

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
August 27, 2018.***

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: Commissioners Dave Creighton, John Meneghini, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent: Commissioner Christopher

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

MINUTES:

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of July 23, 2018.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

PUBLIC HEARING

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

The motion was passed by unanimous vote.

Case #18-0024 – IG Commercial – 775 Kimberly

Special Use Permit for Outdoor Activities and Operations –
Parking of Trailers and Equipment
Zoning Code Variation – Landbanked Parking

Chairman Parisi swore in Chad Schaeffer, IG Commercial, 775 Kimberly Drive, Carol Stream, IL, 60188.

Mr. Schaeffer stated that he is the owner of IG Commercial, a commercial contractor specializing in the glazing business, which fabricates and installs storefronts, curtain wall systems, window systems, etc.

He stated that they have just purchased the property at 775 Kimberly Drive and they are looking to access and enclose the side of the property for storage instead of leaving it in the open. He stated that it would look nicer and secure the equipment. He stated that they are storing equipment in the loading dock area, which is not how they had intended to use that area, and that fencing in the area would allow them to use the dock for its intended purpose.

Mr. Schaeffer stated that in the short amount of time that they have been there, they have had several guests come to the property looking to go through the dumpster in search of scrap metal.

Mr. Schaeffer stated that they do not have a lot of office staff, that most of his staff is in the field, and that it would be helpful to be able to utilize the space in the back of the building. He stated that it would not disrupt the amount of parking that they require, which is about 6 cars on average.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the Petitioner is seeking approval of a Special Use permit for outdoor activities and operations, in order to park trailers and equipment in the rear of the property at 775 Kimberly Drive, along with a parking variation for landbanked parking.

Mr. Farace stated that IG Commercial recently moved into the property and has been parking equipment and trailers in the back half of the parking lot. He stated that the property contains 25 parking spaces and, as per code, the property is required to have 18 parking spaces. He stated that they have a surplus of parking, and are proposing to fence off 13 spaces, which would leave a slight deficit of parking spaces.

Mr. Farace stated that given the number of office staff, and limited number of visitors, Staff is comfortable with allowing for the slight variation in this instance. He stated that there are other locations within the industrial area where landbanked parking has been allowed for a business with a limited number of employees, with the condition that the area used for storage purposes will be evaluated if the number of office employees increases. He also stated that the Special Use and variation would be specifically granted to IG Commercial, and would be invalid if they should move.

Mr. Farace stated that Staff is supportive of the request and recommends approval of both the Special Use and the variation for landbanked parking on pavement as opposed to green space, which is a code requirement, as this area is already paved.

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

Commissioner Creighton asked Mr. Farace what was preventing landbanked parking on the north side with the green space.

Mr. Farace stated that, in this case they are landbanking existing parking to be able to fence off more parking than what is allowed per code, and are not suggesting that they construct more parking at this time. He stated that they could construct more parking in the future if needed.

Chairman Parisi asked for a motion recommend approval of case #18-0024.

Commissioner Meneghini moved to approve with Staff recommendations and Commissioner Spink seconded the motion.

The results of the roll call vote were:

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

The motion was approved.

This case will go before the Village Board of Trustees on Tuesday, September 4, 2018, at 7:30 PM for formal approval.

Case #18-0028 – Total Renal Care, Inc./DaVita Dialysis – 546 S. Schmale Road
Special Use for a Professional Office of more than 6,000 Square Feet in the B-3 District

Chairman Parisi swore in Jim Burke, Project Manager for DaVita Dialysis, 546 S. Schmale, Carol Stream, IL.

Mr. Burke stated that they are seeking Special Use for a dialysis center at 546 S. Schmale Road.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report and to read a letter from a resident.

Mr. Farace stated that Staff received a letter from a resident, Ms. Davis, who lives on West Street behind Geneva Crossing stating that they had no problem with the Special Use request, but they had problems with property maintenance issues for the shopping center. He stated that Staff would be in contact with the resident to let them know that they have been working with the shopping center and the property manager for the past couple of years with issues regarding landscaping, pavement maintenance, and detention pond issues.

Mr. Farace stated that the petitioner is requesting a Special Use permit for a professional office that is more than 6,000 sq. ft. within the B-3 District. He stated that DaVita Dialysis was looking to lease a tenant space in the Geneva Crossing shopping center that is at the intersection of Geneva and Schmale Roads.

Mr. Farace stated that according to the Zoning Code office uses in the B-2 and B-3 districts permit office uses as long as they are less than 6,000 sq. ft., but that a Special Use permit is required once the 6,000 sq. ft. threshold is met. He stated that the intent of the B-3 district is to provide sites for more diversified business types, which includes a variety of retail and services uses at shopping centers. He stated that office uses can fall into that category, and that Staff believes larger office uses can have an impact from a parking perspective, or a use compatibility perspective, which is why the Special Use is required. Mr. Farace referred to a memo from DaVita describing the use.

Mr. Farace stated that the space will be about 6,400 sq. ft., will have 12 dialysis stations, and the proposed hours of operation are from 6am until 8pm, six days a week. He stated that there will be three shifts per day and 10-12 employees per shift. He stated that it will not be a walk-in facility, that it is by appointment, the appointments are several hours long, and patients typically park and have treatment, or are dropped off by caregivers, family members or a friend.

Mr. Farace stated that, given the number of staff and stations, the occupancy will be approximately 20 to 24 people, and that there is more than enough parking. He stated that the shopping center had

been subdivided into four lots, that there is a shared parking agreement, and that there is more than enough parking for this lot on its own. He stated that Staff feels that there is more than enough parking for the use.

Mr. Farace stated that Staff asked about the collection of medical waste and there will be a separate room in the back of the space that will be isolated from the dumpster, will be specifically provided to store medical waste, and a special waste pick up will be provided a couple of times a week.

Mr. Farace stated that there will be a new storefront and entrance along the front of the building and two doors in the back. He stated that there is a condition in the Staff Report that the new entrance will match the existing storefront in terms of materials, colors, etc., as is provided on the drawings.

Mr. Farace stated that Staff feels comfortable with recommending approval of the Special Use request, that it is a good use, will compliment other retail and service uses, and will not have an adverse effect on parking.

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

Commissioner Spink asked if there will be a special provision for patients to get into the facility, such as special spots in the front that indicate that they are for dialysis patients only, or if there will be more handicapped spaces.

Mr. Burke referred to the site plan which showed a more handicapped spaces, and that most people who drop off patients will leave to run errands, and that they will pull up to the curb for pick up. He stated that is no provision for a space or drive aisle, but could check with the landlord to see if it would be allowed.

Commissioner Spink stated that the previous use, Dominick's Finer Foods, had people who just sat in front of the store and was wondering if there would be an area that was designated for dialysis only.

Mr. Burke stated he would have to go back to the lease, but there wasn't anything that stated that there were designated spaces.

Chairman Parisi stated that there are additional ADA spaces and a crosswalk in front of the tenant space that are striped.

Commissioner Tucek asked if there was any onsite incineration.

Mr. Burke stated that no, and that there is an infectious waste room in the back that is serviced by a licensed medical waste management company 2-3 times a week.

Chairman Parisi asked for a motion to recommend approval of case #18-0028.

Commissioner Spink moved to approve with Staff recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi.
Nays: 0
Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Tuesday September 4, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

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

The motion was passed by unanimous vote.

PRESENTATION:

Update – LA Fitness – 470 E. North Avenue – Case #18-0013

Mr. Farace stated that this project went back and forth with Plan Commission, Staff, Village Board, back to Staff, back to Village Board and was approved.

Mr. Farace stated that the elevations were reviewed at the last Plan Commission meeting and referred to the approved elevations for the Carol Stream Marketplace PUD and outlot. He stated that the recommendation from the Plan Commission was that the LA Fitness building should match materials and the architectural design of the PUD, and showed the elevations that were presented at last month's Plan Commission meeting.

Mr. Farace stated that some modifications were made between the July 23, 2018, Plan Commission meeting and the August 6, 2018, Village Board meeting showing colored pre-cast concrete, taller form liner at the bottom of all four sides of the building and faux brick on the west elevation. He stated that Village Board suggested that LA Fitness take Plan Commission's recommendation use the elements of the PUD to blend in with the rest of the shopping center, but that Village Board didn't state that it had to be brick and stone, but could remain pre-cast concrete.

Mr. Farace stated that LA Fitness went to the August 20, 2018, Village Board meeting, and showed that they tried to blend in with the other buildings from a color perspective, not a material perspective. He stated that the lower portion of the building is form liner, which emulates stone and the upper portion will be painted to match the brick; there are lighter colored bands that will match the bands along the middle of the other buildings; the cornices will match the other buildings; the brick surrounds on the west elevations have been removed; and the other elements remained. He stated that Staff was comfortable with the decisions that Village Board approved.

Mr. Farace stated that he wanted to mention that the reason the plans didn't come back to Plan Commission is because, according to provisions in the North Avenue Corridor regulations, they are not making any major changes to the façade other than painting the building. He also stated that when projects like this come along, the Plan Commission has the option to postpone their recommendation, even though the petitioner may ask for it and proceed to take his chances in front of Village Board. He stated that in the future, projects requiring changes before a complete recommendation is provided can be postponed before a complete recommendation is made so it will come back to the Plan Commission.

Commissioner Meneghini asked to clarify that, if the Commission is not in agreement with the request, and votes no, the petitioner can continue to bring the project to Village Board.

