

**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  
October 23, 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, Frank Petella, Dee Spink, Charlie Tucek, John Meneghini

Absent: Angelo Christopher

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 August 28, 2017.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Tucek, Meneghini, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

Chairman Parisi rearranged the agenda to hear presentations first.

**PRESENTATIONS**

**Case #16-2075 – Midwest Sign and Lighting/Northwestern Medicine – 690 E. North Avenue  
North Avenue Corridor Review – Monument Sign**

Chairman Parisi received a request from Tom Farace and asked for a motion to postpone the case to the November 27, 2017, Plan Commission meeting. Commissioner Meneghini moved and Commissioner Spink seconded the motion.

The motion was approved unanimously.

**Case #17-0039 – Carol Stream Park District/Ross Ferraro Town Center – 960 N. Gary Avenue  
Gary Avenue Corridor Review – Veterans Memorial Park**

Chairman Parisi recused himself from this case, as did Commissioner Creighton, and asked for an Acting Chairman to be nominated. Commissioner Meneghini nominated Commissioner Petella and Commissioner Tucek seconded the motion.

The motion was approved unanimously.

Acting Chairman Petella swore in Patty King, from Studio Bloom, a landscape architecture design firm.

Ms. King explained that she has been working with the Carol Stream Park District, the Village of Carol Stream, and the VFW, to design the new Veteran Memorial. She explained that it was originally designed for Memorial Park on Thunderbird Drive, but that it might be better located at Town Center.

Ms. King stated that the space north of the arch would be incorporated and explained that the north end of the space would be a plaza and will include monuments for the five branches of the military. Ms. King stated that it would have a seat wall that would be in front of the existing flagpoles, which will be reused. She stated that there would be public safety service plaza to the left, and the existing memorial marker that is at Memorial Park would be relocated to this spot.

Ms. King stated that there would be a paved area on the right hand side for the honor guard to stand, and that is also where a temporary tent would be installed during services when the weather is inclement. She stated that they would like to rearrange the existing walkways and reuse the bricks to reorganize the space.

Ms. King stated that they would like to make the area around the arch smaller, which would allow for turf area in the center and would be used for temporary seating for events.

Ms. King stated that the two angular walks would have the welcome bricks and that the bricks would be relocated to the center walkway.

Acting Chairman Petella asked for the Staff report.

Mr. Farace stated that the Park District is seeking Gary Avenue Corridor approval, for the Veterans Memorial proposed at Town Center. He stated that the space will be in three sections just north of the Town Center arch, and the landscape and walkway areas will be reconfigured for better alignment. Mr. Farace stated that the landscaping will work to enclose the space so it's more pedestrian friendly.

Mr. Farace stated that Staff feels that it is a great use of the area around the arch, and that Staff is excited for the project and recommends approval.

Acting Chairman Petella asked for questions from the Commission.

Commissioners Meneghini and Tucek had none.

Commissioner Spink asked to clarify where the temporary tent would be placed, and how it would be held in place in bad weather.

Ms. King stated that there was a frame at the bottom that would be weighted down with sand bags.

Acting Chairman Petella asked for a motion to approve the Gary Avenue Corridor Review for Veterans Memorial Park. Commissioner Meneghini moved and Commissioner Spink seconded the motion to approve the request with Staff recommendations.

The motion was approved.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Petella, Spink, Tucek.  
 Nays: 0  
 Abstain: 2 Chairman Parisi and Commissioner Creighton  
 Absent: 1 Chairman Christopher

Acting Chairman Petella turned the meeting back over to Chairman Parisi.

## **PUBLIC HEARING**

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

**Case # 17-0029 – 505 E. North Avenue, Inc. / Hopewell Services, LLC – 505 E. North Avenue**  
 Special Use For Outdoor Activities and Operations - Bus and Van Parking,  
 Special Use Permit for Parking of Buses/Vans Not Incidental to a Permitted  
 Use, Variation to Screening Requirements for Outdoor Activities and  
 Operations

Chairman Parisi swore in the witness, Mr. Robert McNees, Attorney at Law, 195 Hiawatha, Carol Stream, IL, 60188, Chad Kollcross, Hopewell Services, LLC, Charles Mascari, Owner, 505 E North Avenue, Neal Smith and Sandy Gbur, Western DuPage Special Recreation Association, 116 N Schmale, Carol Stream.

Mr. McNees stated that the property consists of a 60,000 sf building on 6.7 acres, and that the balance of the property is improved with parking, drive aisles, and an alley. He stated that the property is zoned Industrial and is subject to one or more Special Use permits. He noted that Comcast has an office in the building and two outdoor storage lots on the property.

