

**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
August 28, 2017.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Chairman Frank Parisi, Commissioners Dave Creighton, Angelo Christopher, Frank Petella, Dee Spink, Charlie Tucek, John Meneghini

Absent:

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of July 24, 2017.

The results of the roll call vote were:

Ayes: 7 Commissioners Creighton, Christopher, Petella, Spink, Tucek, Meneghini,
Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING

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

Case # 17-0030 – Panattoni Development Company – 245 Kehoe Boulevard

A Special Use for Outdoor Activities and Operations – Trailer Parking and Storage.

Chairman Parisi swore in the witness, Mr. John Pagliari, Partner with Panattoni Development Company.

Mr. Pagliari had no presentation, and seeing that there was no audience, Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that Panattoni Development is requesting Special Use approval for outdoor activities and operations for trailer parking and storage at 245 Kehoe Boulevard, and presented an aerial view

showing the property at the northwest corner of Kehoe Boulevard and Kimberly Drive, which is formerly the Henkel property. He stated that the building was going to be demolished and a new office/warehouse building will be constructed.

Mr. Farace stated that the property is zoned for industrial development, and the Special Use request is not for the use of the building, but for proposed trailer parking and storage. He showed a site plan, which proposed 42 spaces on the west side of the property where the docks will be located for trailer parking, and stated that parking for regular vehicles for employees and visitors will be on the north side of the property as well as on the east side where access is proposed by curb cuts along Kimberly Drive.

Mr. Farace stated that zoning code requires fencing to be used as screening, and that there is a fence that is proposed to the south of the trailer parking/storage area, closer to the southwest corner of the building and at the southern edge of the parking, that will wrap around on the west side of the parking spaces. He stated that the fence will be on top of a proposed berm, and there is a double row of evergreen trees that are also being proposed, which will provide additional screening.

Mr. Farace stated that Staff is supportive of the request and is recommending approval of the Special Use request.

Chairman Parisi asked for questions from the Commission. Commissioners Tucek, Petella, Spink, and Meneghini, and Chairman Parisi had none.

Commissioner Creighton asked to clarify that the spaces were going to be 12' wide by 54' long and double loop striped, and if Mr. Pagliari was in agreement with that condition.

Mr. Pagliari said yes.

Commissioner Christopher asked if the storm water was going to the east of the pond or if there was a stub.

Mr. Farace stated that they were proposing a small detention area to the south that will feed into the larger basin to the east.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to approve the request for Special Use with Staff recommendations.

The motion passed.

The results of the roll call vote were:

Ayes: 7 Commissioners Creighton, Meneghini, Christopher, Petella, Spink, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

This case will go before the Village Board of Trustees on Tuesday, September 5, 2017, at 7:30 PM for formal approval.

**Case #17-00361 – Chicago Sign and Light Company – 544-552 N Gary and 129-195 Hiawatha
(Greenway Shoppes)
Sign Code Variation
Gary Avenue Corridor Review**

Chairman Parisi swore in the witness, John Doyle, Chicago Sign and Light Company

Mr. Doyle stated that they are replacing a 25 year old sign with a new sign that will provide the traffic on Gary Avenue with identification of the shopping Center tenants located off of Hiawatha.

Chairman Parisi asked Mr. Farace for the Staff report as there was no audience in attendance.

Mr. Farace stated that Gary Avenue Corridor approval is being requested for a new directory ground sign for the Greenway Shoppes, along with a variation for the height of the sign. He showed a view of the existing sign with smaller tenant panels, which are not easy to read at a speed of 40 to 45 miles per hour down Gary Avenue, and stated that while the center has frontage along Gary Avenue, the majority of the frontage for the property, as well as the majority of the tenants, is along Hiawatha.

Mr. Farace stated that this sign is critical for identification proposed for the stores and restaurants within the center. He stated that a more modern, updated sign is important, and that it meets the regulations for newer signs along the Gary Avenue Corridor.

Mr. Farace stated that the new sign will be a multi-tenant, aluminum framed panel sign with the name Greenway Shoppes along with the names of the tenants, and that it will be double-sided. He stated that it will be on a masonry base in both sides of the sign, and will meet requirements for the codes in terms of square footage, but will be two feet taller than what the code currently allows. He stated that a taller sign will allow for larger tenant panels, which will allow more visibility.

Mr. Farace stated that Staff felt that two extra feet would not have a negative impact on surrounding properties, motorists or pedestrians, and that not having to stop to read the sign would be beneficial. He stated that Staff report shows that there were other signs taller than this sign along Gary Avenue that have been approved, and that Staff is comfortable with the variation request.

Mr. Farace stated that Staff recommends approval of the Gary Avenue Corridor review for the design of the sign, along with the variation request for the sign to be two feet taller.

Chairman Parisi asked for questions from the Commission. Commissioners Christopher, Creighton, Meneghini, Spink and Tucek had none.

Commissioner Petella asked if the sign would affect traffic coming from the north.

Mr. Doyle referred to a yellow triangle on the drawing that referred to the setbacks and that the sign will be 10 feet from the sidewalk on Gary Avenue, which is the same setback as the existing sign.

Chairman Parisi asked if there was a concern with the sign blocking the Village Hall sign.

Mr. Farace stated that the visibility factor was looked at and there shouldn't be a problem because the Village Hall sign is taller, and because it is a governmental sign it is allowed to be 10 feet tall.

Commissioner Creighton moved and Commissioner Meneghini seconded the motion to approve the sign code variation.

The motion passed.

The results of the roll call vote were:

Ayes: 7 Commissioners Creighton, Christopher, Petella, Spink, Meneghini, Tucek,
Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

This case will go before the Village Board of Trustees on Tuesday September 5, 2017, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close Public Hearing. Commissioner Creighton moved and Commissioner Spink seconded the motion.

The motion was passed by unanimous vote.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:15pm Commissioner Meneghini moved and Commissioner Spink seconded the motion 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 2nd day of OCTOBER, 2017.


Chairman