Mr. Farace stated yes they can.

Commissioner Meneghini asked if the Commission can recommend to bring it back to the Commission and if they can still advance it.

Mr. Farace stated absolutely. He stated that the petitioner may say something like their time line for the project is so tight that they would like the Plan Commission to vote immediately so they can get to the next available Village Board meeting, but that they would be taking their chances.

Chairman Parisi clarified that Mr. Farace is suggesting that the Commission would be able to table the discussion and not vote.

Mr. Farace stated that was correct and that the Commission could offer recommendations.

Commissioner Petella asked how long the paint will last before it will chip and asked about pigment.

Chairman Parisi stated that it would depend upon the type of application used, that stain will last longer, about 7-10 years, and that pigment would be inconsistent. He stated that darker colors fade faster than lighter colors.

Mr. Farace stated that staining would be a better word to use than paint.

Chairman Parisi stated that he would not recommend painting.

Commissioner Tucek asked if a stain chips like paint.

Chairman Parisi stated that a stain would not chip like paint, which would just fade.

Commissioner Tucek stated that he is more comfortable with a stain.

Commissioner Petella agreed.

Chairman Parisi commented that he appreciated the commentary, and the Commission trying to stick to what was in the original PUD as the design intent, and commended the Commission for trying to carry it along. He stated that Tom's recommendation is important regarding being uncomfortable with the direction a project may be going, and that each member of the Commission had the intent of working with guiding the petitioner in the right direction and not being combative. He stated that it is unfortunate that it did not come back to the Commission, and they have to support the Staff recommendation on the direction Village Board has directed. He stated that the next time that there is an issue that the discussion could be tabled.

Commissioner Petella stated that the Commission does not come in with a preconceived plan and it's hard to get six or seven people together in this forum. He stated that if there are enough people that are unhappy, it may take some effort on the part of the Commission to approach tabling a project for further discussion.

Mr. Farace referred to Commissioner Creighton's reference to a straw poll taken a few months earlier, asking for another revision before voting. He stated that tabling a discussion is more than acceptable.

Chairman Parisi stated that the intent is always to work with the petitioner for the benefit of the Village. He stated that they have a Comprehensive Plan for the Village which pointedly talks about the development along Gary Avenue, and along North Avenue, and he believes that the reason it is discussed that way is that it is the representation of the Village, and sometimes the small moves speak louder than the big moves as to how important it is to move the Village into a new perspective.

OTHER BUSINESS:

During the LA Fitness presentation, Ms. Julian Davis from 1N120 West Street entered the room. Ms. Davis provided a letter to Staff earlier in the day regarding property maintenance issues at Geneva Crossing as it pertains to the DaVita Dialysis case.

Chairman Parisi thanked Ms. Davis for her input and stated that the purview of the Plan Commission is to vote on the Special Use permit for DaVita, and noted that Ms. Davis was in favor of it but had concerns with property maintenance.

Mr. Farace stated that, as Chairman Parisi indicated, the Village has been trying to work with the property owner and management company for the past two years, and that it has been slow moving because they do a little at a time.

Ms. Davis stated that the property maintenance concerns have been ongoing since the Dominick's moved out, and that every spring there is uncertainty about whose responsible for certain areas of landscaping. She stated that the retaining wall that butts up to West Street is starting to show its age as it is over 20 years old, and the backside of the Dominick's building is starting to flake a material that appears to be more than paint.

Chairman Parisi stated that Ms. Davis' letter indicated that she felt that the brick was starting to fall or was unsafe, and the Village could send someone out as that would be a life safety issue.

Commissioner Petella asked if there were any violations on the building.

Mr. Farace stated that enough work is done so that a violation isn't present, but that it is ongoing and that just enough is done to avoid a citation, but that it comes close. He asked Ms. Davis if they could talk after the meeting.

Ms. Davis agreed.

Commissioner Petella stated that this is what happens when an anchor store is lost.

Mr. Farace stated that it has been slow moving and that a little bit is done at a time.

Ms. Davis stated that it was good to see the Goddard School daycare center constructed.

Commissioner Creighton stated that the Village does a good job of taking care of these things.

Commissioner Tucek brought up fences in the industrial area and asked if it might be time to come up with a code to have more uniform types of fences installed, in the light of the IG Commercial project.

Mr. Farace stated that it might be tricky because of budgeting issues, number of employees, and necessity. He stated that that each case is looked at individually.

Commissioner Petella stated that he understood what Commissioner Tucek was saying, and that if the fences were closer to a main road that it would be more of an issue, and that at least it's not barbed wire.

Chairman Parisi asked if there were any additional questions or discussion. There were none.

Chairman Parisi asked for a motion to adjourn.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:47pm Commissioner Meneghini moved and Commissioner Tucek 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 22 day of OCTOBER, 2018.


Chairman