

**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
July 22, 2019.***

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and requested a nomination for Acting Chairman. Commissioner Tucek motioned to nominate Commissioner Creighton, which was seconded by Commissioner Petella, and was unanimously approved.

The results of the roll call were:

Present: Commissioners Dave Creighton, Angelo Christopher, John Meneghini, Frank Petella, Charlie Tucek, Michael Battisto.

Absent: Chairman Frank Parisi.

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

MINUTES:

Commissioner Meneghini moved and Commissioner Christopher seconded the motion to approve the minutes of the meeting held on June 24, 2019.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

PUBLIC HEARING:

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

The motion was passed by unanimous vote.

Case #19-0008 – Triumph Construction Services/Dynamic MD – 250 North Schmale Road
A Special Use Permit for Motor Vehicle Service
A Special Use Permit for Outdoor Activities and Operations – Parking of Trailers

Acting Chairman Creighton swore in Russell Scurto, 1013 Oakland Court, Barrington, IL, and Vasile Sorocean, 332 Castle Circle, Carol Stream, IL.

Mr. Scurto stated that the location is off of Schmale Road and they are requesting a Special Use for the storage of the trailers, and trucking maintenance and storage facility for Mr. Sorocean's fleet, Dynamic MD. He stated that it is in accordance with the surrounding area.

Mr. Scurto stated that the site is completely fenced on three sides with slatted fencing, and on the front will be decorative fencing, and that only decorative fencing will be seen when coming down Schmale Road.

Acting Chairman Creighton asked for questions from the audience.

Elizabeth Pruett, 77 East Pembroke Drive, Lake Forest, Illinois, read her notes objecting to the Special Use permit application for 250 North Schmale Road. She stated that Butler Products Corporation owns the building located at 565 Randy Road, which is directly behind and shares a lot line with a Special Use permit requester to the south.

Ms. Pruett read a letter which provided a list of factors which outlined their disapproval of the permit. She stated that the land used for a trailer parking lot will have a negative impact on adjacent property values. She stated that trailers with a height of twelve and a half to fourteen feet along a seven foot chain-link fence will be highly visible despite landscaping. She stated that the proposed lighting, exhaust pollution, and noise are a serious deterrent to adjacent tenant use

Ms. Pruett stated that the proposed development has an elevation of 798 versus Schmale Road at 793. She stated that engineering review and detention calculations have not been met, and that storm water detention and runoff issues affect adjoining properties.

Ms. Pruett stated that trucks entering and exiting on Schmale Road, which has a speed limit of 40 MPH, pose a traffic hazard.

Ms. Pruett stated that they would be available and happy to meet on the issues presented and recommended that the Plan Commission rejects the proposed application.

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

Mr. Farace stated that the applicant is seeking two Special Use permits, one for motor vehicle service, and one for outdoor activities and operations in the form of parking of trailers for Dynamic MD, at the property located at 250 North Schmale Road, which is on the west side of Schmale and just south of Kehoe Boulevard. He stated that the property is a vacant lot at this time.

Mr. Farace stated that a building is being proposed on the south side of the property, and would be used for office space and service-based space for the applicants business. He stated that service work on trucks will be specifically for the business, and that there wouldn't be trucks coming from outside facilities to be serviced.

Mr. Farace stated that the building will be a precast concrete building and will be little over 11,000 square feet.

Mr. Farace stated that a truck service requires Special Use approval in the Industrial District, along with the truck/trailer storage. He stated that it is not an uncommon request for properties that are within the Industrial District, and that there are several properties that have requested Special Use approval for trailer storage.

Mr. Farace stated that trailer storage is proposed on the north and south sides of the property with smaller parking spaces proposed on the west side of the property, as indicated by the petitioner. He stated that the entire rear of the property will be fenced in by a 7-foot tall

slatted fence, and that there will be landscaping installed around the exterior of property consisting of a combination of evergreens, and deciduous trees and shrubs. He stated that there is a detention basin proposed in the frontage along Schmale Road that will have landscaping along the east side for screening purposes. He stated that there will be additional landscaping along the detention area on the north that wraps around the south side of the property for added screening.

Mr. Farace stated that, as indicated, there will be a decorative fence along the Schmale Road side of the property with a gate.

Mr. Farace stated that the entrance to the property is at least a hundred feet from the roadway, and that trucks will be able to fully enter into the property. He stated that trucks will not stick out onto Schmale Road, which would impact traffic.

Mr. Farace stated that Staff is supportive of both the Special Use permit request for the truck service and for the outdoor storage for the trailers given the proposed screening with the fencing and the landscaping, and is recommending approval with the conditions listed at the end of the Staff report.

Acting Chairman Creighton asked for questions from the Commission.

Commissioners Meneghini and Christopher had none.

Commissioner Petella asked if they were dealing with DuPage County Water Reclamation and if there was going to be a vault under the lot.

Mr. Farace stated that it would have to meet the County storm water ordinance and the retention basin is above ground. He stated that the Engineering Department has reviewed the preliminary stormwater plan and there will likely be some modifications, but that the project would not be moving forward to the Plan Commission if our Engineering Department didn't feel comfortable with it.

Mr. Farace stated that the Village, and definitely DuPage County, would not allow any type of drainage or stormwater runoff onto adjacent property. He stated that all of the stormwater needs to be collected and drain through the subject property.

Commissioner Tucek clarified that the subject property is currently vacant and asked about its prior use.

Mr. Farace stated that the subject property has always been vacant and there were no prior uses.

Commissioner Tucek asked Ms. Pruett about a point or code that has not been met, and asked Mr. Farace to address the concern.

Ms. Pruett stated that detention had not been met.

Mr. Farace stated that likely the proposed detention basin might have to be modified to be sure that the amount of capacity is being met for the property.

Mr. Scurto stated that the preliminary engineering plans do have storage under the lot to make up for anything that can't get into the pond, and that they will meet all city and county requirements.

Commissioner Tucek asked Ms. Pruett if that would address her concern.

Mr. Louis Hawley, 404 W Brampton Lane, Arlington Heights, IL, a consultant to Ms. Pruett, stated that if there is not sufficient detention that there is always the chance for runoff mechanically, which puts a lot of burden on then mechanical versus natural.

Mr. Scurto stated that there is no mechanical runoff, and that it is a standard stormwater runoff that goes into a storm sewer drain. He stated that the vaults underneath control the flow into the pond, so if it does start to fill up, it goes through a restrictor into the pond. He stated that it is designed for over a three hundred year flood.

Commissioner Battisto asked about the type of trucks or vehicles that will be exiting, and peak usage.

Mr. Sorocean stated that most of the trailers are not tall, that they are a flatbed freight trailer, which is 40 inches off of the ground. He stated that it is a small fleet, and that even if more units were added, there would still be less traffic as compared to other industrial facilities that receive product. He stated that product would not be shipped or received at this facility and that trucks will come just to park when not on the road.

Mr. Sorocean stated that their business model is over the road, and that trucks are all over the country and, if they are operating at full capacity, they will have about 40 units. He stated that they will probably have 10 to 15, with possibly a few more on the weekends.

Mr. Sorocean stated that they ship military freight and street sweepers that are built in Elgin, IL, all over the country. He stated that, at this time they rent parking in East Dundee, which is costly and not secured. He stated that they would like to have the ability to protect and ship the freight the way it was picked up.

Mr. Sorocean stated that the business model is not to cause any unsafe any traffic or inconvenience. He stated that it is to bring value to the community and be able to satisfy their customers.

Commissioner Battisto asked to clarify that there about 20 trucks in Mr. Sorocean's fleet.

Mr. Sorocean stated that the fleet has 20 trucks and that there are only five in Chicago at this time.

Commissioner Battisto asked if they come at all times of day or night.

Mr. Sorocean stated that they don't do local freight so a truck may be parked overnight and leave in the morning.

Acting Chairman Creighton asked if the flatbeds would be empty.

Mr. Sorocean stated that they may be empty, but there may be loaded trailers as well.

Acting Chairman Creighton asked Ms. Pruett to clarify the location of her property and what her business does.

Mr. Farace verified that Ms. Pruett's property was just to the south of the subject property.

