

**Regular Meeting – Plan Commission/Zoning Board of Appeals  
Carol Stream Fire Protection Bureau Station 28, DuPage County,  
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon***  
**March 27, 2017**

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for acting chairman. Commissioner Tucek motioned to nominate Commissioner Creighton, which was seconded by Commissioner Petella, and was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll

The results of the roll call were:

**Present:** Commissioners Angelo Christopher, Dee Spink, Frank Petella, Charlie Tucek, and Acting Chairman David Creighton.

**Absent:** Commissioners John Meneghini, Chairman Parisi

**Also Present:** Tom Farace, Planning and Economic Development Manager, Joseph Breinig, Village Manager, Robert Mellor, Assistant Village Manager, Donald Bastian, Director of Community Development, Jane Lentino, Community Development Secretary, Mark Bushhouse, Williams Architects, Andrew Caputo, Williams Architects, and a representative from DuPage County Court Reporters.

**MINUTES:**

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the meeting of February 27, 2017.

The results of the roll call vote were:

**Ayes:** 4 Commissioners Christopher, Petella, Tucek, and Acting Chairman Creighton.

**Nays:** 0

**Abstain:** 1 Commissioner Spink

**Absent:** 2 Commissioner Meneghini and Chairman Parisi

**PUBLIC HEARING:**

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

The motion passed by unanimous vote.

**Case # 17-0007 – Weiss Commercial Properties, LLC – 163/165 Easy Street**  
*Special Use Permit for Outdoor Activities and Operations*

Acting Chairman Creighton swore in the witness, Mr. Craig Weiss, Owner of Weiss Commercial Properties, LLC, 165 Easy St., Carol Stream, IL, 60188.

Mr. Weiss explained that he was asking for Special Use for the property he owns at 163/165 Easy St. for outdoor storage, and he would like to construct a salt bin to store salt in the winter, which would help to de-ice the Carol Stream properties, as well as the neighboring communities more efficiently as it is a central location. He stated that they also have a few trailers and trucks for their lawn care company as well.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked Tom Farace for the Staff Report.

Mr. Farace explained that Mr. Weiss was requesting Special Use for outdoor activities and operations. He stated that Mr. Weiss owns a lawn care company and is requesting to install a bin on the northwest corner of the rear parking lot of property, to store salt in the winter and mulch in the summer and fall, and that all material would be stored within the concrete block bin and not outside of the bin or the parking lot area. Mr. Farace stated that there were also pickup trucks and trailers used for the business that would be parked in the back parking lot as well, and there would be a personal vehicle parked in front, and that there is adequate parking for employees in conjunction with the business.

Mr. Farace stated that there was a slatted, chain link fence installed around the rear of the property for screening purposes, and there was no way to see the bin or the trailers and trucks in the rear of the property.

Mr. Farace stated that Staff is supportive of the request as long as the conditions at the end of the staff report are met.

Acting Chairman Creighton asked for questions from the Commission.

Commissioners Tucek, Christopher, and Petella had none.

Commissioner Spink asked if any equipment breakdowns would be repaired at the location.

Mr. Weiss stated that in most cases no, and that they use an offsite certified mechanic.

Acting Chairman Creighton asked Mr. Farace if they were going to re-stripe spaces adjacent to the building, for the employees, and if there would be enough spaces.

Mr. Farace stated that there were parking spaces directly adjacent to the building to the north, and a row of parking along the back, and as a condition of approval, it should be striped with the looped striping as required by the Village, and that there would be enough spaces.

Acting Chairman Creighton asked if there would be someone to shovel the excess salt and mulch.

Mr. Weiss stated that it would be kept tidy and under a tarp.

Acting Chairman Creighton asked how the tarp would be secured.

Mr. Weiss stated that bags of salt to secure the tarp, that the concrete barriers have carabineers from the tarp to the concrete, and that is was wind tested.

