

**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
October 22, 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 Angelo Christopher, Dave Creighton, John Meneghini, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent:

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

MINUTES:

Commissioner Spink moved and Commissioner Meneghini seconded the motion to approve the minutes of the meeting of August 27, 2018.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING

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

The motion was passed by unanimous vote.

Case #18-0018 – St. Charles Building Partners – 211-231 E. St. Charles Road
Amendment to a Special Use Permit for Outdoor Activities and Operations
- Parking of Trailers
Fence Code Variation

Chairman Parisi swore in Ken Flanagan, Owner, St. Charles Building Partners, 211-231 E. St. Charles Road.

Mr. Flanagan gave a brief history of the subject property and explained that St. Charles Road originally went through the property along the front of the building and in 1980, the County curved the road. Mr. Flanagan stated that he is one of three owners of St. Charles Building Partners, which owns the multi-tenant building located at 221-231 E. St Charles Road.

Mr. Flanagan stated that they would like to put a fence along the south part of the property closest to the street to screen Bobcats and other equipment, and there is a fence on the west side of the building for parking of vehicles. He stated that there is arborvitae planted along the proposed fence area for additional screening.

Mr. Flanagan stated that the Staff Report addresses a couple of issues on the west end of the property. He stated that he has met with his attorney and they are in the process of taking action to clean up the west end and stop the sale of cars, as indicated in the Staff Report.

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 amendment for the expansion of the outdoor storage area at the 211 - 231 E. St. Charles Road, along with a variation of the fence code. He stated that it is a multi-tenant building with two auto repair shops, three contractors' offices, and a separate tenant space that's used for storage purposes by one of the tenants.

Mr. Farace stated that there are 41 parking spaces with access to the property from, two curb cuts, or driveways, along St. Charles Road. He stated that the property had been reconfigured several years back and was forcibly annexed into the Village, along with several other properties along St. Charles Road.

Mr. Farace stated that about 12 years ago, the property was rezoned from R-1 to I-Industrial, and that special uses that were granted to various businesses. He stated that there was a Special Use permit granted for the outdoor storage for both the east side of the property, for some larger, oversized vehicles to be stored; and also on the west side of the property, for some additional vehicle storage affiliated with one of the auto repair shops.

Mr. Farace stated that the proposal is to expand the outdoor storage area on the east side of the property to extend the fencing, and install a gate. He stated that the fencing would be six foot tall slatted chain-link fence, and that the slats would match the existing slats.

Mr. Farace stated that the parking requirements listed in the Staff Report based on the different uses of the different businesses, on the square footage, and on type of each business. He stated that some of the parking spaces are located within the storage areas on both the east and west sides. He stated that Staff has visited the property and has never seen a parking shortage, likely because business is either done in the building, within the service bays, or off site.

Mr. Farace stated that Staff doesn't feel that the loss of the six traditional parking spaces will be a problem if trailers are being parked in that area, and that Staff is comfortable with allowing the fence in that location.

Mr. Farace stated that Staff listed issues with the property maintenance in the Staff Report to be addressed along with the Special Use amendment request, citing the removal vehicles in the western-most outdoor storage area near the shared driveway, which don't appear to be affiliated with the auto repair shop. He stated that the shared driveway should not be blocked and that there is an inoperable vehicle, along with one or two vehicles that have for sale signs on their windows. He stated that Staff would like to make sure that that does not occur, and that there was a condition in the original Special Use, granted in 2006, stating that no selling of vehicles should be occurring on the property. Mr. Farace stated that there was also basic parking lot maintenance that should be taken care of, along with restriping the parking lot.

Mr. Farace stated that the landscaping included some arborvitae, that mysteriously appeared along the area where the new fence will be located, and that Staff feels that it is acceptable that they remain, but thought some spruce trees might provide extra screening of that area since it's closer to St. Charles Road. He stated that there is an approved landscape plan for the property and that any missing or dead landscaping should be addressed in the springtime. He also stated that any missing or broken slats in the existing fencing should be taken care of when the new fence gets installed.

Mr. Farace stated that a fence code variation is being requested because the Village's fence code does not allow a fence to go past the front of the building, and that the fence is going 44 to 45 feet closer to St. Charles Road. He noted that there is a continuous slatted fence along the north side of St. Charles Road and that the requested fence will align with a fence on the property to the east.

Mr. Farace stated that Staff feels comfortable allowing the fence to go past the front of the building based on the unique configuration of the property as long as there is adequate screening, and is supportive of the request for the Special Use amendment and Fence Code variation with the conditions listed at the end of the Staff Report.

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

Commissioner Spink mentioned that there were stipulations as to when the landscaping had to be installed and asked if there is any stipulation as to when the fence had to be installed.

Mr. Farace asked Mr. Flanagan if he was planning on installing the fence right away.

Mr. Flanagan stated that he hoped that, if the request is approved, the fence would be installed by Thanksgiving.

Mr. Farace stated that, if the Commission wants, Staff could recommendation that the fence needs to be installed by the end of November.

Chairman Parisi suggested that the recommendation be put into the motion.

Commissioner Spink stated that she would like the recommendation put into the motion.

Chairman Parisi asked for a motion to recommend approval of case #18-0018.

Commissioner Spink moved to approve with the stipulation that the fence be installed as soon as possible in accordance with the weather and contractor availability, and with Staff recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent:

The motion was approved.

This case will go before the Village Board of Trustees on Monday, November 5, 2018, at 7:30 PM for formal approval.

Case #18-0032 – Schneider National – 127 E. Elk Trail

Special Use Permit for Outdoor Activities and Operations – Parking of Truck Cabs

Chairman Parisi swore in Len Olson, Schneider National, 127 E. Elk Trail.

Mr. Olson stated that Schneider National is currently in the process of obtaining a building permit for a fence and gate system. He stated that in conjunction with the permit, they are seeking a Special Use permit to allow for the cab parking along the north side of the property. He stated that they are seeking slots for six cabs that will support daily operations of trailers coming into and going from the dock area. He stated that, as part of the Special Use, they are planning to include privacy slats in the fencing to reduce any visibility to sites on the north side of the property outside of the dock area.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that again the Petitioner is seeking approval of a Special Use permit for outdoor activities and operations in the form of the parking of the truck cabs on the north side of property 127 E. Elk Trail. He stated that it is multi-tenant building and Schneider National uses the northern 60% of the building. He stated that Tyndale House, a publishing company in town who owns the property, uses the southern portion of the building strictly for storage, and that they have one or two employees retrieve books, magazines, or whatever they have in the building ,and bring it back to their main facility on Executive Drive.

Mr. Farace stated that a logistics company has numerous trucks coming in and out and that, due to specific contract requirements, need to secure the rear part of the property, as well as portion of the north and south sides. He stated that a fence would wrap around that area and then there would be a gate system so it would be secured.

Mr. Farace stated that the zoning code allows the storage of trailers that are parked physically at loading docks. He stated that, according to their schematic plan, they would have trucks parked at the loading dock areas, which is that's perfectly acceptable in the industrial parks. He stated that the additional storage of cabs on the north side of the parking is what requires approval of a Special Use permit.

Mr. Farace stated that Schneider National is proposing to eliminate about 20 standard parking spaces on the north side of the building, and to restripe creating angled spaces for the cabs. He stated that the cabs can then be intermixed, as needed, with the different trailers, which are free standing. He stated that it is easier to have the cabs parked in spaces as opposed to in front of the trailers.

Mr. Olson stated that the main intention would be to park the cabs along the north side of the property at the end of a shift and overnight, so a driver could come back the next morning, go hook up to the appropriate trailer, and be on his way. He explained that the way that loads are scheduled is such that the driver from the previous day wouldn't necessarily know what trailer to hook up to, and to get the right pieces of equipment lined up. He stated that without the additional parking there would be a lot of jockeying around the next day to get the right cab matched up to the right trailer, and that it would be more or less an overnight staging area.

Mr. Farace stated that there would be a loss of about 20 parking spaces. He stated that Staff looked at the numbers for both Schneider and for the Tyndale storage area, there seems to be adequate parking. He stated that there are virtually no employees for Tyndale, and it doesn't seem that Schneider has many employees. He stated that the Schneider employees park along the Gary Avenue side and a little bit on the north side, but they would have the secured system with the gates for both the north side and also for the south side.

Mr. Farace stated that Staff is supportive of the request and mentioned that there have been a few instances where some cabs have been parked along Gary Avenue, which is not permitted by code, and want to be sure that the cabs are going to be parked on the north of the property and in the dock area.

Mr. Farace stated that Staff has spoken with representatives from Tyndale House and there were some ash trees removed a couple of years ago due to emerald ash borer issues which will be replaced next spring, and will provide additional screening in conjunction with the slatted fence that will be installed.

Mr. Farace stated that Staff is recommending approval of the request, making sure that all the cabs are on the north side within the angled parking spaces.

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

Commissioner Christopher asked Mr. Farace if the request was going through the Fire District and their night access.

Mr. Farace stated that the Fire District has looked at the request and there would be knock locks.

Commissioner Spink asked if there would be security cameras throughout the outside and lighting facing the cab parking.

Mr. Olson stated that there will be security cameras.

Commissioner Christopher stated that the existing building has existing shoebox lights.

Mr. Olson stated that there were no plans to add additional lighting, but there is existing lighting.

Commissioner Spink asked if the trucks will be able to fill their gas tanks or if they go elsewhere.

Mr. Olson stated that there would be no fueling on site.

Chairman Parisi asked Mr. Farace to clarify the location of the fence line in relationship to the curb.

Mr. Farace referred to the slide.

Chairman Parisi asked for a motion to recommend approval of case #18-0032.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent:

The motion was approved.

This case will go before the Village Board of Trustees on Monday, November 5, 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.

OTHER BUSINESS:

Mr. Farace reminded the Commission to RSVP to the open house for the new Village Hall which will be on Saturday, October 27, 2018, with the dedication at 8:30am. He stated that it will be open to the public at 10:00am.

OLD BUSINESS:

NEW BUSINESS:

Chairman Parisi announced Commissioner Spink's retirement from the Plan Commission/Zoning Board of Appeals, and that this was to be her last meeting. He thanked and applauded Commissioner Spink for 15 years of service.

Commissioner Meneghini thanked Commissioner Spink for 15 years of service and thanked her for her tutelage.

Commissioner Spink was presented her resolution.

ADJOURNMENT:

At 7:30pm Commissioner Spink moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

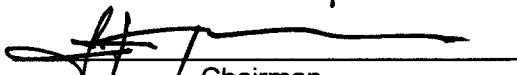
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 28 day of JANUARY, 2019.


Chairman



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