

**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 24, 2015

Community Development Director Donald Bastian called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for an Acting Chairman in the absence of Chairman Christopher. Commissioner Meneghini nominated Commissioner Creighton and Commissioner Petella second the nomination it was passed by unanimous vote. Acting Chairman Creighton directed Secretary Roberta Vogel to call the roll.

The results of the roll call vote were:

Present: Acting Chairman David Creighton, and Commissioners Dee Spink, Frank Parisi, Frank Petella, John Meneghini and Charlie Tucek.

Absent: Chairman Angelo Christopher.

Also Present: Don Bastian, Community Development Director, Roberta Vogel, Secretary and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Parisi made the second to approve the minutes of the meeting of August 10, 2015.

The motion passed by unanimous voice vote.

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Parisi made the second to open the Public Hearing.

The motion passed by unanimous voice vote.

**Case # 15169 Robert Foley/Mercedes Benz USA, LLC – 100 Mercedes Drive
Variation – Landbanked Parking
Final Plat of Subdivision**

Acting Chairman Creighton swore in the witness, Robert Foley of Dewberry Engineers Inc. 25 S. Grove Avenue, Elgin, IL 60123. Also works out of office in New Jersey at 600 Parsippany Rd. Parsippany, NJ.

Mr. Foley explained the size of the existing building and the proposed addition. Mr. Foley states the need for the expansion and indicates the staffing will increase by 10 employees. Mr. Foley indicates the need to combine the two lots for the expansion as it crosses over the lot line; he also states the architectural design theme of the expansion will match the theme of the existing building. Mr. Foley states the combined lot size of 37.9 acers, explains the truck traffic growth from 15 to 21 in the 5 year period. He refers to parking exhibit A and explains that the existing need and future need for parking will not change so they are asking to landbank 120 spaces in the eastern portion of the undeveloped lot for future parking if or when needed. He explains the storm water situation and indicates they will construct a Storm Water management facility at the southeast corner of the property with some re-grading of the land area on the west side creating a swale channel to direct water into the new basin. He states they are still working on

details with the engineering staff but the intent is that it will meet current regulations environmentally. They are also proposing a limited amount of landscaping directly in front of the new addition along Mercedes Drive to enhance the area as well.

Acting Chairman Creighton asks for any questions from the audience. No questions.

Acting Chairman Creighton asks Mr. Bastian for the staff report.

Mr. Bastian states the applicant is requesting a variation in accordance with §16-13-2(G) of the Carol Stream Zoning Code to allow for the landbanking of required parking spaces in the I Industrial District, and a Final Plat of Subdivision in accordance with §7-2-6 of the Carol Stream Subdivision Code to allow two lots to be consolidated into a single lot. Mr. Bastian points out the background of landbanked parking, states that with the expansion of the building the code would require 234 parking spaces with the 115 spaces they plan to have in the lot in front of existing building and the 120 space landbanked lot to the east of the building they would be able to provide the number of space required by the Zoning Code. Staff has visited the site several times and does not foresee a problem with parking, if in the future we feel more parking is needed they would need to construct more parking as noted in the conditions. The second part of the request is a Plat of Subdivision it is essentially a Plat of Consolidation, Mercedes subdivided the lot into two lots 10-12 years prior and now is looking to combine them again. The staff finds the Plat acceptable subject to minor corrections to the certificates and easements. Staff recommends approval of the Variation and the Plat of Subdivision subject the conditions in the staff report.

Acting Chairman Creighton asks the Plan Commission for any questions.

Commissioner Tucek, no questions.

Commissioner Meneghini, no questions at this time.

Commissioner Spink, no questions.

Commissioner Petella, no questions

Commissioner Parisi asked a technical question regarding flooding issues in Carol Stream and asks about the detention basin capacity for the landbanked area if it needs to be constructed.

Mr. Foley states they did and states that this project has taken a year of design gestation to get here. Originally Mercedes was looking to do a much more comprehensive multi use development campus type facility which required a PUD Application. The easterly portion of the lot was originally designed to accommodate another building and parking, so the storm water for this site originally was designed for all of those structures so when it became the expansion only we still needed a considerable amount of volume and we reran calculations and kept the original storm water design so it does take into account the construction of the landbanked parking should that need to be constructed.

Acting Chairman Creighton asks about the striping of the lot.

Mr. Foley states we are proposing the striping to be in accordance with Village Code striping per the detail.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the request.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton, Commissioners Petella, Tucek, Meneghini, Spink and Parisi.

Nays: 0

Abstain: 0

Absent: 1 Chairman Christopher

Mr. Bastian reminded the applicant that this request will go before the Village Board on Monday, September 8, 2015 at 7:30 PM for final approval.

**Case # 15210 Lineworks Ltd./Blackhawk Corrugated LLC, 700 Kimberly Drive
Special Use Permit – Outdoor Activities and Operations**

Acting Chairman Creighton swore in the witness, Walter Dohrmann of Lineworks, 3501 Woodhead Drive, Northbrook IL.

Mr. Dohrmann states Blackhawk Corrugated is taking over the building at 700 Kimberly Drive and manufactures corrugated boxes. The process of making the corrugated cardboard requires a cornstarch based slurry that is used as an adhesive and in order to do this a silo is needed to store the cornstarch. Mr. Dohrmann explains the size of the silo being 50' in height and 12' in diameter located in the southeast corner of the building 10' off the building. Mr. Dohrmann states the silo is proposed to be white steel, explains the filling procedure and the process for getting the cornstarch into the building through pipes, and also agrees to partial screening of the 50' silo with evergreens.

Acting Chairman Creighton asked for any audience questions. No audience questions.

Acting Chairman Creighton asked Don Bastian for the Staff Report.

Mr. Bastian states late in 2014, Toronto-based Atlantic Packaging Products and StandFast Packaging of Addison, Illinois, entered into a joint venture arrangement to establish and operate a corrugated sheet feeding operation within the existing 366,000 square foot building at 700 Kimberly Drive. The new business, Blackhawk Corrugated, represents a \$40 million total investment in the building and property. One of Blackhawk's product lines at this facility is corrugated shipping containers, and a corn starch-based adhesive, mixed on-premises, is used in the manufacturing process. Blackhawk Corrugated would like to install an outdoor silo to allow for the storage of the corn starch that is used in manufacturing the adhesive. Mr. Bastian states the applicant is requesting a Special Use Permit in accordance with Section 16-10-2(B)(14) of the Carol Stream Zoning Code to allow for the outdoor installation of a storage silo. Mr. Bastian explains the storage of the silo, the filling and processing procedure of the cornstarch, he states that for the Special Use Permits in the industrial locations the primary goal is to try to accomplish screening, Blackhawk Corrugated will paint it white to blend in with the building and install the silo 180' back from Kimberly Drive. He explains the constraints that limit the locations of the silo on the property. The rail spur behind the property will be used for the rolled paper delivery so putting the silo in this location is not an option, the fire lane on the outside of the building needs to be maintained so the silo cannot be installed along the south wall of the building, the silo also needs to be relatively close to the interior processing location as well, so where the silo location shown is the optimal spot for the business. Staff is not under the impression that the screening is going to hide the 50' silo but will enhance the area and screen the piping from the silo to the building. Mr. Bastian points out the approval of other Special Uses where complete screening has not been possible. Mr. Bastian states the staff is in position to recommend approval of the Special Use subject to the conditions in the staff report.

Acting Chairman Creighton asked for questions from the Plan Commissioners.

Commissioner Parisi, no questions.

Commissioner Petella asks about the need for state, county or local fire district review due to the flammability of the cornstarch, to review the silo.

Mr. Bastian states that the permit has not been applied for yet and the fire code will be complied with.

Commissioner Petella asks if the Fire District has to do a review.

Mr. Bastian states yes.

Commissioner Petella asks if it's a common practice that Fire District review a permit like this.

Mr. Bastian states yes.

Commissioner Petella asks did you consider some sort of parapet wall around it to protect the pipes from ant sort of damage.

Mr. Dohrmann states he doesn't feel it's necessary.

Commissioner Spink asks about the foundation of the silo.

Mr. Dohrmann states it will sit on a 12' diameter foundation.

Commissioner Meneghini asks about the new business Blackhawk Corrugated as a result of a joint venture and asks about employee count and how many shifts.

Mr. Dohrmann states about 200 and three shifts.

Commissioner Tucek, no questions.

Acting Chairman Creighton asks about the maintenance of the silo, will there be a schedule and if there is any experience with this type of silo.

Mr. Dohrmann states there is no maintenance scheduled at this time and states that every five to seven years it will need to be painted.

Commissioner Petella made the motion to recommend approval and Commissioner Meneghini made the second to approve the request.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton, Commissioners Petella, Tucek, Meneghini, Spink and Parisi.

Nays: 0

Abstain: 0

Absent: 1 Chairman Christopher

Donald Bastian reminded the applicant that this request will go before the Village Board on Monday, September 8, 2015 at 7:30 PM for final approval.

Commissioner Spink moved and Commissioner Parisi made the second to close the Public Hearing.

The motion passed by unanimous vote.

NEW BUSINESS:

Commissioner Meneghini moved and Commissioner Spink made the second to cancel the meeting for September 14, 2015.

The motion passed by unanimous vote.

Mr. Bastian states he received a phone call from Chairman Christopher and he will be unable to attend any meetings due to work related commitments until November, we will continue to ask for a nomination for an Acting Chairperson at each meeting.

Mr. Bastian also mentioned that Commissioner Parisi will be speaking at the next Village Board meeting on September 8, 2015 representing the Carol Stream Parks Foundation.

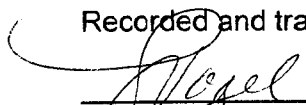
ADJOURNMENT:

At 7:35 p.m. Commissioner Spink moved and Commissioner Tucek made the second to adjourn the meeting.

The motion passed by unanimous vote.

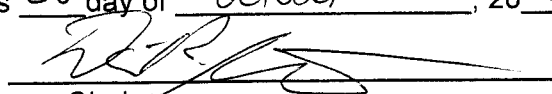
FOR THE COMBINED BOARD

Recorded and transcribed by,



Roberta Vogel
Community Development Secretary

Minutes approved by Plan Commission on this 26 day of October, 2015.



Chairman