

**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
August 26, 2019.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:06pm and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

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

Absent:

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 Tucek seconded the motion to approve the minutes of the meeting held on July 22, 2019.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Chairman Parisi.

Absent: 0

PUBLIC HEARING:

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

The motion was passed by unanimous vote.

Case #19-0014 – FIC America Corporation – 485 E. Lies Road

A Special Use Permit for Outdoor Activities and Operations – Installation of A/C Units
Zoning Code Variation to Allow a Structure in the Front Yard

Chairman Parisi swore in Greg Fernandez, Maintenance Manager, and Sho Ishimaru, EHS Supervisor, FIC America, 485 E Lies Road.

Mr. Ishimaru stated that they are requesting approval to put in an HVAC unit in front of the building at 485 E Lies Road. He stated that it has to be in front of the building by our parking lots due to the size of the unit.

Mr. Ishimaru stated that there are two docks, one in the back of the building and another one on the side of the building, and there is constant high traffic so those areas of the building are not feasible. He stated that they tried to work out the logistics with their contractor and determined that this was the best location.

Mr. Fernandez stated that this was the only choice because the roof is unable to support the required units as it wasn't designed to hold that heavy of a load, and to reinforce the roof would be very costly. He stated that outside of the units will be closed in and screened to match the color of the building so as not to be seen from Lies Road.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that FIC America is seeking approval of a Special Use permit for outdoor activities and operations for the installation of two HVAC units along with a variation for those units to be within the front yard of the property, which is at the northwest corner of Schmale and Lies Roads.

Mr. Farace stated that the units are approximately ten and a half feet tall by twelve feet wide. He stated that, in most instances, Staff would prefer to see units located in the rear, or along the side of the property, so that they weren't visible from the roadway, and, as stated in the cover letter, it is the most feasible location, as the dock is located in the rear of the property.

Mr. Farace stated that there will be a loss of about six parking spaces, but after a parking analysis, Staff felt comfortable that the property can accommodate the loss of the spaces.

Mr. Farace stated that the units, along with the duct work that's going to be running up along the front of the building, will be screened by a screening material that will match the color of the existing precast. He stated that Staff is recommending that the screening have the same reveal pattern as the precast concrete, and the same blue band so that it's almost a seamless pattern. Mr. Farace showed an example of the Owens & Minor building as reference of a similar screening type that blended in with the building.

Mr. Farace stated that Staff is supportive of the request for the Special Use permit along, with the variation to have the units in the front of the building, with the conditions listed at the end of the Staff Report.

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

Commissioner Petella asked if the screening around the units will be open on the bottom for airflow, and if the petitioner was ok with painting it to match.

Mr. Fernandez stated yes.

Commissioner Christopher referred to Exhibit B-3 and suggested that the 24 ½ inch opening be screened as a safety issue and to deter animals, kids and garbage. He stated that he would like to add an amendment to the Staff Report.

Commissioner Battisto asked if there were any environmental or protection concerns.

Mr. Fermandex stated that there will be a guard rail.

Chairman Parisi referred to Exhibit B-3a and asked how the ductwork was being screened.

Mr. Fernandez stated that it would be attached to the ductwork, itself, and project out.

Chairman Parisi asked for a motion to recommend approval for a Special Use Permit the installation A/C units and a variation to install a structure in the front of a building, with an additional condition to provide screening at the bottom of the structure, for FIC America Corporation. Commissioner Meneghini moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion was unanimously approved.

This case will go before the Village Board of Trustees on Tuesday, September 3, 2019, at 7:30 PM for formal approval.

Case #19-0015 – 505 E. North, Inc. / Hopewell Services – 505 E. North Avenue

Amendment to a Special Use Permit for Outdoor Activities and Operations –
Parking and Storage of Vans

Chairman Parisi swore in Bob McNees, McNees & Associates, 195 Hiawatha Drive, Carol Stream, and Will McDermott, Hopewell Services, 505 E. North Avenue, Carol Stream. Mr. McNees stated that he represents the owner of the building at 505 E. North Avenue and that Hopewell Services is a transportation company that currently uses the rear parking area to store buses and vans and where they received approval of a Special Use Permit in 2017. A site plan was shown on the screens to illustrate the parking areas on the property, and Mr. McNees gave background on the other tenants in the building and uses on the property, and indicated that Hopewell is proposing to consolidate offices from other locations and lease space in the subject building and park up to 70 mini-vans in the main parking of the property.

Mr. McNees continued with the request that it is for the northern spaces in the main parking lot, just north of the Comcast entrance, and in terms of the lease between Hopewell and the property owner, that Hopewell shall have a minimum of 40 spaces in the main lot but up to 70 spaces total. Mr. McNees reminded the Commission that Hopewell has contracts with several local school districts, including Glenbard North, Queen Bee, and several others in the area, which makes this property a logical location to have their office and fleet. Mr. McNees indicated that traffic cones are being used to delineate the spaces for Hopewell in the parking lot currently, and fleet drivers use the same method as they do in the far north parking lot where drivers park their personal vehicles in the van space and pull vans out each morning. Mr. McNees stated that office employees would park in the regular parking lot, and that all other regulations would be preserved from the original Special Use Permit except those that are being modified with this request, including using the Phillips Court driveway to get onto Schmale Road which WSDRA have greatly appreciated.

Mr. McNees reiterated that these vehicles are regular mini-vans that will be parked in the main parking lot, and ownership is in agreement with providing landscaping along the front of the parking lot along North Avenue.

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 applicant is sending an amendment to the previous Special Use Permit that was granted to Hopewell Services in 2017. Two Special Use Permits were granted in 2017; a Permit to allow parking of vans and buses, and a Permit to allow the parking of those vehicles for a business not physically located on the property. Now that Hopewell will be occupying a tenant space in the building, an amendment is only necessary to allow the additional 70 van spaces in the main parking lot. Mr. Farace went over the parking requirements for the 505 E. North Avenue property, and explained that with the 70 van spaces for Hopewell, there would be a parking deficit if the building was fully occupied by office tenants. However, staff agrees with the lease provision that a reduction of van parking would be required if a parking issue was apparent on the property, while still giving Hopewell a comfort level that they could operate from the property. Mr. Farace also explained that staff requested parking lot screening be installed along North Avenue to provide some landscaping to screen the vans, rather than install landscaped islands in the parking lot and lose parking spaces. Mr. Farace stated that staff is supportive of the request.

Chairman Parisi asked for questions from the Commission. Commissioners Battisto, Tucek, Christopher, Petella, and Meneghini had no questions. Chairman Parisi also had no questions.

Commissioner Creighton asked how the parking spaces for Hopewell will be distinguished from the rest of the parking spaces. Mr. McNees indicated that traffic cones are being used right now, but if other tenants move into the building, then they could restripe the parking spaces a different color to differentiate them. Commissioner Creighton also indicated that there was a typo in Condition #4 of the staff report.

Chairman Parisi asked for a motion to recommend approval for an Amendment to a Special Use Permit for outdoor activities and operations for parking of vans for 505 E. North, Inc./Hopewell Services, LLC. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes:	7	Commissioners Christopher, Petella, Meneghini, Tucek, Battisto, Creighton, and Chairman Parisi.
Nays:	0	
Abstain:	0	
Absent:	0	

This case will go before the Village Board of Trustees on Tuesday, September 3, 2019, at 7:30 PM for formal approval.

The motion was unanimously approved.

Case #19-0019 – Community Consolidated School District 93 – 283 El Paso Lane
A Special Use for a School Building Addition

Chairman Parisi swore in Keith Briggs, Board President from District 93, Dr. David Hill, Superintendent from District 93, and V.P. Trinh, Associate with Arcon. Mr. Briggs thanked the Commission for giving them the opportunity to talk about the Science, Technology, Engineering, and Mathematics (STEM) lab that will be added to Jay Stream Middle School. Dr. Hill explained that the District provides opportunities for exceptional learning experiences for their students and in different areas, and are trying to optimize

these learning experiences. One of these experiences is to expand the building by about 5,500 square feet on the back of the building to provide classrooms and labs. This addition will be similar to the new STEM lab at Stratford Middle School. Dr. Hill explained that the hope is to get the project moving forward during next spring and summer and have it open up when school starts up in August 2020.

Chairman Parisi asked for questions from the audience.

Mr. Joe Blakely at 296 Springbrook Lane, Carol Stream, stated that he lives next to the field by the school. Mr. Blakely asked if there are hours of construction that the School District should be following, because with other projects, including a roof and entrance vestibule project this summer, workers were out at the school on the weekends by 6am-6:30am. Chairman Parisi asked Mr. Farace to go over hours of construction in the Village. Mr. Farace stated that construction hours are 6am to 8pm during the week and 8am to 8pm on Saturdays. Mr. Blakely reiterated that work at the school has started earlier than 8am on Saturdays, including this past weekend. Chairman Parisi recommended that Mr. Blakely contact the Police in the future if construction is occurring during non-construction hours. Dr. Hill also gave his business card to Mr. Blakely.

Mr. Farace summarized the request, and that the School District is seeking approval of a Special Use Permit to construct a 5,500 square foot addition on the east side of the building. Mr. Farace showed the location of the addition on the screens in the room. Mr. Farace stated that the addition will be located over an existing hard surface area, so from a stormwater perspective, staff doesn't believe there should be an issue, especially with the construction of permeable paver parking lots a few years ago as well. The addition will also match the building architecturally, and so staff is recommending approval of the school's request.