Commissioner Spink moved and Commissioner Petella seconded the motion to approve Special Use Permit for Outdoor Activities and Operations.

The motion passed.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Petella, Spink, Tucek, Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 2 Commissioner Meneghini and Chairman Parisi

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, April 3, 2017, at 7:30 PM for final action.

**Case #17-0010 – Village of Carol Stream – 500 N Gary Ave**

An Amendment to a Special Use Permit for Public Service Use – Governmental Office and Police Station, An Amendment to a Special Use for a PUD, Gary Corridor Review

Acting Chairman Creighton swore in the witness, Thomas Farace, Planning and Economic Development Manager for the Village of Carol Stream, 500 N. Gary Avenue, Carol Stream, IL 60188.

Mr. Farace explained that the Village Hall would be going through a major renovation and gave a presentation showing an aerial view of the Village Hall and parking lot as it currently stands. To the West of the approx. 40,000 square foot building is visitor parking, employee parking is along the south side of the property, and police is along the east side, and two access points along Hiawatha, which will remain as is.

Mr. Farace then showed the proposed site plan with the same parking and egress configurations along with the renovations which include a small garage addition and canopies to the east, 2 new main entrances on the west side of the building; the overview of the floor plan layout for the full basement which will include additional space for IT, storage, break room, and police locker room & roll call room; the main level which will contain the departments that will have most contact with the public, and pointed out the entrance with separate lobbies for Village Hall and the Police Department; and the new second floor which will hold administration, social services, employee relations, and the board room.

Mr. Farace stated that the new Village Hall will increase square footage, going from about 40,000 square feet to about 70,000 square feet.

Mr. Farace explained that the property is zoned R-3, which is a residential zoning designation, and that a governmental or public use within this district requires Special Use approval, and that it received approval as a PUD, and that the PUD has to be amended due to the extensive renovation being done to the building.

Mr. Farace referred back the site plan, explaining that for the Gary Avenue Corridor Review, anything within 400 feet of Gary Avenue is under the purview of Gary Avenue Corridor regulations, and that area includes the east parking and the building up to the drive aisle in front of the entrance at the west side of the building, including the canopies and landscaping within that area.

Mr. Farace showed the building elevations and explained that the main material would be masonry, fiber cement and metal panels, and windows on all sides with sun shades. He stated that there would be metal panel screening for any rooftop mechanical equipment. He stated that the materials would be complimentary to the area which is both industrial and residential.

Mr. Farace explained that the canopies will offer a covered area for police cars to be protected from snow and rain, providing speedier response times in case of emergency calls. He explained that the canopies would be metal clad and the metal panels would match the metal panels on the building,

approximately 13 feet high, but that since the grade is slightly lower, and there is a wall along Gary Avenue, and along with existing landscaping, that the canopies would be sufficiently screened. Mr. Farace stated that Staff feels that the canopies are a good idea.

Mr. Farace showed the landscape plan, which showed additional landscaping around both the building and the property, explained the point system, and stated that 8 additional trees are being proposed along the southeast corner of the property. Mr. Farace stated that Staff felt it was important to maintain the tree line to provide additional screening of the building and mechanical units along the south side of the building, and parking lots and canopies. Mr. Farace stated that the trees, along with the existing fence that is along the south side of the property, is an appropriate screening mechanism.

Mr. Farace stated that the Staff report listed an exemption from the provision in the PUD code that requires a certain number of landscape points for the property, and that we are short points for what is required in the code, but that staff thought that the additional shade trees and landscaping proposed to screen the equipment was more appropriate than the smaller type of landscaping that will get more points, but would not provide adequate screening above the fence.

Mr. Farace stated that Staff is looking for a positive recommendation for the Special Use amendments and the Gary Avenue Corridor Review.

Acting Chairman Creighton asked for questions from the audience. There were none.

Acting Chairman Creighton asked for questions from the Commission.

Commissioner Petella stated that, as he sees it, the building is backward and the entrance should be on Gary Avenue.