Ms. Pruett stated that the property is vacant. She also showed the Commission a picture of another property with a slatted fence and landscaping that did not screen trailers very well.

Commissioner Tucek asked if the picture was a view from her property.

Ms. Pruett stated that it was not her property but was in the area, and that she felt it would be helpful to understand that landscaping would not detract the view of trailers from her building.

Ms. Pruett asked why, if there are only five trailers, are there 25 spaces, and that it is her understanding that the business will grow and will this is what they will see.

Commissioner Meneghini asked Ms. Pruett what she thought her business would be.

Ms. Pruett stated that her property has an office with an area for loading and unloading that is not currently being used. She stated that they would like her building to look its best. She stated that for a tenant or potential buyer to see that there are going to be trucks parked out the door in which they come in will detract from the value of her property.

Commissioner Meneghini asked to clarify that Ms. Pruett's concern is aesthetics, fumes and noise,

Ms. Pruett stated yes, and the water issue.

Mr. Sorocean stated that the two properties south of the subject property are vacant. He stated that, once his business is moved in, there will be new jobs for people who will all shop in the area, pay taxes, and it will be productive for many years in the future.

Mr. Scurto stated that the trailers are flatbed trailers, not box trailers, and that they stay below the fence line. He stated that the only thing that might be above the fence line is the cab, or street sweeper that would be parked overnight and on the road the next day.

Commissioner Battisto asked that the Staff recommendations be read for the record.

Acting Chairman Creighton read the following recommendations:

1. That the Cover Letter (received May 24, 2019), and Supplemental Business Information (received May 31, 2019), shall be adopted as part of the governing ordinance for the Special Use Permits;
2. That the security gate shall always be kept closed except for when a vehicle is actively entering or exiting the storage lot;
3. That trucks shall not be allowed to back into the property from Schmale Road;
4. That only automobiles shall park in the front automobile parking lot along Schmale Road, and no trucks, trailers, or equipment shall be allowed to be parked or stored in said lot;
5. That the landscape materials must be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis
6. That a Knox padlock shall be provided on the security gate, and the Carol Stream Fire Protection District and Village Police Department shall be provided keys to said padlock for access onto the property;
7. That trucks and trailers shall be parked in parking spaces only and not block access nor be parked in drive aisles;

8. That prior to the issuance of a building permit, the fence detail and note on the site plan shall be corrected to illustrate a seven foot height instead of a six foot height;
9. That the fencing shall be maintained in good condition so as to provide effective solid screening of the trailer storage area;
10. That Final Engineering review and detention calculations shall include the following:
 - a. It appears approximately 1 acre-ft of volume is shown when closer to 1.4 acre-ft is required.
 - b. The ordinance requires that all new impervious areas filter through the native vegetation. The parking area is still not handled.
 - c. There are concerns regarding the size and orientation of the basin with respect to plant survivability. Manufactured devices may be needed for volume control; and

That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations. Acting Chairman Creighton stated that those are the staff conditions that go along with the recommendation.

Acting Chairman Creighton asked for a motion to recommend approval for a Special Use Permit for motor vehicle service and a Special Use Permit for outdoor activities and operations. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

This case will go before the Village Board of Trustees on Monday, August 5, 2019, at 7:30 PM for formal approval.

Case #19-0011 – Warren Johnson Architects/Burger King – 840 W. Army Trail Road
 Amendment to a Special Use for a Second Drive-Up Service Window
 Sign Code Variation

Acting Chairman Creighton swore in Tracy Willie, 19 N Greely Street, Palatine, IL

Ms. Willie stated that we are applying for an amendment to the existing Special Use for a second drive-through lane, as there is currently one. She stated that they are also requesting a sign code variation to allow an additional sign on a new canopy.

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

Acting Chairman Asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is requesting an amendment to a Special Use permit for a second drive up service window at the Burger King at 840 West Army Trail, along with a sign code variation.

Mr. Farace stated that what is being proposed is substantial interior and exterior renovations to the Burger King on Army Trail Road, located in one of the out lots in Heritage Plaza, at the southeast corner of Army Trail and County Farm Road. He stated that a second drive-through lane is being proposed next to the existing drive-through lane. He stated that a few of the southernmost parking spaces will be removed to accommodate the second drive-through lane, citing that, typically, about 70% of customer sales come from the drive-thru lanes at fast food restaurants.

Mr. Farace stated that the existing drive-through lane will stay in its current configuration and the new menu board and ordering board will be installed in the southernmost section. He stated that the queueing will include space for an additional two to three vehicles. He stated that they're also going to do some renovations to the parking lot, including restriping and patching, and landscaping.

Mr. Farace stated that there will be major renovations to the building, such as the addition of new exterior material on the building to accommodate their new prototypical look, which will include new signage.

Mr. Farace stated that the petitioner is also requesting new signage which includes typical Burger King logos on three sides of the building and a canopy sign on top of one of the newer metal canopies on the west side of the building, above the main entrance, and referred to a picture of an existing location.

Mr. Farace stated that, according to the Village's sign code, canopy signage or awning signage is supposed to be on the face of the awning or the canopy, noting that the code is geared more towards traditional canopies or awnings that are fabric. He stated that this canopy is more contemporary in that it is metal and more modern in design. He also stated that it is thinner or smaller, and that if the words were on the face of the canopy they would not be legible, so they would be placed on top.

Mr. Farace stated that the KFC and the McDonald's on the east side of Schmale Road received similar variations a few years ago.

Mr. Farace stated that Staff is comfortable supporting the variation request, and that it is tastefully done. He stated that the letters are the same metal as the metal canopy and it doesn't take away from the new appearance of the building.

Mr. Farace stated that Staff is supportive of both the sign variation request and the amendment to the Special Use.

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

Acting Chairman asked for a motion to recommend approval of the Special Use permit for a second drive-thru service window. Commissioner Petella moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

This case will go before the Village Board of Trustees on Monday, August 5, 2019, at 7:30 PM for formal approval.

Acting Chairman Creighton asked for a motion to approve the sign code variation. Commissioner Petella moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

The motion was unanimously approved.

Case #19-0013 – LPC Carol Stream, IIL-550 Center Avenue

A Special Use for Outdoor Activities and Operations-Parking of Trailers
 Termination of a Special Use for a Recycling Center and a Special Use Permit for an Annual Household Hazard Waste Collection Event

Acting Chairman Creighton swore in Aaron Martell, Logistics Property Company, 1 North Wacker, Chicago, IL, and Steve Shanholtzer, Manhard Consulting, 700 Springer Ave, Lombard, IL.

Mr. Martell stated that they have been the owners of the property located at 550 Center Avenue, for about 25 years. He stated that it used to be a waste management facility. He stated that they are seeking a Special Use permit for outdoor storage and operations and trailer parking that will go along with a 185,000 square-foot industrial distribution facility, or inventory building. Mr. Martell stated that they do not have a tenant at this time, and that they are trying to design the building with flexibility and with as much of the market in mind as possible.

Mr. Martell stated that the building will have tall, clear ceilings, maneuverability in the truck courts, and will have trailer parking. He gave the history of the building stating that it was a waste management facility and a spice company for storage. He stated that they are we hoping to attract one of the best tenants in the country. He stated that it's going to be about an 18 million dollar project that will bring in a best-in-class user.

Mr. Martell stated that the project will commence construction immediately, and that they have started demolition.

Mr. Martell stated that the trailer parking will be on the north side of the building, will have 47 parking spaces, and will be concrete paved, fenced in, and landscaped. He stated that it will be consistent with the Glen Ellyn Storage, who is the owner of the property across the street.

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 petitioner is seeking approval of a Special Use permit for the parking of trailers, along with Staff's request to terminate two previously approved Special Use permits for the recycling facility that was there previously.

Mr. Farace stated that what is being proposed is the demolition of the existing building, and a building of approximately 186,000 square foot speculative office/warehouse building will be constructed in its place. He stated that the building would be a nicely designed, precast concrete building. He stated that the site plan is nicely laid out with building centrally located, and access from both Fullerton Avenue, for the automobile traffic or the parking lot, and Center Avenue, which will have a separate curb cut to accommodate truck traffic. He stated that an office/warehouse use, depending on the business, would be a permitted use in the Industrial district.

Mr. Farace stated that a Special Use permit for a use is not what's being requested. He stated that the Special Use that is being requested is for the trailer parking area on the north side of the building, which is required for properties within the Industrial District.

Mr. Farace stated that Staff feels it makes sense to make the request at this point and, as with similar requests, a combination of fencing and landscape screening is what accompanies these types of requests.

Mr. Farace stated that the landscape plan does a good job of screening and providing appealing landscaping around the building and around the automobile parking area, along with some screening on Center Avenue, and around the modified and enhanced detention area on the west side of the property. He stated that the screening that is proposed at the northeast corner of the property will be a double row of evergreen trees. He stated that at the northeast corner of the property, near the truck docks, will be a seven foot tall, solid fence that will wrap around the northeast corner of the property.

Mr. Farace stated that one of Staff's conditions is that the type of fence will be decided on once a tenant moves into the building prior to occupancy, which Staff is comfortable with. He stated that Staff recommended another small section of fencing along the west side of a small section of evergreens, that is proposed just east of the docks, to match fencing that is proposed at the northeast corner of the property. He stated that there may have been a concern about the grading in this area, but the Engineering Department felt that something could be worked out so the entire area doesn't need fencing, and that it was listed as a condition of approval if the Planning Commission also so chooses.

Mr. Farace stated that Staff is highly supportive of the request and that it makes sense to get rid of the recycling center building and have a new office/warehouse building at this location.

Mr. Farace stated that Staff is hoping the Plan Commission is supportive of terminating the Special Use permit for the recycling center. He stated that when the property was annexed into the Village in 1989 or 1990, and rezoned, a Special Use permit was granted for the property to contain the recycling center. He stated that if the building is going to be demolished, it makes sense to remove that Special Use permit. He stated that in 1998, a Special Use permit was granted for outdoor activities and operations to hold an annual household hazardous waste event on the property, and Staff believes that Special Use permit should be terminated as well.

Mr. Farace stated that Staff is recommending of approval of both requests.

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

Commissioner Petella asked what will be done to break up the monotony of the outside of the precast building.

Mr. Martell stated that there is an abundance of glass on the south elevation along Fullerton, which is not typical for a building this size. He stated that they are hoping for just one tenant, but if there were a third tenant, they would like them to benefit from having a nice store front entrance, which is in center of the south elevation.

Mr. Farace stated that there is articulation on all four sides of the building.

Commissioner Christopher stated the building could be set up for four tenants.

Mr. Martell stated that it's set up better for three.

Commissioner Christopher stated that the location of the fence doesn't make sense, and asked why it was not on the property line

Mr. Shanholtzer stated that fence is positioned where it is due to a public water main.

Commissioner Tucek asked to clarify the history of the building, and asked about the Special Use permit for a recycling center but not for food.

Mr. Farace stated that it was for food storage and not preparation.

Acting Commissioner Creighton asked Mr. Farace about the parking numbers, and if what was shown on the site plan will be adequate.

Mr. Farace stated that Staff was comfortable based on percentage of office space versus warehouse space.

Acting Commissioner Creighton asked for a motion to terminate the Special Use permits for a recycling center and for an annual household hazardous waste event. Commissioner Meneghini moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

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

The motion was unanimously approved.

Acting Commissioner Creighton asked for a motion to approve the Special Use permit for outdoor activities and operations. Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve with Staff conditions..

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

The motion was unanimously approved.

This case will go before the Village Board of Trustees on Monday, August 5, 2019, at 7:30 PM for formal approval.

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

The motion was passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated that there were no items scheduled for the Plan Commission meeting scheduled for, August 12, 2019.

Acting Chairman Creighton asked for a motion to cancel the Plan Commission meeting scheduled for August 12, 2019. Commissioner Christopher moved and Commissioner Battisto seconded the motion.

The motion passed by unanimous vote.

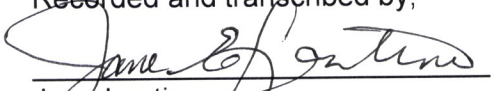
ADJOURNMENT:

At 7:57pm Commissioner Battisto 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 26 day of August, 2019.


 Chairman