Mr. McNees stated that to the north,  $\frac{3}{4}$  of the way up, is a 51 foot driveway that extends east to Schmale Road, which starts on the 505 E. North Avenue building property and extends onto the Western DuPage Special Recreation Association (WDSRA) building. He stated that there is an easement for the 505 building to exit to Schmale Road, even though the property is owned by WDSRA.

Mr. McNees stated that the portion of the property that they are concerned with is the 80,000 sf to the north of the 51 foot driveway. He stated that of the 80,000 sf, 16,000 sf on the east is used by Comcast for open storage lot for vehicles, equipment, and product. Mr. McNees stated 64,000 sf to the west had been covered with asphalt used to store shipping containers for Apollo Eyewear.

Mr. McNees explained that, over time, Comcast has minimized and Apollo Eyewear has relocated to Glendale Heights, leaving the area vacant. He stated that Mr. Mascari has relocated the leftover containers and repaved the lot because Hopewell Services, LLC, is a prospective tenant who would like to use the area for mini-van and small bus parking. He stated that Hopewell does not have an office in the 505 E North Avenue building, that their offices are in Lombard and New Lenox.

Mr. McNees stated that Hopewell Services is asking for two Special Use permits, one for outdoor storage of Hopewell buses and vans, and a second Special Use permit for the parking in an outdoor

storage area despite not having an office in the building. He stated that the use for parking is consistent with the Village Comprehensive Plan.

Mr. McNees stated that Hopewell is a family owned, student transportation company specializing in serving the special needs population by shuttling students from school to home in the surrounding areas of Glen Ellyn, Lombard, Wheaton and Glendale Heights. He stated that they do not have big buses, and that the buses are 22 feet long and that the mini-vans are 17 feet long.

Mr. McNees stated that Hopewell owns 200 vehicles, consisting of 49 small white buses 151 mini-vans that are parked in Lombard and New Lenox. He stated that the majority of vehicles which are parked in the lot of the Lombard office building have to be relocated. He stated that this is the only location that they have found since their search began in the spring of 2017, which will provide services to the schools in this area.

Mr. McNees stated that the Hopewell vehicles usually depart between 6:30am and 7:00am in the morning and don't return until between 4:30pm and 5:30pm, which has WDSRA concerned about the volume of traffic. He stated that he asked that Hopewell run a report about their bus traffic in Lombard.

Mr. Kollcross stated that all the buses have GPS installed so they are always being tracked. He stated that buses leave early in the morning, and that the afternoon return schedule is approximately as follows:

Before 3:00pm – 1%  
 3pm to 3:30 pm – 10%  
 3:30pm to 4:00pm - 34%  
 4:00pm to 4:30pm – 37%  
 4:30pm to 5:00pm – 11%  
 5:00pm to 5:30PM – 5%  
 After 5:30pm – 2%

Mr. McNees stated that the drivers stagger their drive times, and that not everyone will be entering and exiting off of Schmale Road. He said that only the buses coming from two districts to the north will use Schmale Road, and that the North Avenue access will be utilized by buses coming from the east and south would use the North Avenue access.

Mr. Kollcross explained what is required to obtain a license to drive a special needs bus.

Mr. McNees stated that the drivers will not idle the vehicles and would be instructed not to use the restrooms at Village Hall, and that no vehicle maintenance or car washing would be done on the lot. He stated that there is only one driver per vehicle per day.

Mr. McNees stated that there was concern as to where drivers would park if the lot were to be filled with vehicles. He explained that there are 10 spots reserved just to the south of the driveway, but that they may not be necessary and are there for possible overflow. He also stated there would be no handicapped parking spaces required. Mr. McNees showed a sketch of the parking plan with the different sizes spaces for the different sized vehicles.

Mr. McNees stated that Mr. Mascari was originally opposed to having a driveway that would be anything but one way out onto Phillips Court because he does not want southbound traffic cutting through the lot to get to North Avenue. However, after meeting with WDSRA and hearing their concerns, Mr. Mascari has agreed to make the driveway on Phillips Court a 24 foot wide two way driveway, and that once the driveway is finished, the Hopewell drivers will be instructed not to use the WDSRA driveway for access to Schmale Road. He also stated that WDSRA would like the driveway installed this season, however, due to the timing of the Village board meeting on November 6, 2017, and the change in weather, it will likely not happen. Therefore, Mr. McNees proposed that it would be installed before May 31, 2018.

Mr. McNees stated that next to the Comcast open storage area, to the west, has an existing fence that will be removed, and the missing slats in the Comcast fencing that is to the north will be replaced.