Commissioner Spink expressed concern about the canopies being wind resistant. Commissioner Christopher stated that they would be like the canopies at a gas station.

Mr. Farace stated that they would be metal clad columns and solid like at a gas station, as Commissioner Christopher indicated.

Commissioner Spink asked about complaints from the neighboring houses south of Village Hall.

Mr. Farace stated that the Village hosted an open house for property owners in the vicinity of Village Hall, and a handful of residents came in to look at the plans and ask questions, and they didn't have concerns or issues, and all seemed to like the plans.

Commissioner Tucek asked if there has been any consideration as to moving the trees on the south east side of the lot, that Mr. Farace mentioned earlier, a little to the west to screen sight lines from the second level offices to the residents yards and homes.

Mr. Farace stated that any existing plant material in good condition would remain, and that there are existing trees that would remain and still screen this area.

Commissioner Tucek asked of there was anything we could do with the canopies, such as solar panels or rooftop greenery.

Mr. Farace stated that they would be heated.

Mr. Breinig said that a rooftop garden would be expensive and require serious structural engineering, citing the aquatic business in St. Charles that tried to have a rooftop garden and it collapsed. He said the materials were not the problem, and that the weight of the water was. He said it is a public building and the Village is trying to be mindful how the money is being spent.

Commissioner Tucek asked if communication equipment will be put into place on the building.

Mr. Breinig said that there is not much in the way of anything tall on the building, and that the police dispatches to DuComm in Glendale Heights, and that coverage doesn't require a repeater site.

Commissioner Christopher asked about the material of the parking lot.

Mr. Breinig stated that the project doesn't contemplate it being replaced because it's still within its useful lifespan, and that is on the multi-year capital plan, but that it will depend on how many cuts will need to be made for utility services, but that for the moment the Village is not anticipating replacing the parking lot as part of this project.

Commissioner Christopher asked if the project was going to be green.

Mr. Breinig said that, to his knowledge, it did not require a storm water permit because they are not doing enough disruption to the parking lot pavement to warrant it.

Acting Chairman Creighton asked, regarding the original variance for the Gary Avenue Corridor, if the Village is increasing landscaping requirement from 6.8% to not quite 10%, and if it required a variation.

Mr. Farace explained that that was for the parking lot, so that won't change and the other landscaping is geared toward the perimeter of the property, therefore either a setback area to the north and east, or the buffer area to the south, and that it is referred to as an exemption as opposed to a variation because it is a PUD.

Commissioner Christopher asked if the existing stone wall was going to stay intact and what the elevation change for the parking lot to the sidewalk was, and stated that the wall is in great shape.

Mr. Breinig said no that the grade change on the police side of the parking lot is significant, and that significant site work would have to be done to gain access off of Gary Avenue, and that the elevation change is about 4 feet.

Commissioner Petella made the motion to approve and Commissioner Christopher seconded to an Amendment to a Special Use Permit for Public Service Use – Governmental Office and Police Station, an Amendment to a Special Use for a PUD, and the Gary Corridor Review.

The motion passed.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Petella, Spink, Tucek, Acting Chairman Creighton

Nays: 0

Abstain: 0

Absent: 2 Commissioner Meneghini and Chairman Parisi

This case will go before the Village Board of Trustees on Monday, April 3, 2017, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to close Public Hearing.

Commissioner Spink moved and Commissioner Christopher seconded the motion to close Public Hearing.

The motion was passed unanimously.

**ADJOURNMENT:**

At 7:36 pm Acting Chairman Creighton moved to adjourn the meeting.

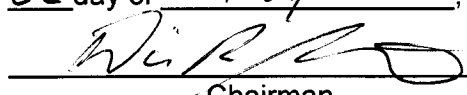
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Jane Lentino  
Community Development Secretary

Minutes approved by Plan Commission on this 22 day of May, 2017.

  
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Chairman