

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
November 26, 2018.***

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 Meneghini 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, Dave Creighton, John Meneghini, Frank Petella, Michael Battisto, Charlie Tucek.

Absent: Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the minutes of the meeting of October 22, 2018.

The results of the roll call vote were:

Ayes: 4 Commissioners Creighton, Christopher, Petella, Meneghini, Tucek.

Nays: 0

Abstain: 1 Commissioner Battisto

Absent: 1 Chairman Parisi

PUBLIC HEARING

Acting Chairman Creighton asked for a motion to open the Public Hearing. Commissioner Meneghini moved and Commissioner Petella seconded the motion.

The motion was passed by unanimous vote.

Case #18-0030 – CIMA Developers, LP (Pride of Carol Stream) – 260 S. Schmale Road

Amendment to a Special Use Permit for Automobile Service Station

Rear Yard Setback Variation

Front Yard Setback Variation

Acting Chairman Creighton swore in Dan Soltis, CIMA Developers, 30w180 Butterfield Road, Warrenville, Illinois.

Mr. Soltis stated that he is with CIMA Developers, which is the real estate development arm of Pride stores. He stated that they are asking for zoning approval for a Special Use amendment, as well as the two zoning variance setbacks for the addition of a 23 foot by 40 foot diesel canopy they would like to add to the south side of their current location.

Mr. Soltis stated that they have been doing business at this location for 30 years and have been selling diesel at this location for about 25 years. He stated that their diesel sales have dropped about one third in the last several years because of the competition in the area. He stated that this site has always been able to provide diesel for box trucks, delivery trucks, landscape trucks, full-size trucks, etc. Mr. Soltis stated that they are trying to enhance their diesel offer to recapture some of the volume that has been lost.

Mr. Soltis stated the Pride stores have been in business for 30 years and have 12 locations throughout the Chicagoland area. He stated that they also own Carol's Courts, the Dunkin Donuts across from the subject property, as well as the Meineke, Pizza Hut, KFC, and the Pride of Carol Stream car wash, along with some other developments throughout Chicagoland area. He also stated that their retail office was in Carol Stream for 30 years and just recently moved.

Mr. Soltis stated that they feel that this is a good offer and fits well with the current development of the site.

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

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that the applicant is seeking approval of a Special Use amendment for an automobile service station, along a rear yard setback variation and a front yard setback variation. He stated that the location is at the southwest corner of Schmale and St. Charles Roads.

Mr. Farace stated that the applicant is proposing diesel fuel dispensers and a canopy, which will be installed on the south end of the property. He stated that the parking spaces on the south end are going to be relocated to the north side of the property, along the St. Charles Road frontage, to provide for the location of the fueling canopy and two one sided dispensers.

Mr. Farace stated that there is a diesel fuel island on the west side of the property that will be removed to allow truck traffic to flow through the west side of the property into the new fuel lanes on the south side of the property, and then exit either onto Schmale Road or onto St. Charles Road. He stated that traffic would most likely enter from St. Charles Road, funnel through the western lane, through the fueling lanes, and then exiting through the southernmost driveway or curb cut, and referred to the turning templates provided by the applicant that showed the various turning movements that could be performed by the largest sized truck that could come to the property for diesel fuel operations. Mr. Farace stated that, although there is the potential, there probably won't be a lot of trucks that size at this location. He stated that the Engineering Department reviewed the turning movements and determined that turning movements were safe and efficient even with that size truck.

Mr. Farace stated that Staff felt it was appropriate to include additional landscaping for added buffering on the south side of the property. He stated that additional evergreen trees and shrubs that will screen the property from the Culver's property are proposed, seeing as the canopy is obviously closer to Culver's property. He also noted that the property is elevated.