Mr. McNees stated that Mr. Mascari would prefer not to install fenced screening along Phillips Court and requested landscaping instead. Mr. McNees stated that there were large light poles at the southern edge of the Hopewell lot that have been upgraded to LED lighting that provide lighting for the main lot as well as the Hopewell lot.

Mr. McNees stated that there are requests that he would like to propose that vary from Staff recommendations listed at the end of the Staff Report;

- 1) Staff proposed that Special Use permit be granted to the business as opposed to the property. Mr. McNees suggests that Staff consider the possibility that Hopewell Services could get bought or is sold, and to include that only mini-vans and buses are what is to be parked in the lot, in the wording. Also, that Staff indicates, as a condition of this Special Use, that the unused 60 x 60 foot area in the northwest corner that is currently set aside for possible alternate use, be available for additional parking if Hopewell Services gets more contracts, and that if this were to occur, that this area would be subject to Administrative review.
- 2) Mr. McNees asked that this condition be revised to provide that the north parking lot shall be striped prior to the commencement of Hopewell's operation, and that the driveway permit application should be submitted by a reasonable date, and suggested December 1, 2017. He also suggested, as part of the condition of the Special Use permit, that the landlord shall require the tenant drivers to only use Phillips Court to access Schmale Road once the driveway is constructed.
- 3) Is acceptable.
- 4) Is acceptable.
- 5) Mr. McNees suggests that instead of the fence having to be repaired prior to the commencement of operation, that the date for the repair be May 31, 2018.
- 6) Is acceptable.
- 7) Is acceptable.
- 8) Is acceptable.

Mr. McNees stated that a contract requirement for District 87 is that the office and the buses be within a five mile radius of the district boundaries, that Hopewell Services has been looking since spring 2017, and this is all that they have found that is acceptable. He notes that there is no change in the use as the property has always been a parking lot.

Chairman Parisi asked for questions from the audience.

Mr. Neal Smith, from WDSRA, stated that he and Sandy Gbur met with Mr. McNees, Mr. Mascaris of the property, and of Hopewell Services to discuss safety concerns and worked it out like good neighbors. He stated that WDSRA, a collaborative of nine park districts that provides recreational opportunities for residents with disabilities within those districts, has 32 staff members and that their parking lot is used for more than parking. He stated that there is a basketball court, raised garden beds, a composting bed, a clothes donation box, a grill and picnic tables, and they have vans of their own for pick up and drop off for their own programs, as well as parents picking up and dropping off. Mr. Smith said that they approve of the Special Use permit and they are requesting that the Hopewell drivers stop using the easement and use only the driveway on Phillips Court once it is accessible.

Mr. Jim Benson, from Carol Stream, asked where the bus drivers will park their cars, and how the drivers get to the buses.

Mr. McNees explained that the drivers drive their personal vehicles to the lot and park in a vacant spot, upon return, the driver will park the bus/van in an empty space and take their personal vehicle and

leave. He said that there is no designated space for drivers. He also stated that there are 10 available spaces if the lot were full.

Mr. Smith reiterated that they are asking that Hopewell drivers not using the easement once the driveway on Phillips Court is complete, that it be part of the written language of the Special Use permit.

Chairman Parisi asked for the Staff report.

Mr. Farace stated that the applicant is seeking the approval of two Special Use permits, one for outdoor activities and operations in the form of bus and van parking, and one for the parking of those vehicles given that there won't be a physical office for this use, along with a variation for the screening standard's for the Industrial district with landscaping rather than fencing.

Mr. Farace stated that there will be 44 buses and 41 vans that would be parked in the rear lot of 505 E North Avenue property that is zoned for industrial use, and therefore requires Special Use approval for outdoor activities and operations. Mr. Farace stated that the lot has recently been paved.

Mr. Farace stated that the buses/vans would leave early in the morning and return later in the day at staggered times from different directions. He stated that the drivers would park their personal vehicle in an empty space and leave with their bus/van, which will free up another parking space, returning at different times in the afternoon, parking their bus/van in an empty space and leaving with their personal vehicle, which will free up a space. Mr. Farace stated that if, by chance, all 85 spaces are occupied then the 10 spaces that are designated in the northwest corner of the main parking lot will be utilized. He noted that that particular area of the main lot is not used.

Mr. Farace stated that there will be a driveway constructed on Phillips Court, a public roadway that extends from Schmale Road west, to the rear of the Dermody property at 365 E. North Avenue. He stated that Mr. Mascari of the 505 E. North Avenue building was initially concerned that constructing a full access driveway would cause truck traffic through the main parking lot. Mr. Farace stated that Staff would work with the property owner on signage prohibiting truck traffic through the lot.

Mr. Farace stated the WDSRA had concerns that there would be an increase in traffic along the shared drive aisle that leads to the parking lot. He said that once the driveway was constructed that the drivers would no longer use the shared drive aisle.

Mr. Farace stated that there was a concern as to when the driveway would be constructed and, being toward the end of the construction season, Staff recommends that the driveway be constructed as soon as the project is approved. He stated that staff understands that time is of the essence for Hopewell to move forward, and that weather conditions can make this time of year challenging, but that Staff has spoken with the Engineering Department and work can still be completed on the driveway later into the season, or the driveway could even be constructed out of concrete. Staff recommends that the driveway be constructed as soon as possible, but would like to hear how the Plan Commission feels about when the driveway should be constructed.

Mr. Farace referred to a letter from the facilities manager of Spraying Systems, located in Glendale Heights at the northeast corner of North Avenue and Schmale Road, expressing concern about the rush hour time period when his employees are turning southbound on Schmale Road and the possibility of 80+ buses/vans traveling northbound. He states that he contacted the facilities manager to explain the staggered return time of the buses/vans and the manager still has concerns and wanted to make sure that the letter was included in the Plan Commission's packet.

Mr. Farace stated that the second Special Use is that Hopewell is not going to be physically located on the property, and that Staff is comfortable with supporting the request.

Mr. Farace stated that the space at the northwest corner of the property is potentially set aside for a possible telecommunications tower, but could be used for 12 to 14 additional parking spaces for buses/vans. He stated that there is a condition at the end of the Staff report that, if Plan Commission is comfortable, would be reviewed by Staff on an administrative level should this area be needed for parking.

Mr. Farace stated that the Zoning Code for screening says that any activity or operations should be screened by a fence. He stated that what is proposed is Norway spruces installed along the north side of the property, providing a natural fence, and that Staff is comfortable with this as the property is over 500 feet away from North Avenue and there is very little traffic along Phillips Court.

Mr. Farace stated that Staff recommends approval of the two Special Use permits and the Zoning Code variation.

Mr. Farace stated that:

- 1) Typically a Special Use is granted to the property in case one Special Use goes out of business and a similar use comes in. He stated that the new business can take over that Special Use permit without having to go through the process. Mr. Farace stated that, from Staff's perspective, this use is unique as the use doesn't have an office onsite, and felt Special Use should be granted to Hopewell Services. He stated that after conversing with Mr. McNees, Staff felt comfortable with modifying the request to say that it shall be specifically granted to Hopewell Services, LLC, or successors, so it would be acceptable should the business be purchased by someone else who had the same business. However, if the business were a different type of business, such as a bus/van limo service for parties or wanted to change the parking configuration, they would have to amend the Special Use, and Staff recommends that it come back to the Plan Commission if that were to occur.
- 2) Staff recommendation is that the access drive onto Phillips Court should be constructed and the north parking lot should be striped prior to commencement of operations of Hopewell Services, however, timing is tricky given the timeframe. He stated that it is possible, but that there are some circumstances that are out of the hands of the property owner. He stated that modification of wording could be worked on.
- 3) Is acceptable.
- 4) Is acceptable.

Mr. Farace stated that taking care of the fencing in the spring is fine and that the rest of the conditions were acceptable.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek asked to clarify if the westbound buses can enter and exit through the 505 E. North Avenue parking lot by bypassing Schmale and turning north into the parking lot.

Mr. McNees stated that was correct.

Commissioner Tucek asked if the business to the immediate west of 505 E. North Avenue was able to use the easement.

Mr. McNees stated that Mr. Mascari won't agree to that.

Commissioner Tucek asked if WDSRA would have any responsibility for their portion of the easement.

Mr. McNees stated that there is an agreement that defines that WDSRA and 505 E. North split the cost of the maintenance of the easement, that WDSRA owns the property, and that 505 E. North Avenue has the right to use it.

Commissioner Tucek stated that he supports the non-fence option of screening.

Commissioner Petella asked if 505 E. North Avenue was two buildings.

Mr. McNees stated that it was only one building and that what was in the back is the outdoor storage area used by Comcast.

Commissioner Petella expressed concern with temporary Village Hall and future tenants of 505 E. North Avenue regarding the increase of traffic coming off of North Avenue, and suggested that, once the driveway onto Phillips Court is finished, parking bollards be places to deter any possible flow of traffic through the 505 E. North Avenue parking lot.

Commissioner Petella asked if WDSRA has experienced any increase in traffic with the temporary Village Hall and the Police Department using the easement.

Sandy Gbur stated that there was definitely increased traffic, especially when Police go on a call.

Commissioner Petella stated he would approve of Hopewell using the easement until the driveway onto Phillips Court is finished as there will likely be a decrease in activity on the WDSRA property at this time of year. He also said that buses coming back at staggered times would not be as bad as all buses coming back as 5:00pm because Schmale Road is very busy at that time, and suggested that the buses may have to take a different route which would make them to only be able to turn right onto Phillips Court.

Mr. McNees said that would be a problem because all bus traffic would be channeled onto Schmale Road. He said that the morning would not really affect anyone, that it's the about the afternoon, and the afternoon is staggered.

Commissioner Petella stated that he felt that the morning would be a problem as all the buses leave at the same time.

Mr. McNees states that there aren't many office people who start as early as the drivers.

Chairman Parisi asked Commissioner Petella if he was talking about closing off the south edge of the lot.

Commissioner Petella said yes so buses could exit and enter onto Phillips Court once the driveway is finished, which would alleviate the problem in the 505 E. North Avenue lot.

Chairman Parisi clarified that Mr. McNees is suggesting that the petitioner is allowing access through what is now the Village Hall parking to access North Avenue to alleviate traffic.

Mr. McNees stated that he thought that most of the traffic will come in and out off of the North Avenue driveway, except for the natural users of the WDSRA easement until the Phillips Court driveway is completed. He said that anyone coming from the north may come in off of Schmale as opposed to North Avenue, such as some of District 87 and Queen Bee in Glendale Heights who would come southbound on Schmale.

Mr. McNees stated that Hopewell serves Glenbard District 87, Glen Ellen District 41, Queen Bee 16, Community District 89, and Lombard District 44. He stated that he felt that most of the traffic would come off of North Avenue and that he disagrees with cutting off to the lot from North Avenue.

Commissioner Spink asked where the bus/van will go when the driver isn't driving it as in during a time lapse during the day.



Mr. Kollcross stated that they are currently at the main office but that most of the vehicles are in use all day and just a few come back during the day.

Commissioner Spink asked where the keys to the vehicles will be kept and how the vehicles are accounted for.

Mr. Kollcross stated that the drivers keeps a key and there is a key fob inside the van, and there is a GPS and they can see where the vehicles are at all times on the computer.

Commissioner Spink asked where the vehicles will be refueled.

Mr. Kollcross stated the drivers have credit cards and refuel themselves as needed during the day.

Commissioner Spink asked who will maintain the parking lot and who will maintain Phillips Court.

Mr. McNees said that Mr. Mascari will maintain the parking lot, and Mr. Mascari stated that Phillips Court is just an access road maintained by the Village.

Commissioner Spink asked if the vehicles are able to be plugged in in cold weather.

Commissioner Spink stated that she believes that the construction of the driveway should be done prior to becoming operational, to apply for the permit process and, only if the weather becomes inclement, wait until May, 2018, but that the permit should be should be processed as possible to begin the pattern of using Phillips Court as soon as possible.

Mr. Mascari stated that he agreed.

Commissioner Spink asked if WDSRA is able to access Phillips Court.

Mr. Smith stated that if they needed to access Phillips Court, they could go onto Schmale Road and turn onto Phillips Court.

Sandy Gbur stated that it would be awesome to be able to access the curb cut but have not asked that because it would entail going through a parking lot that does not belong to WDSRA, and that it is hard to go north at the end of the day.

Commissioner Meneghini asked of there would be washroom facilities on the parking area and if they are needed.

Mr. McNees said no, and it is just a parking lot, and the drivers make their stops during the day or afterward using their own vehicles.

Commissioner Meneghini if the buses are gasoline or diesel.

Mr. Kollcross replied gasoline.

Commissioner Meneghini stated that he shares the concern of Spraying Systems. He said that, although the bus return times are staggered, he does not like the idea of any buses returning at the same time that Spraying Systems is trying to exit, and even though a proposed access driveway is in the works, the traffic problem will be exacerbated. He asked if Spraying System's concern was looked into.

Mr. Farace stated that their concern stemmed from the buses coming in from the shared driveway and Spraying Systems employees are leaving from the same location, whereas once the Phillips Court access is available the concern over the shared driveway is alleviated.

Commissioner Meneghini stated that the safety concerns are glaring without the Phillips Court access.

Mr. Farace stated that he contacted the gentleman who sent the letter that morning to let him know that all buses would not be coming in at once.

Commissioner Creighton asked Mr. Smith about the letter from McNees & Associates, dated October 18, 2017, that says that WDSRA and the applicant have come to an agreement on the modified terms of the agreement, which includes a deadline of May 31, 2018, for the driveway and landscape installation, and that the lot may be striped immediately upon Special Use permit approval, and then Hopewell can use the lot thereafter, and if he agreed to those terms.

