

**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  
September 14, 2020.***

Tom Farace called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and asked for a motion to name an Acting Chairman. Commissioner Petella moved to appoint Commissioner Tucek as Acting Chairman and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Present: 6 Commissioners Battisto, Christopher, Petella, Tucek, Morris, and Meneghini.

Absent: 1 Chairman Parisi.

Acting Chairman Tucek directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: 6 Commissioners Battisto, Christopher, Petella, Morris, Meneghini, and Acting Chairman Tucek.

Absent: 1 Chairman Parisi.

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

**MINUTES:**

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the minutes of the Regular Meeting held on August 10, 2020.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Petella, Morris, Meneghini, and Acting Chairman Tucek.

Nays: 0

Abstain: 1 Commissioner Battisto

Absent: 1 Chairman Parisi

The motion was passed by unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion was passed by unanimous vote.

**20-0015 – Hultgren Funeral Home / 565 Randy Road / Zoning Code Text Amendments, Special Use Permit for a Funeral Home and Crematory, Zoning Code Variations**

Acting Chairman Tucek swore in Mr. Tim Hultgren and Mrs. Susan Hultgren, 27W185 Mack Road, Winfield, IL, and attorney John Westra, 370 S. Schmale Road, Carol Stream, IL.

Mr. Hultgren gave an overview of his funeral home in Wheaton, a family business for about 40 years. Over the last few years, they have looked into expanding into the Carol Stream area, and Mr. Hultgren indicated that they believe they have found the location at 565 Randy Road. Mr. Hultgren stated that their goal is to have a full-service funeral home and a crematory. Mr. Hultgren gave an overview of the cremation process, and he believed it was important for the Plan Commission to have an understanding of the cremation process. Mr. Hultgren indicated that cremation has risen to over half of the families at their Wheaton facility who choose cremation, and they use a facility in Lombard for cremation purposes. Mr. Hultgren indicated that a cremation machine would be installed in the garage in the back of the building, and the machine would be selected from Matthews Environmental Solutions, who is a leader in the cremation field. Mr. Hultgren stated that the machine is very technologically advanced, and connected to Wi-Fi, so that it can be fully monitored from Matthews' location by sensors in the machine 365 days a year.

Mr. Hultgren also stated that safety is very important to them regarding the cremation process, and the machine is well-made. The machine will have an internal temperature of over 1,000 degrees, but you can put your hand against it and it will only be warm to the touch on the outside of the machine. The machine is also quiet, with extra insulation. Mr. Hultgren explained that a single cremation process takes about two hours, and they conduct about 150 cremations annually so the machine is not going to be used all the time. Mr. Hultgren also described the regulatory nature of crematories with the State, which is called a ROSS permit based on the low emissions or discharge of the cremation equipment. Mr. Hultgren also described the exhaust that will come out and scrubbed through a combustion chamber, and all discharge particles are recorded through the machine.

Mr. Hultgren described the proposed parking expansion that will extend in the rear of the property, in existing green space. The additional parking spaces will increase parking to allow an additional 12 or so parking spaces on the property. The front driveway is also very steep, and the driveway will be modified to reduce the steepness as discussed with the Village's Engineering Department. Finally, Mr. Hultgren described the expansion of the main drive aisle that is currently 18 feet wide, and will be widened to about 20 feet to allow for more space for two-way traffic. A walkway is also proposed along the side of the building to bring guests from the back parking lot to the front entrance. Mr. Hultgren concluded by stating that they are ready to go with the project, thanked Village staff for their assistance during the review of the project, and was available to answer any questions.

Acting Chairman Tucek asked for questions from the audience.

Mr. Robert McNees, of McNees & Associates, 195 Hiawatha Drive, representing the owner of the property at 250 N. Schmale Road to the north of the subject property (Dynamic Investments LLC), came forward. Mr. McNees stated that Dynamic Investments is in the process of building their family-



owned facility, Dynamic MD, and has two concerns with the proposed funeral parlor and crematory. The first concern is that it is an unusual location for a funeral parlor within the industrial park, with conflicts with funeral processions and trucks using Randy and Schmale Roads. The second concern is an environmental concern, specifically with mercury emissions not just for Dynamic MD, but for the industrial park and the community as a whole. Mr. McNees indicated that the emissions might not be visible, but they could still effect people in the area, and relayed the Sterigenics location in Willowbrook. Mr. McNees stated that older teeth fillings had mercury, and unless you remove the teeth prior to cremation, they will become gaseous once burned through the cremation process and can be dangerous because it stays in the environment. Mr. McNees stated that with cremation rates increasing, especially in Europe, there are some countries like the UK that are committed to a 0% mercury emissions rate with cremations, and are requiring mercury scrubbers on cremation equipment. Mr. McNees indicated that technology exists to scrub mercury from crematory emissions, and the Federal Government does not regulate emissions like this. The ROSS program in Illinois indicates that emissions are not big enough to warrant regulations, so there is no standard at the State and Federal levels, and it comes down to the local level to regulate and protect the businesses and residents.

Acting Chairman Tucek asked if Mr. Hultgren wanted to reply to Mr. McNees' comments. Mr. Hultgren stated that they are also concerned about environmental issues, and have researched mercury emissions with crematories but it does not appear that it is a large issue with heavy emissions from crematories. Mr. Hultgren stated that they also discussed the matter with Matthews Environmental, who would be available by phone if specific questions came up. Mr. Hultgren also wanted to go over funeral processions, and he does not believe processions will be an issue because they will work with the Carol Stream Police Department on traffic control when a procession will occur.

Acting Chairman Tucek asked Mr. Farace for the Staff report.

Mr. Farace stated that the applicant is requesting approval for text amendments to add funeral parlor and crematory as special uses in the Industrial District, to remove the prohibition of crematories in the Industrial District, Special Use Permits for a funeral parlor and crematory, and zoning code variations for the front drive aisle width. A parking variation and front parking setback variation were also published in the public notice for the case, but are no longer needed because of modifications to the site plan.

Mr. Farace stated that 565 Randy Road is zoned Industrial, and staff took a look at different permitted and special uses in the Industrial District, and conducted research to deem whether the proposed uses would be acceptable or not in the District. Likewise, Mr. Farace stated that there are performance standards listed in the Zoning Code for properties in the Industrial District pertaining to noise, odors, etc., which would also pertain to the proposed uses. Currently, funeral parlors are only allowed in the B-3 District, which is the zoning designation of Brust Funeral Home on Gary Avenue. The Zoning Code also lists uses specifically prohibited in the Industrial District, including crematories, and the applicant is requesting this use be removed from the list.

Since staff was not familiar with the operations of a funeral parlor or crematory, Mr. Farace stated that staff visited a crematory in Skokie to understand the crematory process and equipment which will be similar to what is proposed at the Randy Road location. The internal process of a cremation was viewed at the Skokie location, with no noise or vibration issues, and staff also walked outside of the building to see if there were any odors or vapors coming from the exterior vent or stack, and there were no discernible odors or large plumes of smoke. Mr. Farace displayed the floor plan on the screens, and went over the layout of the space, and also described the expansion and reconfiguration of parking in the rear of the property, modification of the front driveway, and expansion of the front drive aisle. The front drive aisle will be expanded to be about 20 feet wide, which will still not meet the 24-foot requirement and will be considered nonconforming, but staff can support the variation request. Mr. Farace stated that staff had initial concerns about funeral processions at this location, but Mr. Hultgren indicated that there will be a couple of services per week that will include



processions, and the Police traffic division will handle traffic control on Randy and Schmale, with an average number of vehicles in the procession normally being between 8-10 vehicles, which alleviated staff's concerns. Staff has reviewed the requests from the applicant and can support the requests, with the recommendation that the site work be completed prior to the issuance of a certificate of occupancy for the use.

Acting Chairman Tucek asked for questions from the Commission.

Commissioner Battisto asked if the main chapel will be divided into multiple rooms for multiple wakes. Mr. Hultgren stated that the main chapel will have one service only, but there could be a cremation service taking place in the cremation chapel which would be a smaller group of people. Commissioner Battisto asked Mr. McNees if mercury from dental work was his only concern of mercury being released from the body during a cremation. Mr. McNees stated that the majority of his research was focused on mercury in fillings in teeth. Commissioner Battisto asked if there are any measurements described in research on how mercury gets released during a cremation process. Mr. Hultgren stated that according to Matthews Environmental, it seems to be so far under the limits, that it does not appear to be an issue. Commissioner Battisto stated that since his wife is a dentist, he has a little bit of knowledge on this matter. Over the last two decades, the concept of mercury in dental fillings has come up, and silver is not the preferred medium for filings for the last 2-3 decades, and the American Dental Association has produced studies that the amount of mercury that exists in fillings is so low that it is not a major concern, nor is a major concern to him.

Commissioner Morris stated that he believes the funeral home will be tastefully done, but he believes a small reception area should be provided in the rear of the building that is closer to the parking lot rather than have everyone walk to the front of the building. Mr. Hultgren indicated that he has been working with his architect to change the space on the preliminary floor plan designated for a flower room to be switched to a small reception area instead.

Commissioner Christopher had no questions.

Commissioner Petella asked if cremations for the Wheaton location will be done here, and Mr. Hultgren stated that all cremations will be done here. Commissioner Petella asked if other funeral parlors will be able to use this facility for cremations, and Mr. Hultgren stated that their intention is to not have other facilities have their cremations at this facility. Commissioner Petella also wanted to doublecheck if the main chapel would be split for two viewings at the same time, and Mr. Hultgren said that is not their intention. Commissioner Petella also stated that he agrees that a small reception area in the back of the building would be a good idea.

Commissioner Meneghini reiterated that he believes that the back reception area would also be good, and asked if additional lighting would be included in the back parking lot. Mr. Hultgren stated that more lighting would be included.

Acting Chairman Tucek asked if the Police traffic control is a fee-based service. Mr. Farace stated that there will not be a fee according to the Traffic Sergeant.

Acting Chairman Tucek asked for a motion to recommend approval of Case 20-0015. Commissioner Meneghini moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes:	4	Commissioners Battisto, Morris, Meneghini, and Acting Chairman Tucek.
Nays:	2	Commissioners Christopher and Petella
Abstain:	0	



Absent: 1 Chairman Parisi

The motion passed by majority vote.

This case will go before the Village Board of Trustees on Monday, September 21, 2020, at 6:00 PM for formal approval.

**20-0020 – Tom’s Transportation / 445-449 Randy Road / Special Use Permit for Motor Vehicle Service, Special Use Permit for Outdoor Activities and Operations**

Acting Chairman Tucek swore in Ms. Michaelene Burke, Rosanova & Whitaker, 127 Aurora Avenue, Naperville, IL., Mr. Tom Gorski, 1N171 Fanchon St, Carol Stream, IL, and Bob Walker, Bono Consulting, 1018 Busse Highway, Park Ridge, IL.

Ms. Burke is the attorney from Rosanova & Whittaker in Naperville, and is the attorney for the petitioner Mr. Tom Gorski. Mr. Gorski is requesting two special use permits for motor vehicle service and outdoor activities and operations. Ms. Burke stated that Mr. Gorski currently operates 15 trucks in a transportation business, with the trucks leaving in the morning, go off-site to pick up scrap metal, deposit it off-site, and then bring the trucks back to the property, There are four long trucks and 11 short trucks right now in operation. Ms. Burke stated that in order to accommodate the longer trucks, the applicant is proposing to demolish a portion of the west building for additional space and utilize the remainder of the building for office space. The shorter trucks would be parked on the north side of the property. Commissioner Christopher asked if the office and service bay would be maintained in the west building, and Ms. Burke replied yes. Ms. Burke stated that a portion of the northeast corner of the property will be paved that is currently gravel, and a privacy fence will be installed. In addition, parking will be sufficient for both automobile and truck parking. Commissioner Christopher asked about the type of trucks, and Mr. Gorski stated that they are roll-off trucks and semi-trucks.

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

Acting Chairman Tucek asked Mr. Farace for the Staff report.

Mr. Farace stated that the applicant is requesting two special use permits, for truck repair and for outdoor storage at 445-449 Randy. Two buildings are located on the property, and as already described, a portion of the west building will be demolished. Office space and a service bay will remain in the west building, and the east building will be used for servicing of trucks. Gravel in the northeast quadrant of the property will be removed and paved for additional parking and maneuvering space, and landscaped islands will also be installed within the parking areas. Staff has reviewed the requests, and believes that the storage of the trucks will be sufficiently screened with upgrades to the property, and recommends approval.

Acting Chairman Tucek asked for questions from the Commission.

Commissioners Meneghini, Petella, and Battisto had no questions.

Commissioner Christopher asked if the gas tank in the back of the property will be removed. Ms. Burke indicated that Phase I and II reports were completed on the property. Commissioner Christopher indicated bollards were still installed in the back of the property.

Commissioner Morris asked if the paving of a portion of the gravel area will affect drainage, and Ms. Burke said that it will still drain properly and they are actually decreasing impervious surface overall on the property.



Acting Chairman Tucek asked if the trucks would ever be stored on-site filled with material. Ms. Burke said that they normally are emptied, and Mr. Gorski reiterated that unless the driver isn't able to get to the destination before the end of the day to make the delivery. Otherwise, trucks are emptied at the end of each day at the destination.

Acting Chairman Tucek asked for a motion to recommend approval of Case 20-0020. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Morris, Petella, Meneghini, and Acting Chairman Tucek.

Nays: 0

Abstain: 1 Commissioner Christopher

Absent: 1 Chairman Parisi

The motion was passed by majority vote.

This case will go before the Village Board of Trustees on Monday, September 21, 2020, at 6:00 PM for formal approval.

**20-0021 – Covenant Living at Windsor Park / 124 Windsor Park Drive / Amendment to a Special Use Permit, North Avenue Corridor Review**

Acting Chairman Tucek swore in Mr. Randy Gross, 5700 Old Orchard Road, Skokie, IL, Mr. Jose Montalvo, Atlanta, GA, and Mr. Mark Zaprzalka, 1333 Butterfield Road, Suite 300, Downers Grove, IL

Mr. Gross gave an overview of the proposed project at Windsor Park, which is the construction of 36 assisted living units on two levels, and additional therapy space and other amenities. Parking lot work is also proposed south of the building addition area, and on the north side of the campus. Mr. Gross also described the needs of the residents at Windsor Park, and gave an overview of the layout of the entire campus. The proposed building addition will match the rest of the campus from an architectural perspective. Mr. Gross also went over the project schedule, with construction anticipated to start shortly.

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

Acting Chairman Tucek asked Mr. Farace for the Staff report.

Mr. Farace stated that a Special Use Amendment is being requested for the two-story building addition and the parking lot expansion, along with North Avenue Corridor Review for just the north parking lot work. As already described, the proposed building addition will match from a design and materials perspective with the rest of the campus, and a new entrance feature is also proposed at the south end of the addition. Parking additions will allow for parking on the south and north ends of the campus to exceed Code requirements, and meet the needs of the campus residents, employees and guests, and staff recommends approval of the project.

Acting Chairman Tucek asked for questions from the Commission.

Commissioners Meneghini, Petella, Christopher, and Battisto had no questions.

Commissioner Morris asked for an explanation on the North Avenue Corridor Review as it relates to the parking lot work, and Mr. Farace stated that any project within 400 feet of the North Avenue right



of way requires Corridor Review. The rest of the project that is further south does not require Corridor Review. Commissioner Morris asked if the parking lot meets the Corridor requirements, and Mr. Farace indicated that it will with additional landscaped islands.

Acting Chairman Tucek asked for a motion to recommend approval of Case 20-0020. Commissioner Petella moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

The motion was passed by unanimous vote.

#### **NEW BUSINESS:**

##### **Cancellation of September 28, 2020 Plan Commission Meeting**

Acting Chairman Tucek asked for a motion to cancel the Plan Commission meeting scheduled for September 28, 2020. Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

#### **OLD BUSINESS:**

#### **OTHER BUSINESS:**

#### **ADJOURNMENT:**

At 8:15pm Commissioner Petella moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

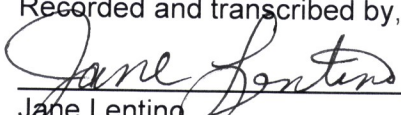
Absent: 1 Chairman Parisi



The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Jane Lenting  
Community Development Secretary

Minutes approved by Plan Commission on this 12 day of OCTOBER, 2020.

  
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Chairman