Mr. Farace stated that one of the variations that's being requested in conjunction with the Special Use amendment is a setback variation. He stated that the canopy and the fueling dispensers are normally required to be 35 feet away from any property line, however in this instance, it's going to be located a little under 14 feet from the South property line. Mr. Farace stated that it's a fairly small site and, if the

canopy were to be shifted further north to meet that 35 foot criteria, there would be no room for the canopy and dispensers.

Mr. Farace stated that Staff is comfortable with supporting the setback variation with the additional landscape buffering. He stated that the other canopies that are located on the east and west sides of the property have already received setback variations, as listed in the historical background section at the beginning of the Staff Report.

Mr. Farace stated that the parking spaces on the north side of the property will be relocated, and there is a parking setback requirement of 20 feet from St. Charles Road, that the parking spaces will be setback just a little under nine feet, and they will align with the existing pavement near the wooden retaining wall. He stated that if the parking spaces were to be shifted so there were a 20 foot buffer between the property line along St. Charles Road, there wouldn't be maneuverability between the parking spaces and the paved area for trucks or for regular vehicles.

Mr. Farace stated that the canopy will be about 15 or 16 feet in height and the columns will have masonry material to blend in with the existing canopies. He stated that there will be signage for the diesel entrance and exit, and there will no longer be fueling capabilities in the western drive aisle so that the trucks can funnel through the western drive aisle to get to the new fueling area to the south. He stated that it is a small site and it's tight, and that Staff worked quite extensively with the applicant to make sure that Staff felt comfortable with allowing this additional fueling canopy and islands.

Mr. Farace stated that, having worked extensively with the applicant on the maneuverability, Staff feels comfortable with supporting both the rear yard and the front yard setback variations with the additional landscaping that is proposed on both the north and south sides of the property.

Acting Chairman Creighton asked for questions from the Commission. Commissioners Meneghini, Christopher, and acting Chairman Creighton had none.

Commissioner Petella asked if there would be additional parking for trucks.

Mr. Soltis stated no.

Commissioner Petella asked Mr. Farace if a truck can safely come in off of St. Charles Road without crossing over into the outgoing lane make, that turn, and get into the site.

Mr. Farace stated that it will be tight, but yes.

Commissioner Petella stated that if it becomes too big a hassle they just won't come, and that it's a risk.

Mr. Soltis stated that they have assessed all of that and wouldn't build the diesel filling station if they weren't confident.

Commissioner Tucek asked if there were any notes from Culver's.

Mr. Farace stated that they were notified of the meeting, but hadn't heard from them.

Commissioner Tucek asked about maintaining diesel spills as they are closer to a food establishment.

Mr. Soltis stated he would have to review the Engineering comments. He stated that Anderson Tank and Pump had an early submittal for engineering or for permitting, but it was halted after we went through the zoning process. He stated that he didn't think there was anything specific that we needed to do in that regard.

Commissioner Tucek stated that it would be unpleasant for Culver's people who sit outside to smell diesel fumes and wants to make sure that everyone is happy and on friendly terms.

Commissioner Battisto asked what is the largest size truck size that is being serviced today.

Mr. Soltis stated that the truck on the model was a WB 53.

Commissioner Battisto asked if there were any concerns, from a public safety perspective, about trucks turning left into the north bound lanes and sitting in front of the fire station across the street

Mr. Soltis stated that trucks are doing that now. He stated that the volume at this location is about 10 to 15,000 gallons of diesel volume per month, and that averaged out at a hundred gallons per truck, which is about five to eight trucks a day. He stated that ten years ago we might have been seeing 10 to 20 trucks a day, and hopes to get to 10 to 15 trucks per day.

Mr. Farace stated that all plans are provided to the Fire Protection District, and they were asked if they've observed any issues and they said that they have not witnessed any issues.

Acting Chairman Creighton asked for a motion to approve Case #18-0030.

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

The results of the roll call vote were:

- Ayes: 6 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, and Acting Chairman Creighton.
- Nays: 0
- Abstain: 0
- Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, December 3, 2018, at 7:30 PM for formal approval.