Mr. Smith stated yes, and the sooner the driveway is installed the better, but wanted to be reasonable. Commissioner Creighton asked to clarify that, if the weather is not cooperative and the driveway is not able to be completed until spring, WDSRA is ok with Hopewell using the shared driveway.

Mr. Smith said that was correct.

Commissioner Creighton asked Mr. McNees to clarify his final comment that said to add a staff recommendation that all Hopewell vehicles and drivers use Phillips Court once the driveway is constructed.

Mr. McNees clarified that was to any access to or from Schmale Road, and North Avenue would still be used.

Commissioner Creighton asked Mr. Farace if modifying condition #1 to include successors meant only those who have purchased Hopewell Services, LLC, and asked if there was any other definition so the Special Use isn't misconstrued.

Mr. Farace stated that was what Staff was proposing and that is what Staff feels most comfortable with because it would be like for like.

Commissioner Creighton suggested that there may be a better legal term to use.

Chairman Parisi asked Mr. Smith to clarify that if the driveway wasn't installed prior to snowfall, WDSRA was agreeable with allowing the easement right to Hopewell to start their operation as soon as they can after Special Use approval from the Village Board.

Mr. Smith Agreed.

Chairman Parisi asked if the improvements are being done by 505 E. North, Inc., and the intent is to start operations as soon as the Special Use permit is approved and proceed with the driveway permit.

Mr. McNees said yes and the civil engineer has been hired, and a striping permit is required and Hopewell will use the lot after the striping is complete.

Chairman Parisi asked Mr. Farace to clarify the recommendation that Hopewell can't use the lot until the striping and the driveway are completed, and that 505 E. North is looking to modify that recommendation. Mr. Farace and Mr. McNees both said yes.

Chairman Parisi asked to clarify that the issue is the access off of Phillips Court, and asked Mr. Farace if there was an opportunity for the Village to allow temporary access if the petitioner is willing to get the culvert in, get the engineering in, and grade it to sub-grade.

Mr. Farace stated that Staff is talking about this as well, and presented language to the applicant and the Commission. He referred to modified language of condition #2 to include, "should extenuating

circumstances not allow for the construction of the access driveway prior to the beginning of winter weather in 2017, as determined by the Director of Engineering Services, the north parking lot may be striped and Hopewell Services may utilize the parking lot via access from the shares drive aisle south of the parking lot and the WDSRA property. If it is determined by the Director of Engineering Services that the Phillips Court access driveway cannot be constructed in 2017, said driveway shall be constructed no later than May 31, 2018, and a permit for the driveway shall be applied for no later than November 15, 2017.

Mr. McNees asked to clarify the November 15, 2017 date.

Mr. Farace explained that it was an arbitrary date chosen for the permit to be applied for.

Chairman Parisi asked the Commission if there was any discussion about the modification which would allow Hopewell to start services.

Mr. McNees stated that Mr. Mascari has spoken with the contractor who paved the lot and it's not just weather, but commercial pavers are booked solid.

Mr. Mascari stated that he spoke with the contractor regarding another property and that the contractor is booked through November.

Mr. McNees stated that he spoke with the Director of Engineering and he feels that they will be able to get it done, but from his perspective, prefers that the risk not be put back on the applicant.

Chairman Parisi asked Mr. Farace, regarding the Village Engineer, if a temporary access would be typical for the Village standard.

Mr. Farace answered that he was not sure.

Chairman Parisi asked Mr. McNees if they would be receptive to a temporary gravel access if it were allowed, or if they were just going to wait until spring.

Mr. McNees stated that if they can get it done earlier, they will, but that the next Village Board meeting is November 6, 2017. He said that they could probably have the design plans by the November 15, 2017, and the Village Engineer said he would expedite the plans, but he is unsure about the safety of a gravel access in the winter.

Commissioner Spink said that the wording should include "safely used" should a temporary gravel driveway be approved by the Village Engineer.

Chairman Parisi is in agreement that life safety is an issue and would rely in the Engineer to create the language.

Commissioner Petella asked to clarify the recommendations and what changes Staff is comfortable with and if Mr. McNees is in agreement.

Mr. Farace stated that:

- 1) Staff is comfortable with making sure that, in the event the business is sold or changes hands, that it is a similar business, otherwise it has to come back before the Plan Commission.
- 2) Has just been discussed.
- 5) Staff is comfortable with allowing the fence and slats to be done in the spring.
- 6) And the added recommendation of once then Phillips Court driveway is complete that the wording will say that Hopewell drivers will only use Phillips Court and not the easement.

Chairman Parisi clarified that the wording would be in addition in order to document the understanding of the agreement that 505 E. North has with WDSRA, and that Hopewell has no easement right after the Phillips Court driveway is constructed.

Mr. McNees stated that part of that package was that Hopewell would be able to stripe and use the parking lot with access to Schmale road via the WDSRA driveway until the Phillips Road access is constructed, and then Hopewell drivers would no longer use the WDSRA driveway.

Chairman Parisi stated that is a contradiction to Staff recommendation, which says that the lot is to be striped and the Phillips Court driveway accessible prior to use of the property, and that Mr. McNees is asking to modify the recommendation so that Hopewell is allowed use of the lot through the WDSRA easement until the Phillips Court driveway is constructed, no later than May 31, 2018.

Mr. McNees said that was correct.

Commissioner Creighton asked to amend the recommendations individually and made a motion to modify recommendation #1 to say that the permitted shall be specifically granted to Hopewell Services, LLC, the business, or its successors, and not to the property, with the understanding that Staff will consult with the Legal Department for the correct terminology. Commissioner Petella seconded.

The recommendations were reread.

Commissioner Creighton motioned to modify recommendation #2 to state that the north parking lot shall be striped prior to commencement of operations by Hopewell Services, LLC, and a building permit will be required for said work, and that the Phillips Court access driveway shall be constructed by May 31, 2018, or at the earliest convenience.

Chairman Parisi suggested the wording to say that the Phillips Court access drive shall be constructed and the north parking lot shall be striped allowing commence of operations prior to the completion of Phillips Court access drive, with the understanding that all building permits shall be applied for prior to November 15, 2017, for said work, allowing Hopewell Services, LLC, to commence operations upon approval by the Village Board.

Commissioner Creighton motioned to add the Staff recommendation #9 that all Hopewell vehicles, and their drivers and the cars they arrive and leave in, use Phillips Court and not the easement owned by WDSRA once the Phillips Court access driveway is constructed. Commissioner Petella seconded.

Commissioner Creighton motioned to modify recommendation #5 that the repairs be made to the fencing by May 31, 2018. Commissioner Petella seconded the motion.

The motion passed.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Meneghini, Petella, Spink, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1

Commissioner Creighton motioned to approve the Special Use permit for outdoor activities and operations for bus and van parking in accordance with Section 16-2-10B14 of the Zoning Code, a Special Use permit for parking of vehicles not incidental to a permitted use in accordance with Section

16-10-2B7 of the Zoning Code, and a zoning Code variation from 16-10-1c for screening of outdoor activities and operation in the Industrial district, subject to the recently approved Staff modifications to the Staff recommendations. Commissioner Meneghini seconded.

The motion passed.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Meneghini, Petella, Spink, Tucek, Chairman Parisi.  
 Nays: 0  
 Abstain: 0  
 Absent: 1 Commissioner Christopher

This case will go before the Village Board of Trustees on Monday, November 6, 2017, at 7:30 PM for formal approval.

**Case #17-0040 – Village of Carol Stream – 500 N. Gary Avenue**  
 Text Amendment – Sheds and Other Storage Structures

Chairman Parisi swore in the witness, Tom Farace, Planning and Economic Development Manager, Village of Carol Stream.

Mr. Farace stated that this case is a text amendment for shed and other storage structures within the residential districts, as there is property in town that installed five sheds that are visible. He said that the code in its current state does not allow to do much in limiting the amount of sheds. He stated that the sheds that were installed on the property in question are under 64 sf, which does not require a permit under the current code, and although the sheds look tall, they are under the 13 foot height requirement. Mr. Farace stated that they were originally along the fence line in the utility easement, but have since been moved and can stay. Mr. Farace stated that intent of the code is to allow resident to have storage structures, but not to have a multitude of structures that could have a negative impact on the esthetics of the community or of drainage.

Mr. Farace stated that he researched other communities codes, and most have a limitation on the number of storage structures, and that Staff is proposing to limit detached storage to no more than two, which would include sheds, detached garages, play houses, greenhouses, and other similar detached structures. He said that Staff would not include decks, recreational areas, such as basketball courts as they are not storage structures. He summarized that two detached structures will be allowed, which is in line with about 90% of what neighboring communities allow.

Mr. Farace stated that they want to include green houses and play houses. He stated that there is an increase in greenhouses due to people wanting to be environmentally friendly.

Mr. Farace stated that the text amendment will include definitions as a criteria.

Mr. Farace stated that location of detached storage structures will still have to be placed out of the easement, but that there will be location requirements as to where a detached structure can be in conjunction with the primary structure. He stated that most communities had a provision where, from a maintenance perspective, the detached structure can't be in close proximity to the house so as to eliminate accumulation of debris and excessive weed and grass overgrowth. He stated that Staff is proposing accessory structures be placed five feet from the primary structure.

Mr. Farace stated that the location requirement would not pertain to sheds or storage structures that are under 64 sf, as they are portable.

Mr. Farace stated that the Zoning Code language mirrors what amendment to the local Building Code which says that a permit is not needed for a shed under 64 SF, but that it has to abide by all other provisions, such as setback, quantity, and height requirements.

Mr. Farace stated that some of these regulations will establish non-conforming structures, and referred to pictures of some of the shed that will become non-conforming, that were permitted under the existing code. Mr. Farace stated that the non-conforming structures will be allowed to stay, but if the property owner were to remove and replace the shed, it will have to conform to the new code.

Commissioner Petella asked what would happen if the property changed hands.

Mr. Farace stated that it could stay, that it would have to conform upon replacement.

Mr. Farace stated that Staff is looking for a recommendation to move forward with the amendment, and that winter is a good time of year to change the code as accessory structure installation is slow and there will be time to inform the residents of the change in the code.

Chairman Parisi asked for questions from the Commission.

Commissioner Meneghini had none.

Commissioner Creighton suggested that three storage structures be allowed because of the popularity of green houses, and asked if there was a size restriction for green houses.

Mr. Farace stated there isn't a size restriction, but there is a lot coverage requirement.

Commissioner Creighton stated that the five structures at the afore mentioned property didn't bother him and that the homeowner made them look nice. He stated that if there were landscaping above 13 feet in height that no one would have known the structures were there, and asked to define esthetics.

Mr. Farace stated that in every other community he reviewed, which were about two dozen, most limited to two possible three structures, and the reason is to avoid the situation like the one at the afore mentioned property.

Commissioner Creighton stated that he could find 10 other yards that are within the current code that esthetically look worse.

Commissioner Spink stated that the only way we police anything is by someone making a complaint because people want to get along with their neighbor and, if the house changed hands, most people wouldn't likely be aware. She said that the Village is doing the policing by placing a limit, but it doesn't mean anyone will follow it, because nothing will happen unless someone complains.

Mr. Farace stated that the Code Professionals might see something while they are driving around. He said that the property in question is visible but there are other properties that aren't and we wouldn't know unless someone called.

Commissioner Spink asked if someone wanted to put up more than two, would they need a variance.

Mr. Farace said that was correct.

Commissioner Petella agreed with both Commissioner Creighton and the Village in that the Village should stay out of it, but no one wants to live next to the junkyard.

Commissioner Tucek stated that if it were any other community, it wouldn't fit in, and hopes Carol Stream would aspire to be like the other communities. He asked about the fence height and the origin of the accessory height requirement, and stated that he would like to see the fence height higher and the shed height lowered. He stated that that he would like to see language that height of the shed down and limit the amount of accessories to two.

Chairman Parisi Agreed with Commissioner Tucek on the intent of what the Plan Commission is, and doesn't pretend to compare Carol Stream to other communities. He stated that the intent of the North Avenue/Gary Avenue Corridors represent the planning effort that would need to go into a community founded in 1954, and restrictions within the Planning and Zoning Code of Ordinances meets with the Comprehensive Plan understanding. Chairman Parisi started that if we don't move toward the direction of gentrifying the older neighborhood, the development can never move forward. He said he agrees to having restrictions to backyard structures.

Chairman Parisi asked if the 13 foot height restriction is an overall property limitation height or if it is just for ancillary structures.

Mr. Farace said it was just for the accessory structures.

Chairman Parisi said that felt that the intent of that was for a detached garage, and is in favor of the text and would like to limit the amount of structures to two. He asked Mr. Farace, if the structure is less than five feet from the primary structure, could the petitioner come in and request a storage component as an addition to his house if it fell under the FAR of the property.

Mr. Farace said possibly.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the Text Amendment for sheds and other storage structures.

The motion passed.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Spink, Meneghini, Tucek, Chairman Parisi.

Nays: 1 Commissioner Creighton

Abstain: 0

Absent: 1 Commissioner Christopher.

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 Petella seconded the motion.

The motion was passed by unanimous vote.

**OLD BUSINESS:**

**NEW BUSINESS:**

Mr. Farace referred to a memo from Don Bastian and himself presenting National Planning Month and thanking the Commission for their commitment and offered his services to answer questions.

**ADJOURNMENT:**

At 9:12pm Commissioner Meneghini moved and Commissioner Creighton 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 27 day of NOVEMBER, 2017.



Chairman