

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

July 14, 2008

***All Matters on the Agenda may be discussed, amended and acted upon***

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

Present: Commissioner Anthony Manzzullo, Angelo Christopher, Ralph Smoot, Dee Spink, Joyce Hundhausen (at 7:35) and David Michaelsen

Absent: Commissioner Lateef Vora

Also Present: Community Development Director Bob Glees and Recording Secretary Wynne Progar

**MINUTES:**

Commissioner Spink moved and Commissioner Smoot made the second to approve the Minutes of the Meeting of June 23, 2008 as presented. The results of the roll call vote were:

Ayes:	5	Commissioners Manzzullo, Christopher, Smoot, Spink & Michaelsen
Nays:	0	
Absent:	2	Commissioners Vora and Hundhausen

**PUBLIC HEARING:**

**# 07052:                    DAVID SCHONBACK -    Northeast Corner of St. Charles Road and Morton Road**  
***Zoning upon annexation to I- Industrial District***  
***Final Plat of Subdivision***  
***Variation – Rear Yard Setback***  
***CONTINUED FROM 6-23-08 MEETING***  
***Variation – Parking Lot Greenspace***

David Schonback, 625 Fabyan Parkway, Geneva, IL was sworn in as a witness in this matter. He stated that everything in regard to his request is in the staff report and that he is in agreement with the conditions in the report.

There were no comments or questions from those in attendance at the call for public hearing.

Chairman Michaelsen noted that the record is to show that the staff report is hereby entered and made a part of the record.

This report serves as an addendum to the report presented at the May 27 and June 23, 2008, Plan Commission/Zoning Board of Appeals meetings. At the May 27 meeting, David Schonback presented his proposal and received questions and comments from the Plan Commission. At the conclusion of the public hearing, by a 4-0 vote, the Plan Commission continued the case to allow the applicant time to make certain revisions to his site plan, to obtain a sign-off from Engineering Services that the DuPage County stormwater management

permit is in order, and to add to his requests a variation for rear yard setback. At the June 23 meeting, the case was again continued because the applicant had been unable to resolve certain outstanding issues, and to allow the applicant time to add to his requests a variation for parking lot greenspace. The issues and current status are as follows:

- County approval of the stormwater permit. The Engineering Services Department has signed off on this issue, and confirmed that the stormwater management permit approved by DuPage County now corresponds with the plans attached hereto as Exhibit A. **Issue resolved.**
- Submittal of a request for variation for rear yard setback, legal notice of the request for variation. The applicant has submitted the request and staff has placed the required legal notice. Staff's evaluation of the request is provided herein. **Issue Resolved.**
- Revisions to the site plan to provide adequate curb returns at the entrance drives to the satisfaction of the Village Engineer, and trash enclosures constructed with masonry materials to match the masonry on the buildings. We have received revised plans and we find them satisfactory. **Issue resolved.**
- Submittal of a request for variation for parking lot greenspace. The applicant has submitted the request and staff has placed the required legal notice. Staff's evaluation of the request is provided herein. **Issue resolved.**

The applicant is requesting approval of an amendment to the existing preannexation agreement for the property at 27W371 North Avenue to reflect zoning upon annexation in accordance with §16-15-7 of the Carol Stream Zoning Code, a plat of subdivision in accordance with §7-2-3 of the Carol Stream Subdivision Code, approval of a variation for rear yard setback in accordance with §16-10-2(G) and §16-15-6 of the Carol Stream Zoning Code, and approval of a variation for parking lot greenspace in accordance with §16-13-2(E)(3) and §16-15-6 of the Carol Stream Zoning Code. Attached for review are the public notice for the most recent variation request, Forms B-1 submitted by the applicant for his two variation requests, and reduced copies of the Site Geometric Plan (Exhibit A), Building Elevation (Exhibit B), and Plat of Subdivision (Exhibit C).

**Variations:**

As noted in the initial staff report, the Zoning Code requires a front yard of not less than 75 feet, interior side yard of 10 feet, corner side yard of 40 feet and rear yard of 75 feet. With the St. Charles Road frontage being identified as the front of the property, the proposed building and parking locations would meet Carol Stream's setback requirements with the exception of the rear yard building setback, which is proposed to be 26.75 feet rather than the required 40 feet. Staff notes that the building setbacks meet the requirements of DuPage County, the permitting authority; however the applicant has obtained approval from the County for variations for parking and drive aisle setbacks. Staff would observe that the applicant has presented no reason to justify his request for variation from Carol Stream's rear yard setback requirement. However, we also must note that the project has been approved by DuPage County as meeting its requirements, and is not out of keeping with other industrial properties in the St. Charles Road corridor. Therefore, staff has no objection to the requested variation for rear yard setback.

Also as noted in the initial staff report, Section 16-13-2(E)(3) of the Zoning Code requires that 5% of the parking lot paved area be landscaped to provide visual relief. Staff has evaluated the applicant's proposed site plan, and we find that the two parking lots have a combined area of approximately 21,800 square feet, and so 1,090 square feet of landscaped area are required; however, the proposed parking lot islands have a combined area of approximately 490 square feet, and so the requirement is not met. In reviewing the applicant's request for variation from

the parking lot greenspace requirement, we note that parking is proposed to be provided in the amount of 55 spaces, including three handicapped spaces. Staff has expressed to the applicant a concern with respect to the parking ratio, in that only 1.9 spaces per 1,000 square feet of floor area would be provided. The applicant has not identified any proposed uses for the building, and so parking must be evaluated using expected uses. If the overall building were to include warehouse uses, with a relatively minor level of office use, such as 10%, the parking requirement would be 33 spaces and the site plan would be adequate. However, if more intense uses were to occupy the building, such as auto service or a greater degree of office use, the parking demand could exceed the 55 spaces. Staff believes the proposed parking will likely be sufficient, but we invite comments from the Plan Commission on this matter. In order to provide increased greenspace in accordance with the Zoning Code, four parking spaces would need to be removed. We would again note that the project has been approved by DuPage County as meeting its requirements, and is not out of keeping with other industrial properties in the St. Charles Road corridor. We would also note that, in view of the possibility that some future uses may require a greater amount of parking than anticipated, it may be prudent to provide as many spaces as possible. Therefore, staff has no objection to the requested variation for parking lot greenspace.

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-15-6(D) of the Zoning Code:

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

In order to meet the parking lot greenspace requirements, the amount of parking spaces or the size of the proposed building would need to be reduced. The applicant desires to maximize the building size and parking provided.

2. The plight of the owner is due to unique circumstances.

There are no unique circumstances associated with the property.

3. The variations, if granted, will not alter the essential character of the locality.

The surrounding area is primarily unincorporated commercial and industrial properties, and the existing uses have been developed under DuPage County requirements, and do not meet many of Carol Stream's requirements. The variations, if granted, will not alter the essential character of the locality

4. The particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience.

There are no physical conditions that bring about a hardship.

5. The conditions upon which the petition for the variations is based would not be applicable generally to other property within the same district.

The conditions associated with this site are no different than any other site in the vicinity. Therefore, the conditions upon which the petition for the variations is based would apply generally to other properties.

6. The granting of the variations will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

The granting of the variations should not be detrimental to the public welfare or other properties in the vicinity.

Based upon the evaluation criteria, staff finds little to support the applicant's requests for variations. However, in view of the nature of the development as an unincorporated property in DuPage County, and that the project meets County standards, staff has no objection to approval of the applicant's request for variations as part of a preannexation agreement for access to Village utilities.

### **Summary**

Based upon our review, staff finds that the applicant's requests for rezoning upon annexation, variations for rear yard setback and parking lot greenspace, and plat of subdivision are reasonable and will have minimal impacts on adjacent properties and rights-of-way. Staff finds the applicant's proposed site plan to be acceptable.

Staff recommends approval of the request for zoning upon annexation, plat of subdivision, a variation for rear yard setback, and a variation for parking lot greenspace, subject to the following conditions:

1. That a plat of easement be prepared for water and sewer extensions and stormwater management facilities, submitted for review as part of the final engineering plans, and recorded prior to issuance of a building permit for utility service connections;
2. That the amendment to the preannexation agreement include commitments for cost-sharing for required infrastructure improvements;
3. That the use of plain concrete block as an exterior finish shall be prohibited. Concrete block may be used in exterior walls provided the exterior surface is covered or coated with a suitable material for exterior surfaces, such as, but not limited to: brick, stone, stucco, wood, metal, or other material approved by the DuPage County building official;
4. That unfinished pre-cast concrete or unfinished poured-in-place concrete shall not be used on any façade;
5. That fabricated metal shall cover no more than fifty percent of any façade;
6. That the landscaping along Morton Road and St. Charles Road must be a hardy, salt tolerant variety to avoid winter die-off;
7. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced with similar size and type species on an annual basis;
8. That a separate permit is required for water main and sanitary sewer construction, and connection thereto;
9. That the access drives to Morton Road shall require approval from the Wayne Township Highway Department;
10. That the access drive to St. Charles Road shall require approval from the DuPage County Division of Transportation;

11. That the development of the site and buildings will comply with all State, County and Village Codes and requirements.

Mr. Glees reported the following highlights: In your packet is the final addendum to the staff report presented at the May 27 and June 23, 2008, Plan Commission/Zoning Board of Appeals meetings. At the June 23 meeting, the case was continued to allow the applicant to resolve certain outstanding issues, and to allow the applicant time to add to his requests a variation for parking lot greenspace. The applicant has now resolved all outstanding issues.

The applicant has made two additional requests since first presenting the project to the Plan Commission – a variation for rear yard setback and a variation for parking lot greenspace.

With respect to the rear yard setback variation, staff notes that the applicant has presented no reason to justify his request for variation. However, we also must note that the project has been approved by DuPage County as meeting its requirements, and is not out of keeping with other industrial properties in the St. Charles Road corridor. Therefore, staff has no objection to the requested variation.

With respect to the parking lot greenspace variation, we would again note that the project has been approved by DuPage County as meeting its requirements, and is not out of keeping with other industrial properties in the St. Charles Road corridor. We would also note that, in view of the possibility that some future business uses may require a greater amount of parking than anticipated, it may be prudent to provide as many spaces as possible. Therefore, staff has no objection to the requested variation.

Based upon our review, staff finds that the applicant's requests for rezoning upon annexation, variations for rear yard setback and parking lot greenspace, and plat of subdivision are reasonable and will have minimal impacts on adjacent properties and rights-of-way. Staff finds the applicant's proposed site plan to be acceptable.

Staff recommends approval of the request for zoning upon annexation, plat of subdivision, a variation for rear yard setback, and a variation for parking lot greenspace, subject to the conditions contained in the staff report.

Commissioner Manzullo said that he agrees with all of the conditions noted in the staff report, but he noted that the parking spaces were all at 9 feet instead of 9.5 feet and asked if this is due to it being developed in the county. Mr. Glees said that this is one reason, also, per the Zoning Code, in the Industrial Zone, the business owner may request approval from the Community Development Director for spaces to be 9 feet wide. This property would be zoned Industrial upon annexation and thus they would be in keeping with the Village Code.

Chairman Michaelsen commented that he finds everything in order.

Commissioner Manzullo moved and Commissioner Christopher made the second to recommend approval of the petitioners requests in accordance with staff recommendations.

The results of the roll call vote were:

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

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on July 21<sup>st</sup> and was advised to attend that meeting.

**#07136: ANGEL ASSOCIATES, LP – East side of Schmale Road, 450 feet south of St. Charles Road  
Final Plat of Subdivision (Consolidation)**

Mario Spina, 3813 St. Charles Road, Carol Stream, IL was sworn in as a witness in this matter. He said that the request is for a final plat of subdivision, consolidation and that there have been no changes.

There were no comments or questions from those in attendance at the call for public hearing.

Chairman Michaelsen noted that the record is to show that the staff report is hereby entered and made a part of the record.

The following is the staff report:

This report serves as an addendum to the report presented at the April 14, 2008, Plan Commission/Zoning Board of Appeals meeting. At that meeting, by a 5-0 vote, the Plan Commission recommended approval of the petitioner's requests for: Special Uses for Planned Unit Development, Shopping Plaza, Drive-up Service Window, Bank with Drive-up Service Window, and Auto Laundry; Preliminary/Final PUD Plan; and Rezoning upon Annexation to B-3 Service District. The Plan Commission also continued the request for Sign Code variations until such time as the petitioner could modify his requests to reflect comments heard at the public hearing.

In the initial staff report, it was noted that the petitioner intended to prepare a plat of consolidation for the property at such time as he completed arrangements for easements with adjacent properties, including cross-access easements with the Village Tavern and a stormwater management easement with the Westhaven Apartments. Those arrangements have been completed, and the plat has been reviewed by staff and found acceptable with the condition that certain language must be added to the plat as provided by the Engineering Services Department.

Staff recommends approval of the Final Plat of Subdivision for Carols Court, subject to the following condition:

1. That the access easement provisions provided by the Engineering Services Department be added to the plat prior to it being brought to the Village Board for approval.

There were no comments or questions from the Commissioners

Commissioner Spink moved and Commissioner Christopher made the second to recommend approval of the final plat of consolidation in accordance with the conditions noted in the staff report. The results of the roll call vote were:

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

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on July 21<sup>st</sup> and was advised to attend that meeting.

**# 08109: PRINCE INDUSTRIES – 745 N. Gary Avenue  
Special Use – Outdoor Activities and Operations  
Gary Avenue Corridor Review  
CONTINUED FROM 06-09-08 MEETING**

Stephen Moeller, 745 N. Gary Avenue, Carol Stream was sworn in as a witness in this matter. He explained that they are proposing the installation of an outdoor liquid oxygen tank and an outdoor liquid nitrogen tank which is the special use for outdoor activities and operations. He noted that they have added a row of concrete bollards to the west of the tanks for added safety. Mr. Moeller also said that they are requesting a Gary Avenue Corridor Review for the building expansion on the east side of the current building.

There were no comments or questions from those in attendance at the call for public hearing.

This is the staff report for this matter:

**Applicant:**

Stephen A. Moeller of Krusinski Construction on behalf of Prince Industries.

**Size and Location:**

The 5.09-acre property is located on the east side of Gary Avenue, about 300 feet south of Elk Trail. (See attached location map.)

**Existing Zoning and Land Use:**

The subject property is zoned I Industrial District, and is improved with an approximate 64,000 square foot industrial building.

**Adjacent Zoning and Land Uses:**

The properties to the north, south and east are zoned I Industrial District, and are improved with industrial buildings. The properties to the west are zoned R-4 General Residence District with a Special Use for Planned Unit Development, and are improved with residential condominium dwellings.

**Attachments:**

Attached for review are a location map, aerial photo, public notice, cover letter dated April 16, 2008, from Steve Moeller, Project Manager for Krusinski Construction Company, the General Application, the Special Use Application, Gary and North Avenue Corridor Review Application, and reduced copies of the site plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).

**Request:**

The applicant is requesting approval of a Special Use Permit for *Outdoor Activities and Operations* in accordance with §16-10-2 (B)(14) of the Carol Stream Zoning Code to allow for the installation of an outdoor liquid oxygen tank and an outdoor liquid nitrogen tank in the I Industrial District. The applicant is also requesting Gary Avenue Corridor Review in accordance with Section 16-5-6 of the Carol Stream Zoning Code.

**STAFF ANALYSIS**

Steve Moeller of Krusinski Construction Company, on behalf of Prince Industries, Inc., has submitted an application requesting approval of a Special Use Permit for outdoor activities and operations to allow installation of an outdoor liquid oxygen tank and an outdoor liquid nitrogen tank at 745 North Gary Avenue. The site is occupied by a 63,977 square foot, one-story industrial building. The outdoor tanks are proposed along the north side of the building, at a location approximately 406 feet away from the nearest Gary Avenue right-of-way line. The tanks are proposed outside of the 400-foot Gary Avenue Corridor, and so Gary Avenue Corridor

Review of the tank area is not required. However, the applicant is also expanding the building with a 42,011 addition, for which Gary Avenue Corridor Review is required.

### **Special Use – Outdoor Activities and Operations**

With regard to the Special Use Permit, staff has reviewed the operational and the aesthetic factors of the proposed outdoor use. From an operational standpoint, the tanks would be located along the north wall of the proposed expansion of the existing industrial building, adjacent to a proposed truck dock area. This location will allow easy access for delivery trucks that would fill the tanks, and is in close proximity to the laser-cutting equipment which are served by the tanks inside the building. No fencing is proposed to enclose the tank area, as the applicant prefers to have easy access to the tanks and ancillary equipment. Staff has no objection, however, we invite comments from the Plan Commission on this matter. The nitrogen and oxygen storage tanks fall under the authority of the State Fire Marshall's office with respect to code requirements, and staff has worked with that office to ensure proper locational and setback requirements are provided on the site plan. In order to provide protection from accidental impact, the designer has located six pipe bollards along the parking lot east of the tank area. Bollards are not proposed adjacent to the truck dock area to the west of the tanks, in order to keep the area accessible for supply trucks. Staff is concerned with the lack of protection against accidental truck impact, and if the Plan Commission were to recommend approval of the Special Use, staff would advise that the recommendation include the condition that bollards be installed at strategic locations along the west side of the tanks area to protect the tanks from being hit by vehicles, while not inhibiting accessibility by supply trucks. With the condition of installing additional bollards, staff believes the proposed arrangement will function efficiently and safely. Therefore, staff has no objection to the proposed use from an operational standpoint.

Staff has evaluated the request from an aesthetic standpoint. In reviewing §16-10-1(C) of the Zoning Code, which requires that industrial outdoor storage areas be enclosed by a fence, staff would observe that the intent is to provide screening from other properties and adjacent roadways. In other cases, staff has supported and the Plan Commission has approved the use of landscaping and other forms of screening to satisfy the fencing requirement. The proposed tanks are 20 feet tall and six feet wide, shorter than the adjacent 24-foot building wall which would therefore screen view of the tanks from the east. The industrial building to the north is the American Litho building, which is approximately 180 feet away, and whose south face is a blank wall; this building would screen view of the tanks from the north. (See photos below.) To the east are other industrial buildings, railroad spurs, and rear-yard parking and storage areas, and so staff sees no concern with respect to screening from the east. As noted above, the tanks would be located approximately 406 feet east of the nearest Gary Avenue right-of-way line. As shown on the photos below, four existing evergreen trees are located in the grassy area north of the building, just west of the truck docks, and these trees provide excellent landscape screening; as such, the tanks would be minimally visible from Gary Avenue. In addition, the applicant proposes to paint the tanks to match the colors of the proposed building. Because of the distance to Gary Avenue, the screening offered by the nearby buildings, the landscaping and the camouflaging, the tanks would have minimal impact on neighboring properties. Staff believes the proposed screening is adequate, and therefore has no objection to the proposed use from an aesthetic standpoint.





Views of American Litho Building to the North



Views of Existing Evergreen Trees North of the Building

As stated in Section 16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

Prince Industries is an existing Carol Stream business. The applicant has indicated that the tanks are necessary for operation of the facility.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed outdoor tanks would cause minimal visual impact. With the additional bollards recommended by staff, the tanks should not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The site is within an existing, developed industrial area, and therefore the proposed outdoor storage tanks should not be injurious to the use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding properties have already been developed.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are currently in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The proposal is expected to conform to all applicable codes and requirements.

#### *Gary Avenue Corridor Review*

Per Section 16-5-6(B)(1) of the Carol Stream Zoning Code, the Gary Avenue Corridor (GAC) includes those properties abutting Gary Avenue, and within a depth not exceeding 400 feet from the nearest Gary Avenue right-of-way line. The east side of the existing building is approximately 350 feet from the Gary Avenue right-of-way, and so the first 50 feet of the proposed building expansion fall within the Corridor. In addition, the applicant proposes to add parking areas within the GAC in order to accommodate the expansion. The Plan Commission has the authority to make the final determination of conformance with the GAC regulations, and Village Board consideration is not required.

#### **Architectural Design:**

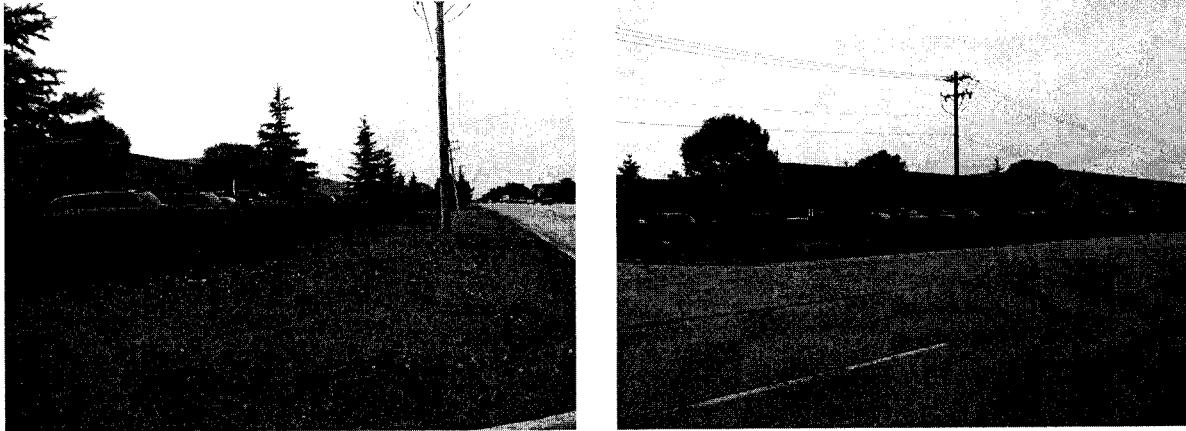
Staff has reviewed the building elevations and has determined that they appear to meet the design criteria set forth in the GAC regulations. The building elevations shown on Exhibit C indicate acceptable use of materials, colors, shapes, textures and details so as to avoid monotony and present a high quality appearance. The building expansion will be constructed of precast concrete panels, with decorative painted reveal patterns and prefinished metal coping. Staff recommends that as a condition of approval, no rooftop mechanical equipment shall be visible from Gary Avenue.

Section 16-5-6(K)(10) of the GAC regulations requires screening of loading docks and other places that tend to be unsightly. Screening of loading docks and truck doors in the GAC is usually accomplished by locating the doors toward the rear of the building away from Gary Avenue. In this instance, the applicant has located the new loading dock area adjacent to the existing area, towards the rear of the building. In addition, as noted above, the area is screened by the existing trees in the grassy area just west of the truck docks.

#### **Parking:**

Section 16-5-6(E)(4)(g) of the GAC regulations states that any addition to or reconstruction of parking spaces shall conform with the GAC standards regarding parking and landscaping. The proposed Site Plan (Exhibit A) shows a total of 16 new parking spaces to be constructed within the GAC, 11 in front of the building and five at the rear of the site. All of the new spaces meet the GAC requirements with respect to number, size and setbacks. However, no landscaping is proposed for the 16 spaces. The GAC Regulations state that in the event of unusual circumstances, the property owner may request that the Plan Commission adjust the

applicability of the regulations to existing development. Staff notes that the existing parking lot was constructed in conformance with the zoning standards that existed at the time. We also note that the 16 new spaces within the Corridor are located in two separate areas, and that application of the parking lot landscaping requirements to either area would be inconsistent with the vast majority of the overall parking lot. In addition, as noted in the photos below, the existing lot in front of the building is well screened from Gary Avenue. For these reasons, staff is comfortable recommending that the GAC parking lot landscaping requirements should not apply to the 20 new spaces within the Corridor.



Views of Existing Landscape Screening in Front of the Building

### *Summary*

Staff believes that the two outdoor liquid nitrogen and oxygen tanks would cause no operational concerns, with the condition that bollards be installed along the truck dock to protect the tanks from being hit by vehicles. Staff believes that the tanks would have minimal impact on neighboring properties and believes that the screening from Gary Avenue is adequate. Therefore, staff has no objection to the proposed use from an aesthetic standpoint. Based upon the information discussed above, staff has determined that the Special Use Permit to allow outdoor storage tanks in the I Industrial District is reasonable. With respect to Gary Avenue Corridor Review of the proposed building expansion, staff notes that the proposed architecture meets requirements, and that the proposed loading dock expansion is adequately screened. We believe that the parking lot landscaping requirements should not apply to the small separate expansions of the existing lot within the Corridor. As such, we can support approval of the Gary Avenue Corridor Review.

### *RECOMMENDATIONS*

Staff recommends approval 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 two outdoor nitrogen and oxygen storage tanks in the I Industrial District, subject to the following conditions:

2. That bollards be installed at strategic locations along the west side of the storage tank area to protect the tanks from being hit by vehicles, while not inhibiting accessibility to the tanks by supply trucks;
3. That no rooftop mechanical equipment shall be visible from Gary Avenue;
4. That all proposed landscape materials shown on the Landscaping Plan shall be installed at the specified height and caliper;

5. That all trees and shrubs shall be maintained in a neat and healthy manner, with dead or dying species to be replaced with similar size and type species on an annual basis;
6. That looped parking stall striping, in accordance with the Village standard, be used in the striping of the parking spaces; and,
7. That the operation of the facility and maintenance of the site will comply with all state, county and village codes and requirements.

Mr. Glees gave the following highlights:

Prince Industries is planning to construct a 42,000 square foot building addition to their 64,000 building at 745 N. Gary Avenue. As part of that project, they wish to locate an outdoor liquid oxygen tank and an outdoor liquid nitrogen tank at the north side of the building. The tanks are proposed outside of the 400-foot Gary Avenue Corridor, and so Gary Avenue Corridor Review of the tank area is not required. However, Gary Avenue Corridor Review is required for the small portion of the building addition that is located within the 400-foot Gary Avenue Corridor.

A Special Use permit is being requested for the two storage tanks, which would be located along the north wall of the proposed building expansion in close proximity to the truck docks and the laser-cutting equipment which are served by the tanks inside the building. No fencing is proposed to enclose the tank area, as the applicant prefers to have easy access to the tanks and ancillary equipment, and so pipe bollards are proposed as a means of protecting the tanks against accidental vehicle impact. With respect to the Zoning Code requirement that industrial outdoor storage areas be enclosed by a fence, staff would observe that the intent of the Code is to provide screening from other properties and adjacent roadways. In this case, the screening would be provided by the surrounding buildings, the existing landscaping, and the painting of the tanks to match the building. A seven-foot fence would do little to screen the 20-foot tanks. Staff has determined that the Special Use Permit to allow outdoor storage tanks in the I Industrial District is reasonable.

The east side of the existing building is approximately 350 feet from the Gary Avenue right-of-way, and so the first 50 feet of the proposed building expansion fall within the Corridor. In addition, the applicant proposes to add 16 new parking areas within the GAC in order to accommodate the expansion. Staff has reviewed the building elevations and has determined that they appear to meet the design criteria set forth in the GAC regulations. The applicant has located the new loading dock area adjacent to the existing area, towards the rear of the building, and this area is screened by the existing trees. The 16 new parking spaces would be located in two separate areas, and application of the parking lot landscaping requirements to either area would be inconsistent with the vast majority of the overall parking lot. In addition, the existing lot in front of the building is well screened from Gary Avenue. For these reasons, staff is comfortable recommending that the GAC parking lot landscaping requirements should not apply to the 20 new spaces within the Corridor. Staff notes that the proposed architecture meets requirements, and that the proposed loading dock expansion is adequately screened. We believe that the parking lot landscaping requirements should not apply to the small separate expansions of the existing lot within the Corridor. As such, we can support approval of the Gary Avenue Corridor Review.

Staff recommends approval 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 two outdoor nitrogen and oxygen storage tanks in the I Industrial District, and Gary Avenue Corridor review for the proposed building expansion, subject to conditions contained in the staff report.

Commissioner Manzullo said that he agrees with the staff recommendations and is pleased that the bollards have been added for safety.

Commissioner Hundhausen asked if there were tanks in place now and was told that there aren't any tanks presently because this will be a new operation.

Chairman Michaelsen asked if oxygen and nitrogen tanks can be side by side and Mr. Moeller said that the tanks will be installed as approved by the Fire Protection District. Chairman Michaelsen said that he is glad that a Carol Stream company can expand and take on new operations.

Commissioner Manzzullo moved and Commissioner Hundhausen made the second to recommend approval of a Special Use Permit for outdoor operations and activities in accordance with staff recommendations. The results of the roll call vote were:

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

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on July 21<sup>st</sup> and was advised to attend that meeting.

Commissioner Manzzullo moved and Commissioner Christopher made the second to approve the Gary Avenue Corridor Review in accordance with staff recommendations. The results of the roll call vote were:

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

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

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

At 7:50 p.m. Commissioner Manzzullo moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD

Presentation:

Old Business:

New Business: