

**Regular Meeting-Plan Commission/Zoning Board Of Appeals
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois**

January 22, 2007

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

Chairman Don Weiss 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: Commissioners Christopher, Smoot, Vora, Spink, Michaelsen,
Hundhausen and Weiss
Absent: None
Also Present: Village Planner John Svalenka and Recording Secretary Progar

MINUTES :

Commissioner Spink moved and Commissioner Vora made the second to approve the Minutes of the Meeting of January 8, 2007 as presented. The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Vora, Spink and Weiss
Nays: 0
Abstain: 3 Commissioners Smoot, Michaelsen and Hundhausen

PUBLIC HEARING:

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

Ayes: 7 Commissioners Christopher, Smoot, Vora, Spink,
Michaelsen, Hundhausen and Weiss
Nays: 0

**#06339: Peacock Engineering – 720 Center Avenue
*Variation – Sign Code***

Per the request of the petitioner, Commissioner Hundhausen moved and Commissioner Spink made the second to continue this matter to the meeting of February 12, 2007. The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Smoot, Vora, Spink,
Michaelsen, Hundhausen and Weiss
Nays: 0

**#06340: Peacock Engineering – 720 Center Avenue
*Special Use Permit - Outdoor activities and operations***

Richard Schultz, 130 W. Lake Street, Bloomingdale, IL was sworn in as a witness in this matter. He explained that Peacock requested the one tank in December and the company is in the process of expanding so they are asking for another tank that will be painted to match the building and will be put on the existing pad behind the existing fence.

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

Mr. Svalenka stated that Richard J. Schultz, representing Peacock Engineering, has submitted an application requesting approval of a Special Use Permit for *Outdoor Activities and Operations* to allow a second storage tank to be located outside the building at 720 Center Avenue. On December 4, 2006, the Village Board of Trustees approved a Special Use Permit for *Outdoor Activities and Operations* to allow a first storage tank at this location.

Special Use:

Peacock Engineering wishes to locate the proposed second tank outside the building along the west foundation of the building, south of the existing trash compactor and directly west of the location of the approved outside tank. The tank would be used to store liquid nitrogen, which would be used in the food manufacturing process inside the building.

Staff has evaluated the request from an aesthetic standpoint. The proposed tank is 28 feet tall and 8 feet wide. The adjacent building wall is approximately 38 feet tall. The applicant proposes to paint the tank to match the existing color of the approved tank and building wall. A seven-foot high PVC fence already encloses the area. Because of its location along the western building wall, and because of the height of the building, the tank would not be visible from the public street to the east. The nearest adjacent building to the west is across the retention pond and is over 350 feet away. Because of the proposed seven-foot fence, because of the proposed matching paint, and because of the distance to the nearest buildings, the tank would have minimal impact on neighboring properties.

Based on the information submitted, 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.

Commissioner Michaelsen asked if there is a gallon issue as to how much liquid nitrogen can be stored outside a building? Mr. Svalenka replied that if there is a regulation it would be a building code or fire code question and it would be addressed upon permit application and that if there were a violation this approval would be ineffective.

Commissioner Vora asked why the tank cannot be put into the building and Mr. Schultz responded that every square foot of space is being used for process. There are two phases now and there will be a third phase added in a couple of months. In response to the question of what type of processing, Mr. Schultz replied that they are a food processing company and serve companies like Oscar Meyer, Kellogg's, and Pepsi Food Companies. The nitrogen is used for quick freezing of food packages.

Commissioner Weiss asked if there is an expansion of the building contemplated for the additional third phase and Mr. Schultz said that they are anticipating taking a dry production area and making it into a cold production area, still staying within the footprint of the building. Chairman Weiss noted that this Board recently approved a similar request and there is no problem with this one, unless it violates Fire Protection District rules.

Commissioner Spink moved and Commissioner Smoot made the second to recommend approval of a Special Use Permit for outdoor activities and operations for an additional tank at 720 Center Avenue. The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Smoot, Vora, Spink,
Michaelson, Hundhausen and Weiss
Nays: 0

The petitioner was advised that this matter will be heard by the Village Board at their meeting on February 5, 2007 and was advised to attend that meeting.

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

Ayes: 7 Commissioners Christopher, Smoot, Vora, Spink,
Michaelson, Hundhausen and Weiss
Nays: 0

NEW BUSINESS:

Election of a Chairperson Pro Tem :

After a brief discussion, Commissioner David Michaelson volunteered to be the Chairman Pro-Tem of the Combined Board and all members of the Combined Board approved.

ADJOURNMENT:

At 7:40 p.m. Commissioner Hundhausen moved and Commissioner Spink made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD