

**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

October 26, 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 Petella Meneghini nominated Commissioner Creighton and Commissioner Meneghini 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 Petella, John Meneghini and Charlie Tucek.

Absent: Chairman Angelo Christopher and Frank Parisi.

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

MINUTES:

Commissioner Spink moved and Commissioner Meneghini made the second to approve the minutes of the meeting of August 24, 2015.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Parisi.

PUBLIC HEARING:

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

The motion passed by unanimous voice vote.

**Case # 15247 Goalaso Soccer Training, 236 Westgate Drive
Special Use – Private Recreation Use**

Acting Chairman Creighton swore in the witness, Jim Froslid, President of Goalaso Soccer Training, 1022 Deerglen Court, Glen Ellyn, IL 60137.

Mr. Froslid states that he is the President of Goalaso Soccer Training and he has a short presentation. Mr. Froslid states the mission of the business. States the coaches teach core skills of the game working

with 8-10 players at a time in one hour fast paced sessions testing players mentally and physically. Mr. Frosliid gives his background as a soccer player and volunteer coach in Glen Ellyn Park District and explains his intentions and his motivation for the business. Mr. Frosliid explains the additional use for the facility as a rental facility for other groups. Mr. Frosliid states the scope of his target customer, explains the traffic flow, parking and the layout, egress and materials that will be used in the facility.

Acting Chairman Creighton asks for any questions from the audience.

There is one question asked from the audience, no name given. Is it an indoor or outdoor facility?

Mr. Frosliid states it is an indoor facility and states the size.

Acting Chairman Creighton asks Mrs. Pandey for the staff report.

Mrs. Swati Pandey states the applicant is requesting a Special Use Permit in accordance with §16-10-2(B)(13) of the Carol Stream Zoning Code to allow for the operation of a private recreation use in the I Industrial District at 236 Westgate Drive. Mrs. Pandey states the key features of the business and the hours of operations including the peak hours of operations and the maximum occupancy anticipated in the building. States the general floor plan was well explained by the applicant. The east entrance will be used by the participants and the rear access will be for employee use only. Mrs. Pandey states the other tenant at 232 Westgate Drive was also a Special Use approval and explains the surrounding properties also contain a mix of service, office and light industrial uses and limited semi-truck traffic. Goalaso Soccer training would have different peak business hours that would be complimentary with regards to traffic and parking requirements. Mrs. Pandey states the parking access for Goalaso Soccer Training has been the focus of the staff and states the requirements for parking based on occupancy in the building as provided by the applicant. In order to provide the adequate parking the applicant has worked with the neighboring properties to allow the use of their parking lot during non-business hours for Goalaso Soccer to use. Mrs. Pandey explains the table in the staff report for parking. Mrs. Pandey states the property maintenance issues stated in the staff report and explains staff will be working separately on those issues. Mrs. Pandey states staff recommends approval subject to conditions on page seven of the staff report.

Acting Chairman Creighton asks the Plan Commission for any questions.

Commissioner Petella asks about payment to the neighboring properties for use of parking, what the anticipated number of occupants during the day would be, what would the peak season be, confirms the rear entrance will not be used for participants but staff only and if there are any other common areas besides the parking.

Mr. Frosliid states he had not addressed payment for parking but has discussed listing them as additional insured, states peak time is from November to the end of March, day time hours will not be the peak hours, the rear entrance will be used for staff only and the only common area would be the parking lot and explains the layout of the interior.

Commissioner Spink asks about the padding on the walls, which walls will be protected, asks if all the age groups will be mixed and asked since you have birthday party rentals would there be tournaments there as well and also asks about the evaluation of each child and what the advertising techniques are. Commissioner Spink also asks about First Aid and CPR, and about vending machines.

Mr. Frosliid explains both walls will have the blue protective padding and the other two walls will have the netting because they are open, he states he will have age brackets at the two fields and that the facility is a training facility not a game facility with parents dropping off and picking up, he states that they have age group evaluations and they separate the children into age and skill levels to train together, states his advertising is mostly by word of mouth and would not do too much advertising, states his goal is to

branch out into the other the communities for a larger customer base. Mr. Froslid states he has trained staff on procedures for emergency vehicle access but does not have CPR or First Aid certified staff but is willing to look into it and states that there will be vending machines available.

Commissioner Tucek asks if the current space is empty.

Mr. Froslid states there is currently a vending company occupying the space that will be vacating.

Commissioner Meneghini asks about ratio adult to child, asked about certification that Mr. Froslid would need to have this type of instruction capability.

Mr. Froslid states each field will have a 1-8 to 10 ratio, typically not more but could be less, Mr. Froslid state he currently has a National D License which includes first aid.

Acting Chairman Creighton asks about the parking being available on Westgate and the neighboring street to the west of the building and if there is a walkway from that road on the west side of the building.

Mr. Froslid states there is no walk way but the space between the buildings would adequate space to walk.

