

**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
January 28, 2019.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and 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, Charlie Tucek, Chairman Parisi.

Absent: Angelo Christopher, Michael Battisto

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 Tucek seconded the motion to approve the minutes of the meeting of November 26, 2018.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher, Battisto

Commissioner Petella moved and Commissioner Creighton seconded the motion to approve the minutes of the special meeting of January 14, 2019.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 2 Commissioners Christopher, Battisto

PUBLIC HEARING

Chairman Parisi 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 #18-0038 – Weiss Commercial Properties – 167-169 Easy Street

Special Use for Outdoor Activities and Operations – Parking of Trucks and Trailers

The representative from County Court Reporters swore in Craig Weiss, Manager of Weiss Commercial Properties, LLC, 165 Easy Street, Carol Stream, IL.

Mr. Weiss stated that he is requesting a Special Use permit for outdoor storage at 167-169 Easy Street for trucks and trailers used for their lawn care business.

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 requesting approval for a Special Use permit for outdoor activities and operations in the form of trailer and truck storage at 167-169 Easy Street. He stated that Mr. Weiss was in front of the Commission in 2017 for the same request for 163-165 Easy Street, which was approved for trailers, trucks and equipment, including salt storage in the northeast corner that is used for the petitioner's lawn care and snow removal services.

Mr. Farace stated that there is a shared driveway between the properties. He also stated that additional trucks and trailers would be stored on the subject property, along with office and warehouse spaces that are being proposed for 167-169 Easy Street.

Mr. Farace stated that the outdoor storage for trucks and trailers in the back of the property is what is being reviewed. He stated that that area has been fenced off with a slatted chain link fence similar to the fence in back of 163-165 Easy Street. He stated that the fence will provide screening for the trucks and trailers.

Mr. Farace stated that Staff is comfortable with supporting the request, and Staff believes that using the fence to screen the outdoor storage and building from Easy Street is appropriate, and recommends approval.

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

Commissioner Creighton asked if there would be a gate on the shared driveway.

Mr. Weiss stated that there is a gate.

Commissioner Creighton asked to clarify the borders of the fencing.

Mr. Farace stated that the fencing goes along the north side and the east side.

Commissioner Creighton asked if the parking lot on the other property had been expanded to the north and if Mr. Weiss was going to expand the parking lot as well, on the 167-169 Easy Street property.

Mr. Weiss stated that he has no intentions of doing that at this time.

Chairman Parisi asked for a motion to approve Case #18-0038.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Meneghini, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was approved.

This case will go before the Village Board of Trustees on Monday, February 4, 2019, at 7:30 PM for formal approval.

Case #19-0001 – 12M Partners, Inc – 470 Kehoe Blvd

Special Use for Parking of Motor Vehicles Not Incidental to a Permitted Use
Special Use for Outdoor Activities and Operations – Parking of Trailers
Plat of Subdivision

The representative from the DuPage County Court Reporters swore in Brian Marino, Owner, 12M Partners, Inc., 21W420 Thorndale, Medina, IL.

Mr. Marino stated that they are seeking a Special Use permit for outside storage for operations and activities for truck and trailer parking at 470 Kehoe Boulevard.

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 requesting a Special Use permit for a parking lot for motor vehicles that are not incidental to a permitted use, a Special Use permit for Outdoor activities and operations for the parking of trailers, and a plat of subdivision.

Mr. Farace stated that the property next door, Com2 at 500 Kehoe Boulevard, requested a fence code variation to install the fence to screen the parking lot area in order to prevent after hours dumping of electronics. He stated that there is vacant land on the west side of the property that will be subdivided and used for a trailer storage lot. He stated that, with the increase of e-commerce, and logistics and distribution centers, many of the industrial businesses have seen an increase of trucks, as well as a noticeable increase of truck traffic on the roads.

Mr. Farace stated that many of the smaller properties don't have space to accommodate the increase in truck traffic, and trailers are being parked or stored where they should not be. He stated that there is not enough space for the amount of trailers within the industrial area as there could be.

Mr. Farace stated that this is an opportunity for a location within the industrial park, that is not a prime location such as along Schmale or North Avenues, where an industrial building would be preferred, for a trailer lot.

Mr. Farace stated that Staff is comfortable with supporting the first Special Use request for the parking lot for motor vehicles that is not incidental to a permitted use, as there will not be a building, or business, at this location. He states that the request is similar to the request in 2017, for Hopewell Services, who uses the rear lot at 505 E. North Avenue to store busses and vans, but had no physical presence in the building.

Mr. Farace stated that the second Special Use permit is for the physical parking of the tractors and trailers. He stated that the parking lot will be paved and can accommodate up to 92 storage spaces, with one space for an office/trailer. However, Staff is recommending that a shed or equipment building in the front corner of the property to store the equipment for the electronic security gate instead of a trailer.

Mr. Farace stated that the front and sides of the lot will be fenced in and will match the fence on the Com2 property, and the back half of the property will be a slatted chain link fence. He stated that there would be an electronic sliding gate along the driveway entrance on Kehoe Boulevard and if companies are leasing spaces in the lot, they will receive a remote control in order for drivers to be able to enter and exit.

Mr. Farace stated that the driveway will be 84 feet long which should accommodate the entire length of a truck to come off of the Kehoe Boulevard and open the gate to be able to park. He stated that the gate will be programmed to close within a few seconds of the vehicle entering or exiting, or when not in use.

Mr. Farace stated that it is Staff's understanding, that businesses will enter into one year lease or multi-year agreements. He stated that Staff felt it would be appropriate, as part of the approval, that there would be provisions as to what activities can and cannot be conducted on the property; such as no maintenance of trailers, no storage of disabled trailers or tractors, drivers cannot sleep in trailers or cabs, etc. He stated that the applicant was in agreement and that it would be part of their lease agreement. Mr. Farace also stated that there would be no allowance for storage of recreational vehicles, or construction materials or equipment, and that the lot would be specific to tractors and trailers.

Mr. Farace stated that there will be landscaping along the frontage of the property in the form of evergreen trees and additional shrubs. He stated that Staff requested additional plant material to provide additional screening along with the fencing. He stated that the applicant was in agreement and an upgraded landscape plan was presented, but was still under review.

Mr. Farace stated that there is a ground sign that is proposed that will have information as to who to contact for leasing information.

Mr. Farace stated that there is a large underground detention system proposed in the central and southern portion of the lot that will accommodate both the parking lot and Com2.

Mr. Farace stated that there is an existing railroad spur along the back of the property that is not in use, and the applicant's legal counsel is working on getting it removed, at which time the easement will be vacated and the spur will be removed.

Mr. Farace stated that there are 10 additional spaces shown on the plan that could be constructed in the back of the property in the future, and that Staff is comfortable with allowing the 10 extra spaces, but that the fence would have to be extended at that time.

Mr. Farace stated that Staff is comfortable with allowing the storage lot in this location, and is supportive of the Special Use requests, and that there is no need for a fence code variation.

Mr. Farace stated that the fence and driveway were initially closer to Kehoe Boulevard than allowed, but that the applicant revised the plans to accommodate the 60 foot setback, and the fence is more than 80 feet away from the property line. He stated that Staff recommends that the stormwater easement be removed, because the storm water area could change in size, and separate plat of easement could be reviewed and approved by Village Board at a later date.

Mr. Farace stated that Staff is comfortable with recommending approval of the plat with the change, and is recommending approval of the overall of the project over all with the conditions listed at the end of the Staff Report.

Chairman Parisi asked for questions from the Commission.

Commissioner Meneghini asked to clarify that the storm water issue was listed in the recommendations.

Mr. Farace stated that the easement should be taken off of the current plat and request a separate plat of easement with the storm water easement on it at a future date.

Commissioner Meneghini asked Mr. Marino if they will be able to suffice the Staff recommendations and how will they know if there is a trucker sleeping in his cab.

Mr. Marino stated that there will be 24 hour surveillance by remote camera, and that they are monitored all the time. He stated that the lease agreement will include that no one is allowed to sleep on the property, as it is a liability, and it would be policed and enforced. He stated that if their equipment is sitting in the lot then companies aren't making money, and will not want their drivers sitting there. He stated that if they break the rules, they won't be allowed to park there. Mr. Marino also stated that they are ok with the modifications.

Commissioner Petella asked how they will know what will be in the trailers and how they will know if it's legal.

Mr. Marino stated that, if there is anything at all in the trailers, it is legal product and they are tagged and secured. He stated that most of the time these lots accommodate spare trailers or equipment where, during peak seasons such as Super Bowl or holidays, extra equipment is needed and there is nowhere to park it. He stated that companies may have to bring equipment a long distance to be staged and it is not cost effective. He stated that they deal with Fortune 100 and 500 companies, not small companies.

Commissioner Petella expressed concern for what might be inside the trailers.

Mr. Marino also stated that trailers cannot be parked for a long period of time, and that, if a trailer is sitting for a long time they will call to ask why it is there.

Commissioner Petella asked at what point caution appears when dealing with yearlong leases.

Mr. Marino stated that they are dealing with reputable companies and they will assume they are doing business legally. He stated that they don't deal with small companies and that most leases will be multi-year leases. He stated that this is needed in this area.

Commissioner Petella asked if the trailers would come and go on a daily basis.

Mr. Marino stated that they do, but there will be times where there will not be many trucks in the lot. He stated that there are certain times where trucks have to be stacked in order to be preloaded, in order to be shipped. He stated that it's likely to be full on holiday weekends.

Commissioner Petella stated that he hopes that a close eye will be kept on the property, and it is something that the Village needs.

Mr. Marino stated that they plan on doing more lots like this and want to do the right thing.

Commissioner Creighton asked what kind of traffic is anticipated on a daily basis.

Mr. Marino stated that it's hard to say and it will depend upon who is in the lot. He stated that the end of the month, Superbowl and holidays seem to be heavier, and that companies that move non-food products are in and out a lot less.

Commissioner Creighton asked if Mr. Marino owned another lot like this.

Mr. Marino stated that they own other real estate, but that this is a prototype, and that it is costly and they plan on doing more.

Commissioner Creighton expressed concern about trucks stacking up on Kehoe Boulevard.

Mr. Marino stated that truck stacking shouldn't happen. He stated that trucks should pull in and clear before the next truck pulls in. He stated that it is monitored and, if there are complaints, it will be policed.

Commissioner Creighton asked Mr. Farace to clarify if DeMar was still using 500 Kehoe to stack trucks and if there have been any problems.

Mr. Farace stated that they were on the side, and there have been no problems, but that sometimes the drivers don't park the way they should.

Mr. Marino stated that the bigger companies have spotters.

Commissioner Creighton asked if the railroad spur is being used.

Mr. Farace stated that there might be some spurs off of Lies Road that are in use, but this particular spur is not operational.

Commissioner Creighton asked if the ground sign would meet zoning requirements.

Mr. Farace stated that it would.

Commissioner Tucek why there is no maintenance allowed as it seems like a perfect place to do it.

Mr. Marino stated that there may be an occasional flat tire or emergency maintenance, but that regular maintenance will be not allowed.

Commissioner Tucek expressed that he does not want the truckers to be penalized for trying to do something to make it safe for the road.

Mr. Farace stated that they don't want regular maintenance done because they don't want oil to go into the sewers.

Mr. Marino stated that most of the trucks are newer and leased, and are usually maintained by the leasing company.

Commissioner Tucek asked if a tractor is going to be stored and picked up in the lot, where the driver's personal vehicle will be stored.

Mr. Marino stated it will be both tractor and trailer storage, but primarily trailers. He stated that drivers will be dispatched out of their hub, take a trailer and leave, however, if there is a preloaded tractor/trailer, the driver would park their personal vehicle in that spot because it is designated to that business.

Commissioner Tucek asked if it was against code to put personal vehicles in the lot.

Mr. Farace stated that they could put personal vehicles in the lot, but they probably won't.

Mr. Marino stated that if someone parked their personal vehicle in the lot, they are working for the company.

Chairman Parisi referred to item number three in Staff recommendations where it states "that the applicant shall install a decorative fence of similar style and height in its place along the remainder of the east property line", and asked Mr. Farace if, when discussing the variation for the Com2 property, the direction that the fence was going to be in line with the property immediately to the west.

Mr. Farace stated that was correct, however, it was assumed it was done that way.

Chairman Parisi that the plan shows it almost to the back of the building.

Mr. Farace stated that was how they installed it.

Mr. Marino stated that the decorative fence was installed all the way along the western boundary line to the back of the property.

Chairman Parisi stated asked if the recommendation was valid.

Mr. Farace stated that the fence would have gone in line with their building but they brought the decorative fence much further south, which is fine.

Mr. Marino stated that they did the east side of their property as well.

Chairman Parisi asked about the storm trap.

Mr. Marino stated that they are putting some type of storm system into place, but haven't decided which type as of yet.

Chairman Parisi asked to clarify that the intended storm trap is large enough to take care of the Com2 property as well as 470 Kehoe Boulevard.

Mr. Farace stated that it would need to be for both.

Chairman Parisi asked if the petitioner is going to do all of the improvements as part of the agreement.

Mr. Marino stated that they are. He stated that the detention pond will go underground, and it is part of the agreement.

Chairman Parisi asked Mr. Farace about the landscape in front, off of Kehoe Boulevard, and asked the Engineering Department to look at the berm height because the engineer is calling for 1 ½ to 3 foot berms, but the contours show the berm as six to seven feet tall.

Mr. Marino stated that it would be tall, and that it was originally smaller because they had it closer to Kehoe Boulevard.

Chairman Parisi asked if they were comfortable that there is enough staging for the exiting truck to see over the top of the berm and that no pine trees will be planted that will obstruct the view.

Mr. Farace stated that they will have to be strategically placed.

Mr. Marino stated that they will have clear view, in and out.

Chairman Parisi expressed concern that if two trucks were there, the flow would not be what it should.

Chairman Parisi asked for a motion to approve Case #19-0001.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Petella, Meneghini, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was approved.

This case will go before the Village Board of Trustees on Monday, February 4, 2019, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

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

The motion was passed by unanimous vote.

OTHER BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

Mr. Farace informed the Commission of the cancellation of the meeting on February 11, 2019, due to lack of items on the agenda.

Mr. Farace stated that the prize for the most creative question asked at the training session at the special meeting held on January 14, 2019, was awarded to Commissioner Tucek.

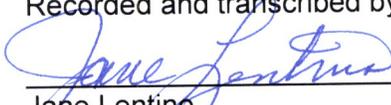
ADJOURNMENT:

At 7:38pm Commissioner Creighton moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

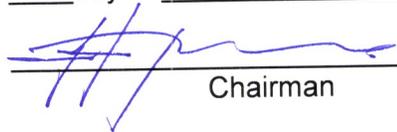
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 8 day of APRIL, 2019.



Chairman