Case #18-0033 – American Litho – 175 Mercedes Drive
 Special Use Permit for Outdoor Activities and Operations – Air Compressors
 Variation for a structure in the Front Yard

Acting Chairman Creighton swore in Bruce Matuszak, 6N740 Creston Drive, St. Charles, IL.

Mr. Matuszak stated that he is asking for permission to put a compressor on the front face of the building facing Mercedes Drive. He stated that they are forced to do this because a year ago they added the outside compressors and by the time they were installed they were at capacity. He stated that they have grown since then and need to add on.

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

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that American Litho is seeking approval of a Special Use permit to add an additional air compressor along Mercedes Drive, along with a variation to allow a structure in the front yard. He stated that a similar request was reviewed last year for two compressors in the back of the building. Mr. Farace stated that what is now being proposed is an additional structure, which holds the compressor. He stated that the structure is 11 feet tall, 11 feet wide and about 32 feet long.

Mr. Farace stated that American Litho's business is growing and they need the additional structure with additional air compressors for business operations.

Mr. Farace stated that the proposed structure is going to be just south of the existing compressor units, just to the north of the end of the Mercedes cul de sac, and about three feet south of the existing building wall.

Mr. Farace stated that three spruce trees were installed for some screening of the units that were installed last year. He stated that Staff is supportive of allowing the larger structure to be located in front of the building, and is recommending the installation of some additional spruce trees for added screening, noting that American Litho is in concurrence.

Mr. Farace stated that the structure is going to be located is in front of the building, even though it's the very end of the cul-de-sac and far away from Gary Avenue. He stated that the front of the building is along Mercedes Drive, and that anything past the building wall is considered the front of the building. He stated that the zoning code does not allow structures to be located in front of a building, but that this is for business operations, noting that it is a very unique scenario with the building being several hundred feet away from Gary Avenue along the corridor and not very visible to the general public.

Mr. Farace stated that Staff felt comfortable allowing a structure this size to be located in the front of the building, specifically in this instance. He stated that with the additional landscaping that will be installed in the spring time, Staff felt comfortable with supporting the Special Use request and the variation request.

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

Acting Chairman Creighton stated that he appreciated the petitioner turning the structure from perpendicular to the building to perpendicular to the building, to allow better screening.

Acting Chairman Creighton asked for a motion to approve Case #18-0033.

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

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, and Acting Chairman Creighton.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, December 3, 2018, at 7:30 PM for formal approval.

Case #18-0034 – Daylight Learning Center – 505 S Schmale Road
Amendment to a Special Use for a Day Care Center Expansion

Acting Chairman Creighton swore in Ahmed El Sherif, 505 S. Schmale Rd, Carol Stream, IL.

Mr. El Sherif stated that he has an existing 3600 square foot day care, and has the opportunity to expand another 1750 square feet. He stated that the existing day care is almost at maximum capacity, and the expansion will allow for another 25 to 30 children.

Mr. El Sherif stated that they will need two bathrooms and there is plenty of playground space, as confirmed by DCFS, noting that the playground is 1500 square feet. He stated that they have been in business for five years, it is location is their third location, and the others are in Hillside and North Lake.

Acting Chairman Creighton asked for questions from the audience. There were no one.

Acting Chairman Creighton asked Mr. Farace for the Staff Report.

Mr. Farace stated that the applicant is seeking approval of an amendment to a Special Use permit for a daycare center for the Daylight Learning Center, which is located in the Northland Mall at the northeast corner of Schmale and Geneva Roads, and just south of the Home Depot. He stated that Daylight took over the space about some time last year, and that in 2009 zoning approvals were granted for an indoor children's recreation facility called Jumping Jungle and a daycare center called Learning World that occupied about 25,000 square feet, however, the daycare center never officially opened and Jumping Jungle was only open for a short period of time.

Mr. Farace stated that Kiddie Place Daycare received Special Use approval in 2013 in the 3600 square foot space that Daylight eventually took over last year. He stated that Daylight wants to expand into the space to the north. Mr. Farace referred to a slide showing both the proposed space, the existing space, and an outdoor play area in the back part of the shopping center.

Mr. Farace stated that the operation of the daycare center will not change, but there would be a slight increase in staff and the number of teachers due to the increase in the number of children. He stated that DCFS would allow the 1500 square foot outdoor play area space to remain as is, and that the requirement of outdoor space per child currently exceeds what is needed, and would continue to exceed what is required even with the additional 25 to 30 children, and that Staff feels comfortable with allowing that.

Mr. Farace stated that parents or caregivers have to park in the front parking area and physically walk the child into the daycare center. He stated that there is a crosswalk, but it is a little faded, so Staff is recommending that they be repainted. He stated that there are some other minor property maintenance issues that should be taken care of in the springtime or towards the end of the year, noting that one or two of the bollards around the outdoor play area were a little bent.

Mr. Farace referred to the floor plan and stated that the proposed space will include additional classroom space and bathroom spaces.

Mr. Farace stated that Staff is comfortable with the proposal and it would be a nice way to fill the space at Northland Mall.

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

Commissioner Petella asked how many children are currently taken care of and what the anticipated capacity would be.

Mr. El Sherif stated 53 children currently, and hopes to add 30 more.

Commissioner Petella asked if the size of the outdoor playground would be increased.

Mr. El Sherif stated that it is not required.

Commissioner Petella asked how the daycare was planning on handling 80 children on the playground.

Mr. El Sherif stated that 16 to 20 children would go outside by age group because they cannot all go together.

Commissioner Petella asked if the State oversees the operation.

Mr. El Sherif stated that DCFS comes every year and approves the operation.

Commissioner Petella asked if there were bollards surrounding the playground.

Mr. El Sherif stated that there were bollards.

Commissioner Petella asked to clarify whether Staff recommended more bollards.

Mr. Farace stated that there were few that were in need of repair because they were crooked.

Acting Chairman Creighton asked to clarify that DCFS regulates the size of the outdoor play area and that they are comfortable with it, if the children go out in shifts, and how many children go out at a time.

Mr. El Sherif stated that each class goes out for 20 minutes at a time by age group, and there are approximately 20 children at one time. He stated that the infants do not go on the playground, they go outside in buggies to get fresh air as required by DCFS, and there are about 12 infants.

Mr. Farace stated that DCFS requires a minimum of 65 square feet of outdoor play space per child and that no more than a maximum of 25 percent of the school attendance can be out at any given time, and, as the applicant indicated, age groups cannot be intermixed. He stated that if there are 80 children maximum, no more than 20 children could be outside at any given time, and 1500 square feet divided by 65 square feet would allow about 20 to 23 kids maximum in the play area, so there is more space than is actually required.

Acting Chairman Creighton asked for a motion to approve Case #18-0034.

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

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Petella, Battisto, Meneghini, Tucek, and Acting Chairman Creighton.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion was approved.

This case will go before the Village Board of Trustees on Monday, December 3, 2018, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to close public hearing.

Commissioner Tucek moved and Commissioner Battisto seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

OTHER BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

Mr. Farace introduced and welcomed the new Plan Commission member, Mr. Michael Battisto.

Mr. Farace mentioned that he will let the Commission know what door to use to come into the building for future meetings.

Mr. Farace stated that this is the last meeting of 2018, and that in 2019 the meetings will go back to the original schedule of the second and fourth Mondays of the month.

Mr. Farace stated that there will be a training session on the second Monday in January, 2019.

Mr. Farace stated that the Plan Commission will need to be reappointed and sworn in at one of the December, 2018, Village Board Meetings.

ADJOURNMENT:

At 7:40pm Commissioner Meneghini moved and Commissioner Christopher 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