Mr. Bastian states the road is not in the Village and that there is a solid fence across the rear of all of the industrial properties and there would not be a way to access the property.

Commissioner Meneghini moved and Commissioner Petella made the second to approve the request with the staff recommendations.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Parisi.

Mr. Bastian reminded the applicant that this request will go before the Village Board on Monday, November 2, 2015, at 7:30 PM for final action.

**Case # 15271 Crystal Filling, Inc. 518 Randy Road
Special Use Permit – Outdoor Activates and Operations**

Acting Chairman Creighton swore in the witness, Krzysztof Poplawski, President of Crystal Filling, Inc. 272 E. Red Oak Ave., Bensenville, IL.

Mr. Poplawski states he would like to move his business presently in Elk Grove Village to Carol Stream for a bigger facility and to do so he would need to install an outdoor tank to store alcohol for the business; it is too expensive to deliver from the Wisconsin supplier.

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

Acting Chairman Creighton asked Don Bastian for the Staff Report.

Mr. Bastian stated that Elk Grove Village-based Crystal Filling, Inc., which manufactures base solutions for perfumes, is looking to relocate to the currently vacant building at 518 Randy Road in Carol Stream. One of the components of the base solutions that Crystal Filling manufactures is denatured ethanol, and Crystal Filling would like to install a 2,000 gallon tank outside behind the building to allow a larger quantity of denatured ethanol to be stored on-site, thereby enabling more efficient operations. As the Village has viewed similar outdoor tank installations as constituting an *outdoor activity and operation*, which is listed as a Special Use in the Industrial District, Krzysztof Poplawski, President of Crystal Filling, Inc., is seeking approval of a Special Use Permit to allow for the installation of the outdoor tank. Mr. Bastian states the location of the tank is behind the building the tank would be placed on a pad and be 15 feet 8 inch in height, there would be a 2 foot 2 inch concrete containment wall built around the perimeter of the concrete slab that would be large enough to hold the contents of the tank in the event of a leak or failure. Mr. Bastian explains the process of moving the substance to the building for use in production. Typically the staffs concern is the appearance of the tank from the street in this case the building is twenty feet tall and the tank is 15 feet 8 inches so the tank should be completely screened from Randy Road by the building. We did recommend the tank be shifted five feet further west and at that location it would be completely blocked from Randy Road. The applicant has agreed to the new location. Mr. Bastian explains the building permit process and code requirements and needed approvals from the office of the state Fire Marshal for the installation of the tank. Mr. Bastian also states the property maintenance issues the applicant would need to address and the applicant has agreed to comply. Mr. Bastian states staff recommends approval of the Special Use Permit for the outdoor tanks subject to the conditions on page four of the staff report.

Acting Chairman Creighton asked for questions from the Plan Commissioners.

Commissioner Tucek asks about the off load of the product, will it be a complete back load from the street to the back corner of the building, and asks about the reverse move on the street.

Mr. Poplawski states yes the truck would backup to the tank.

Mr. Bastian states Randy Road is not a road that on street maneuvering is not allowed.

Commissioner Meneghini asks how long Mr. Poplawski has been in business and how many employees he would have.

Mr. Poplawski states since 1998, and he has 6-8 employees.

Commissioner Petella asks about parking and delivery of the product.

Mr. Poplawski states that the west side of the building will be employee parking and the east side of the building will be delivery.

Commissioner Spink, no questions.

Acting Chairman Creighton asks about the chemical dangers and what safeguards are in place. Acting Chairman Creighton asks if moving the tank five feet further will affect the delivery capabilities.

Mr. Poplawski states it is flammable and after it's mixed with 30% water it is less flammable. Mr. Poplawski states he does not think so.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Chairman Christopher and Commissioner Parisi.

Donald Bastian reminded the applicant that this request will go before the Village Board on Monday, November 9, 2015 at 7:30 PM for final action.

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

The motion passed by unanimous vote.

NEW BUSINESS:

Commissioner Petella moved and Commissioner Spink made the second to cancel the meeting for November 9, 2015.

The motion passed by unanimous vote.

Mr. Bastian starts the discussion of administrative approval for certain outdoor activities in the Industrial District. The Plan Commission discusses the possibility for a text amendment so the staff could approve outdoor activity requests of a similar nature to Case # 15271 at 518 Randy Road.

The PC/ZBA unanimously directed the staff to prepare a draft text amendment for consideration.

ADJOURNMENT:

At 7:55 p.m. Commissioner Meneghini moved and Commissioner Petella made the second to adjourn the meeting.

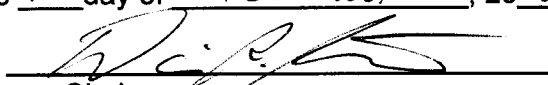
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


Roberta Vogel
Community Development Secretary

Minutes approved by Plan Commission on this 14 day of December, 2015.


Chairman