Chairman Parisi asked for questions from the Commission. Commissioners Meneghini, Christopher, Creighton, Tucek, and Battisto had no questions.

Commissioner Petella stated that he appreciated that Dr. Hill gave the resident his business card, and he understood that it's sometimes hard to control construction projects but that the District should try to be as good a neighbor as possible to the residents in the area. Dr. Hill stated that in future bid documents, that construction hours will be provided.

Chairman Parisi asked about the building possibly encroaching onto the property line, and Mr. Farace indicated that is actually a sand area for gym class and all setbacks will be met for the building. The District representatives stated that the area is a long jump pit.

Chairman Parisi asked for a motion to recommend approval for a Special Use Permit for Community Consolidated District 93/Jay Stream Middle School. Commissioner Meneghini moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes:	7	Commissioners Christopher, Petella, Meneghini, Tucek, Battisto, Creighton, and Chairman Parisi.
Nays:	0	
Abstain:	0	
Absent:	0	

This case will go before the Village Board of Trustees on Tuesday, September 3, 2019, at 7:30 PM for formal approval.

The motion was unanimously approved.

Case #19-0020 – JT's Corner Tap & Eatery – 1022 Fountain View Drive

Amendment to a Special Use for a Restaurant with a Bar Area – Restaurant Expansion

Chairman Parisi swore in Jeremy Truex, JT's Corner Tap & Eatery, 1022 Fountain View, Carol Stream. Mr. Truex stated that he is the owner of the restaurant, and they have a 2nd location in Lombard (JT's Porch Saloon & Eatery). They are interested in expanding the restaurant after being in business for a little while, and occupy the unit just north of them which is about 1,400 square feet. Mr. Truex indicated that the space will be used for private parties, and will be a game room with pool tables, dart boards, TVs, and will be connected to their existing space, and will have some additional seating.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that JT's is seeking an Amendment to a Special Use Permit for a restaurant with a bar area to expand into the vacant 1,400 square foot space to the north of them. They are located in the western building of the Fountains at Town Center commercial development, as the end cap unit. The floor plan illustrates pool tables, dart boards, along with some extra seating and storage space, and also shows the connecting hallway with their existing restaurant.

Staff reviewed parking for the expansion at the center overall. Mr. Farace showed an aerial photograph of the Fountains at Town Center on the screens, and gave an overview of parking for the center. While parking requirements are met, Mr. Farace stated that parking counts were conducted over selected Thursday, Friday, and Saturday nights recently just to make sure parking would be adequate, and there were spaces available with customers possibly having to walk from the east parking lot over to the west building if the west parking lot is full. Given the pedestrian-orientation of the Fountains at Town Center, this is how it already functions. Therefore, staff is supportive of the request.

Chairman Parisi asked for questions from the Commission. Commissioners Creighton and Meneghini had no questions. Chairman Parisi also had no questions.

Commissioner Battisto asked about seating in the expansion, and Mr. Truex stated that there will be a drink rail along the back wall of the expansion.

Commissioner Tucek asked the reasoning behind the need to request the Special Use Amendment. Mr. Farace stated that the previous restaurant received a Special Use Permit for a restaurant with a bar area, and this expansion would be amending that floor plan layout.

Commissioner Christopher asked if the video gaming would be moved into the expansion, and Mr. Truex stated that the gaming devices would remain in the main restaurant. Commissioner Christopher asked for clarification on alcohol service in the expansion, and Mr. Truex said that no bar area will be in the expanded area, but customers can consume alcohol in the expanded area. Commissioner Christopher also asked how the layout will work for parties. Mr. Truex stated that they have tabletops made that fit over the pool tables for parties. Commissioner Christopher also asked about access into the space, and it was explained that all access will come through the main entrance to the restaurant, with emergency doors also provided.

Commissioner Petella stated that at one point there was talk of putting a professional building at the north side of the development. Mr. Farace highlighted the area on the screens where a small medical or professional office building could be located, and explained that he's only spoken to one individual in the past few years who has expressed interest in the site. Parking would be shared, with most of the usage probably occurring during daytime hours.

Chairman Parisi asked for a motion to recommend approval for an Amendment to Special Use Permit for JT's Corner Tap & Eatery. Commissioner Creighton moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

This case will go before the Village Board of Trustees on Tuesday, September 3, 2019, at 7:30 PM for formal approval.

The motion was unanimously approved.

PRESENTATION:

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated that there will be a meeting on September 9th.

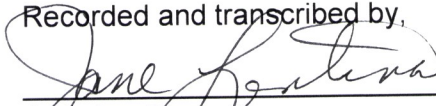
ADJOURNMENT:

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 9 day of SEPTEMBER, 2019.



Chairman