

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois

February 25, 2008

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

Chairman David Michaelson called the Regular Meeting of the Combined Plan Commission / Zoning Board of Appeals to order at 7:30 pm and directed Recording Secretary Wynne Progar to call the roll.

- Present: Commissioners Anthony Manzzullo, Angelo Christopher, Ralph Smoot, Lateef Vora, Dee Spink and David Michaelson
- Absent: Commissioner Joyce Hundhausen
- Also Present: Village Planner John Svalenka and Recording Secretary Wynne Progar

MINUTES:

Commissioner Christopher moved and Commissioner Spink made the second to approve the Minutes of the Meeting of February 11, 2008 as presented. The results of the roll call vote were:

- Ayes: 6 Commissioners Manzzullo, Christopher, Smoot, Vora, Spink & Michaelson
- Nays: 0
- Absent: 1 Commissioner Hundhausen

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Manzzullo made the second to open the public hearing. The motion passed by unanimous voice vote.

A#08025: VILLAGE OF CAROL STREAM –124 Gerzevske Lane
Expansion of a Special Use Permit – Outdoor Activities and Operations

John A. Turner, 124 Gerzevske Lane, Carol Stream, IL was sworn in as a witness in this matter. He explained that the Public Works Department was requesting an expansion of a Special Use Permit for outdoor activities and operations to allow the installation of an above-ground 2500 gallon E-85 fuel storage tank at the Public Works Center. Mr. Turner explained that currently the E-85 compatible Police Vehicles must go to Glen Ellyn to fuel their vehicles. This takes them out of the Village for at least a 15 minute period and no vehicles can refuel at night since they cannot enter the facility. It was noted that all of the new Police Vehicles are being delivered with the E-85 option fuel use system and since the direction of the Village Board is to go "green" whenever possible it has been determined that having an E-85 tank within the Village would be most economical and convenient that having to leave the Village. Currently the Village Public Works facility has three underground tanks for unleaded gasoline and diesel fuel. E-85 cannot be used in a standard gasoline tank that is not rated for such usage, and the tanks in place will not be ready for replacement for another ten years or so. Therefore, the request is for a temporary above ground E-85 fuel tank to be installed behind the PW building and will meet all setback requirements. The tank is sealed and double walled and will have easy access

behind the gated property and can be keyed alike so there will be the same access as the gasoline tanks.

There were no comments or questions from those in attendance at the call for public hearing. Mr. Svalenka stated that there is a detailed report that has been given to the Commissioners and that it is also available to the public by request and that he will give a brief summary of that report. He said that the Village Board approved a Special Use Permit for the Public Works Center in 1995 which included a Salt Dome and an outdoor storage lot. The request now is for an expansion of that special use permit to allow that fuel tank. The tank will be located near the center of the site, and staff has evaluated the request from an aesthetic standpoint and notes that the tank will be well screened from surrounding properties by existing structures. From an operational standpoint, the tank would be located adjacent to the existing north to south drive aisle along the west side of the main Public Works building where it would allow for easy access by vehicles to be fueled and by trucks filling the tank. It would not block access through the site by other vehicles. In reviewing the installation for safety concerns, it will meet the International Fire Code requirements as well as building code requirements regarding setbacks from adjacent buildings and overhead wires, and the well site. Mr. Svalenka noted that the Village has approved a Special Use for outdoor fuel tanks in the past, most recently on July 2, 2007 at 465 Fullerton Avenue. Therefore, Staff recommends approval of the expansion of the Special Use Permit for Outdoor Activities and Operations in accordance with §16-10-2(B)(14) of the Carol Stream Zoning Code to allow installation of a 2500-gallon aboveground E-85 fuel storage tank in the I Industrial District, subject to the following condition:

1. That the development and operation of the tank will comply with all state, county and village codes and requirements.

Commissioner Christopher said that he agrees with the Staff recommendation.

Commissioner Spink asked if this will be installed on a concrete pad and was told that the tank will be placed on concrete supports that will rest on an asphalt surface. Commissioner Spink asked what type of protection will be in place and Mr. Turner replied that there will be six bollards spaced around the tank.

Commissioner Manzullo said that he would like to commend the forward thinking of the Village for the use of E-85 fuel and as a resident it is good to see this happen.

Chairman Michaelsen asked if there will fire extinguishers in place and Mr. Turner said there would be whatever number that is required by the Fire Code.

Commissioner Manzullo moved and Commissioner Smoot made the second to recommend approval of the request for an expansion of a special use expansion permit for outdoor activities and operations and the installation of an above-ground E-85 fuel tank at the Public Works Center in accordance with staff recommendations. The results of the roll call vote were:

Ayes:	6	Commissioners Manzullo, Christopher, Smoot, Vora, Spink & Michaelsen
Nays:	0	
Absent:	1	Commissioner Hundhausen

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on March 3, 2008 and was advised to attend that meeting.

Commissioner Manzullo moved to close the public hearing and Commissioner Spink made the second. The results of the roll call vote were:

Ayes:	6	Commissioners Manzullo, Christopher, Smoot, Vora, Spink & Michaelsen
Nays:	0	
Absent:	1	Commissioner Hundhausen

NEW BUSINESS:

Commissioner Spink moved and Commissioner Vora made the second to cancel the meeting of March 10, 2008 due to the lack of any petitions ready for consideration on that date. The results of the roll call vote were:

Ayes:	6	Commissioners Manzzullo, Christopher, Smoot, Vora, Spink & Michaelsen
Nays:	0	
Absent:	1	Commissioner Hundhausen

ADJOURNMENT:

At 7:45 pm, Commissioner Manzzullo moved and Commissioner Christopher made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD