial and Matt Finn from Illinois Central School Bus, LLC.

Attorney Gary Mueller first wanted to thank staff for all their help in making this submittal as easy as possible, staff was a pleasure to work with. Mr. Mueller stated that Illinois Central School Bus, LLC has purchased the property at 640 Kimberly Drive and they are asking for a Special Use to allow the outdoor parking of school buses, the outdoor installation of an above ground 2500 gallon diesel fuel tank, and a Special Use for a garage and parking lot for buses, and future parking expansion. Mr. Mueller is asking that the Plan Commissioners follow staff's recommendations that are listed in the staff report. ICSB is in full agreement with all of staff recommendations.

General Contractor Greg Brandt explained the site traffic circulation pattern, where cars would park, where buses would park and the use of the building, and future parking expansion.

Dave Neidospial for ICSB stated they would be using a 100 buses every day, and would have 100 bus drivers and 10 spare drivers, 5 shop workers and 7 office personnel. The office personnel start at 5:30 a.m. and the bus routes start at 6:30 a.m. – 9:00 a. m. and then slows down and picks up again around 2:00 p.m. until about 5:00 p.m. ICSB will also have field trip and athletic runs.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated ICSB is requesting Special Use approval for outdoor activities and operations in the form of outdoor vehicle parking and an outdoor aboveground fuel tank, and Special Use approval for the principal use of the property, which is a garage or parking lot not incidental to a permitted use. The site plan shows that there would be enough parking spaces for all the buses that would be stored on the property. Staff recommends approval with some suggested modifications that are listed as recommendation of approval in the staff report. The proposed 2,500 gallon aboveground diesel fuel tank is shown on the Site Plan just west of the building. The petitioner has stated that 10-inch diameter bollards filled with concrete will be installed around the tank to protect the tank from impact. The petitioner is aware that a permit for the tank will be required from the Office of the State Fire Marshal, and that the design and installation of the tank will need to comply with all applicable codes. Staff recommends approval of the Special Use – Outdoor Activities and Operations. ICSB is also asking for a Special Use – Garage or Parking Lot Not Incidental to a Permitted Use; for this type of use staff looks at the screening and if the site would function properly and if it is compatible with surrounding properties. With respect to the screening the bus parking areas would be behind a concrete wall and a chain link fence would extend across the front of the property, staff also believes that there will be enough parking spaces for both the automobiles and buses and that this use would be compatible with other adjacent industrial uses. Mr. Bastian wanted to mention that ICSB has shown a future parking expansion at the northwest portion of the site, they would like to ask permission at this time for the parking expansion. Staff recommends approval of the Special Use to allow outdoor activities and operations in the form of outdoor bus parking and an outdoor aboveground fuel tank, and of the Special Use to allow a garage or parking lot for motor vehicles not incidental to a permitted use, subject conditions listed in 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

Commission Spink wanted to know where the keys to the buses are kept, where the buses are maintained, how often are the buses checked for children and belongings, what are the fueling procedures and will the buses have cameras?

Dave Neidospial for ICSB stated the keys for buses are kept in the office, the buses will be maintained on site and any oil from an oil change would be picked up by a vender, and drivers have to do a safety check on the buses before the bus can leave the facility. Mr. Neidospial stated that the buses are checked to make sure everyone is off the every time the driver drops off children at the school and when the bus is brought back to the facility. Mr. Neidospial stated that each bus will have a GPS system and cameras. Mr. Neidospial stated that they have a fueling procedure and buses are fueled 2 to 3 times a week.

Commissioner Smoot did not have any questions.

Commissioner Christopher wanted to know the length of the buses.

Dave Neidospial for ICSB stated the buses are 41 feet long and weight is 11,000lbs.

Commissioner Christopher asked Donald Bastian, Assistant Community Development Director if there would be a requirement to have concrete aprons on Kimberly Drive. Mr. Bastian stated that would be something that would be review by the Engineering Department during the permit process.

Commissioner McNally wanted to know who and how often the tank would be serviced, and wanted to know what the snow removal procedure for this facility would be. Commissioner McNally has some concerns of the weight of the truck that would be servicing the above ground tank.

Matt Finn for ICSB stated the tank would be serviced by Palatine Oil and the tank will have a satellite read. At this time Mr. Finn did not know the size of the truck that would service the tank. General Contractor Greg Brandt answered the question of snow removal, he stated that there is enough room on site for snow to be removed and if need be snow could be hauled away.

Chairman Michaelsen wanted to make sure that the petitioner looks into the structure of the parking lot and curb on Kimberly Drive, to make sure it would support the weight of the buses and the service vehicle. Chairman Michaelsen wanted to know if there is sufficient lighting on the site, if the gates were manually operated, would the site have security cameras to protect the facility, how are old tires disposed of and would there be any painting of the buses on site. Chairman Michaelsen also wanted to know if ICSB would be renting out any part the site.

General Contractor Mr. Brandt state that they are working on repairing the lighting in the parking lot. Mr. Neidospial for ICSB stated that the gate works manually and the facility would have a fence around if for security. If in the future they saw a need for security cameras they would be added. Mr. Finn for ICSB stated that the tires are stored until the vendor picks them up. Mr. Neidospial for ICSB stated that there would not be any painting of the buses at this facility and they would not be renting out any part of the building.

Commissioner Spink moved and Commissioner McNally made the second to recommend approval of the request for the Special Use – Outdoor Activities and Operations and Special Use – Garage or Parking Lot Not Incidental to a Permitted Use.

The results of the roll call vote were:

Ayes: 5 Chairman Michaelsen and Commissioners Spink, Smoot, Christopher and McNally

Nays: 0

Absent: 1 Commissioner Petella

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 1, 2011, at which time the Board would take final action on the matter.

**Case # 11188 Northern Builders/Temple Inland Corporation – 139 Fullerton Avenue
Special Use – Outdoor Activities and Operations & Structure Exceeding 50 Feet in Height
Gary Avenue Corridor Review**

Chairman Michaelsen swore in the witness, Bradley Wood of Northern Builders and Stephen Crawford of Temple Inland Corporation.

Bradley Wood of Northern Builders stated that Temple Inland Corporation is back for two items, the first being a Special Use for the cyclone baler which will be located on east edge of the building. This cyclone baler will be replacing the current baler that is located in the center of the building. The baler will be visible from the Fullerton Avenue side, but you will not be able to see the baler from Gary Avenue. The cyclone baler is used for recycling paper from the facility and will be painted the same color as the building. The second item is for the monument sign, the monument sign will be at the same location as the current sign. The new sign will be the same color as the existing sign and have new wording, landscaping, stones and will be up lit.

Chairman Michaelsen asked Mr. Bastian for the staff report. Assistant Community Development Director Don Bastian stated the request is for a Special Use Outdoor Activities and Operations & Structure Exceeding 50 feet in Height and Gary Avenue Corridor Review. On page 2 of the staff report you can see pictures of the existing baler, at this point the plan is to remove this baler and replace it with a new one 200 feet east, further away from Gary Avenue. According to the line of sight study, the baler should not be visible from Gary Avenue. When staff looks at Outdoor Activities we are looking at screening, staff believes Temple Inland is doing everything they can to screen the baler from Gary Avenue. There are silos at other locations in Carol Stream, and staff believes this is consistent with past approvals. Staff recommends approval of the Special Use for Outdoor Activities and Operations, staff also supports the Special Use for the structure to exceed 50 feet in height. The cyclone baler unit itself is approximately 44 feet in height, but when installed on top of the 19 foot, 7 inch high roof, the total height to the top of the new cyclone would be 63 feet, 10 inches in height. Mr. Bastian mentioned that the cyclone baler will be painted to match the building, and that the village has approved special uses for structures over 50 feet in height; for example, for three 60 foot tall storage silos at Packaging Personified on Kehoe Boulevard. With respect to the GAC review is for a new sign that will be up lit, have the colors of Temple Inland current sign have new landscaping and be highlighted with of Eden Outcropping stone. Staff recommends approval of the Special Uses and the Gary Avenue Corridor subject to the recommendations found in 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.

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

Chairman Michaelsen wanted to know if a smaller baler could be used and if the sign was going to be ground lit.

Mr. Wood of Northern Builders stated that Temple Inland needed this size for the amount of volume / gravity. Mr. Wood stated that the sign would be ground lit.

Commissioner McNally moved and Commissioner Smoot made the second to recommend approval of the request for Special Use – Outdoor Activities and Operations & Structure Exceeding 50' in Height and Gary Avenue Corridor Review

The results of the roll call vote were:

Ayes: 4 Chairman Michaelson, Commissioners Spink, Smoot, McNally
Nays: 0
Abstain 1 Commissioner Christopher
Absent: 1 Commissioner Petella

Chairman Michaelson reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 1, 2011, at which time the Board would take final action on the matter.

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

Ayes: 5 Chairman Michaelson, Commissioner Spink, Smoot, Christopher, McNally
Nays:
Absent: 1 Commissioner Petella

NEW BUSINESS:

Discussion to cancel the August 8, 2011, Plan Commission meeting.

Commissioner Spink moved and Commissioner Christopher made the second to recommend approval to cancel the August 8, 2011 Plan Commission meeting.

The results of the roll call vote were:

Ayes: 4 Chairman Michaelson, Commissioners Spink, Christopher, McNally
Nays: 1 Commissioner Smoot
Absent: 1 Commissioner Petella

ADJOURNMENT:

At 8:15 p.m. Commissioner Spink moved and Commissioner Christopher 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 22nd day of August, 2011.


Chairman

