

**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
December 14, 2020.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:02 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 7 Commissioners Christopher, Petella, Battisto, Tucek, Morris (having technical issues) and Chairman Parisi, Commissioner Meneghini (arrived 7:27 p.m.)

Absent: 0

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant and a representative from County Court Reporters.

*All persons remotely called in at meeting unless noted otherwise.

MINUTES:

Commissioner Battisto moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on October 26, 2020.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Tucek, Morris and Parisi

Nays: 0

Abstain: 2 Commissioners Petella, Battisto

Absent: 1 Commissioner Meneghini

The motion passed by majority vote.

MINUTES:

Commissioner Battisto moved and Commissioner Christopher seconded the motion to approve the minutes of the Special Workshop held on November 23, 2020.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Battisto, Tucek, Morris and Parisi

Nays: 0

Abstain: 1 Commissioner Petella
 Absent: 1 Commissioner Meneghini

The motion passed by majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Christopher moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi
 Nays: 0
 Abstain: 0
 Absent: 1 Commissioner Meneghini

The motion was passed by unanimous vote.

Chairman Parisi read a statement regarding conducting the meeting electronically per the Governor's Disaster Proclamation reissued November 13, 2020, and the Governor's Executive Orders. Public comments will be addressed at the appropriate time. Mr. Farace added no emails or public comments have been submitted prior to the meeting.

Chairman Parisi asked for questions or comments pertaining to the declaration. There were none.

20-0027– My Property Holdings, LLC (Crash Champions) / 125 Stark Drive – Special Use Permit for an Auto Repair Storage Garage, Zoning Map Amendment from B-2 to B-3, Setback Variation, Fence Code Variation and Gary Avenue Corridor Review

Chairman Parisi swore in Matt Ebert, Mark Kehoskie, Jorge Herrera, Gabe Garcia and Quinten Hoogenboom representatives of Crash Champions, 125 Stark Dr., Carol Stream, IL.

Mr. Kehoskie stated that he is requesting approval of a map amendment from B-2 to B-3, a special use permit for an auto repair storage garage and two variance requests, one to reduce the required corner side yard from 100 feet to 64 feet, and one to allow a fence to be located in the front yard. Additionally, the petitioner hopes to receive approval under the Gary Avenue corridor review. The petitioner believes it meets the findings of fact as identified by the Village Code for each request.

Chairman Parisi asked for questions or comments from the public. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval of a rezoning request from B-2 (general retail district designation) to B-3 (service district). B-3 is designed to provide more diversified business types which by the nature of their use place a greater impact on the land and the surrounding uses which are both commercial and industrial, with unincorporated properties to the North and West. Staff is supportive of the upgrades being proposed to both the building and the site itself and is comfortable to rezone the property to B-3.

Mr. Farace stated staff is also supportive of the special use for an auto repair storage garage request to have the vehicles stored on the property in conjunction with automotive repair or body work. The building is just under 15,000 square feet and will be renovated with some additional repair equipment and installation of spray booths inside as well as a detail area and office space. There will also be a 6,500 square foot addition on the south side to include the body shop extension, office and restroom space, and lobby or entrance. Façade and landscape upgrades were also proposed. The property has more than enough parking to meet the needs or demands of our code requirements. Based on the abundance of parking and upgrades being proposed, staff can support the special use request.

Mr. Farace mentioned the building setback along Stark Drive which is the same within the B-3 District as it would be along Gary Avenue because it is technically a front yard or corner side yard. Due to the building addition proposed, the 100 feet setback would be reduced to 64 feet. Usually larger buildings like shopping centers are setback farther from the roadway, but this building will still be set back a decent distance from Stark Drive. There will be landscaping and the drive aisle and parking itself in between the right of way along Stark Drive and the building. Staff feels comfortable with supporting the variation request in this instance.

Mr. Farace stated the fence variation is to allow a fence to be located in the front of the building where the storage area will be located for vehicles needing service. The fence is decorative, will have stone panels in between PVC posts and those posts will have decorative caps. It will be stylish and be 200 feet away from the roadway itself. This has been allowed at other locations, however, because there is no back area on this property, there is not any other location for vehicles to be stored. Given the distance from the roadway and the fact it will be a nicely designed fence, staff feels comfortable supporting the variation to allow a fence to be located in front of the building.

Mr. Farace stated the Gary Avenue corridor review encapsulates everything, building and site design, landscaping, fencing and signage. Site design has no substantial changes other than modifying the parking area on the south side due to the addition. An elongated landscape island centrally located on the property as well as landscaping along the foundation of the building and the perimeter of the property all meet our requirements along Gary Avenue. In regards to architectural design, the masonry on the existing building will be stained a grayish color with additional charcoal brick with stainless metal panels on the addition will be installed. The fence will be nicely designed and there will be a monument style sign along both Gary Avenue and Stark Drive that also meets our requirements of being more decorative. Although staff recommends landscape around the base of the sign located on Gary Avenue, we are supportive of all requests for the project and are recommending approval.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek commented about the Aldi sign and then asked if it was disrupted by the trail project moving forward and if the new sign is going where the old sign was located?

Mr. Farace stated he believed they are in similar locations which would be fine and the skeleton of the existing sign is still in place.

Chairman Parisi recommended the fencing be changed from a faux-stone with PVC (which is more of a residential type), to a corrugated metal fence for a more homogenous look for architectural purposes.

Mr. Garcia stated metal looks good for the first few years and requires a lot of maintenance and upkeep. He mentioned there will be quite a bit of plantings and landscaping in front of the fence.

Mr. Ebert asked if they would have to come back to the Plan Commission in regards to the fence.

Chairman Parisi recommended they do not have to come back to Plan Commission but staff should decide on the final fence product.

Chairman Parisi asked Mr. Kehoskie or Mr. Ebert if he was comfortable with the trash enclosure location in the front yard and recommended it be relocated to the north.

Mr. Kehoskie noted the trash enclosure Chairman Parisi is referring to is not Crash Champions.

Mr. Farace stated the dumpster is for the restaurant property which was built on an out lot.

Chairman Parisi asked for any other questions or comments from the Commission and Commissioner Tucek agreed with Chairman Parisi's assessment of the fence. Commissioners Christopher, Meneghini, Morris, Petella and Battisto had no questions or comments.

Chairman Parisi asked for a motion to recommend approval for Case No. 20-0027. Commissioner Petella moved and Commissioner Tucek seconded the motion with a condition about the fence matching the building material.

The results of the roll call vote were:

Ayes:	6	Commissioners Christopher, Petella, Battisto, Tucek, Morris, and Chairman Parisi
Nays:	0	
Abstain:	1	Commissioner Meneghini
Absent:	0	

The motion was passed by majority vote.

This case will go before the Village Board of Trustees on either Monday, December 21, 2020, at 6:00 PM or Monday, January 4, 2021, at 6:00 PM for formal approval, and staff will let the applicant know the exact date.

20-0028 – Grunt Style, LLC / 400 E. Fullerton Avenue – Special Use Permit for Retail Sales in the Industrial District

Chairman Parisi swore in the petitioner, Rick Posey, COO of Grunt Style, 400 E. Fullerton Avenue, Carol Stream, IL.

Mr. Posey requested approval for Grunt Style to open an outlet store, customer services and production facility. They sell a broad selection of printed t-shirts, hoodies, hats, masks, premium apparel.

Chairman Parisi has asked for any questions from the general public. There were none.

Mr. Farace stated special use is being requested at the Grunt Style location of 400 E. Fullerton Avenue. The company will be occupying 1,200 square feet for their outlet store. There is enough parking to meet their demand and staff recommends approval of their request.

Chairman Parisi asked if there were any questions from the Commission.

Commissioner Petella asked if there would be washroom facilities toward the front of the building since he didn't see them on the blueprint.

Mr. Posey stated there will be restroom facilities.

Commissioners Christopher, Meneghini, Morris, Tucek, Battisto and Chairman Parisi had no questions or comments.

Chairman Parisi asked for a motion to approve Case No. 20-0028. Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote

This case will go before the Village Board of Trustees either on Monday, December 21, 2020, at 6:00 PM or Monday, January 4, 2021, at 6:00 PM for formal approval, and staff will let the applicant know the exact date.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace asked if the PC/ZBA meeting on December 28, 2020 could be cancelled.

Chairman Parisi asked for a motion to cancel the meeting on December 28, 2020:

Commissioner Christopher moved and Commissioner Meneghini seconded the motion to cancel the December 28, 2020 meeting.

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

ADJOURNMENT:

At 7:49 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 20 day of JANUARY, 2021.

[Signature]
Chairman