

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

June 25, 2007

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

Chairman Pro-Tem 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, Dee Spink, Joyce Hundhausen, and David Michaelson
- Absent: Commissioners Ralph Smoot and Lateef Vora
- Also Present: Village Planner John Svalenka, and Recording Secretary Wynne Progar

**MINUTES:**

Commissioner Spink moved and Commissioner Christopher made the second to approve the Minutes of the Meeting of June 11, 2007 as presented. The results of the roll call vote were:

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

**PUBLIC HEARING:**

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

**#06362: Village of Carol Stream, 500 N. Gary Avenue**  
***Text Amendment – Subdivision Code Articles 2 and 3;***  
***Zoning Code Articles 12,16 and 18 – Regarding Utility Structures***  
**CONTINUED FROM 5-14-07 MEETING**

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

Mr. Svalenka stated that recent events have pointed to the need for an update to those sections of the Village Code that convey the community's standards with respect to utility structures. Historically, the community standard has been to require that utility structures be placed in rear yards only. However, utility companies and developers have been ignoring this standard of late – utility boxes have been placed in front and corner side yards, and the boxes themselves have grown larger. To make the Village's requirements more clear in the Subdivision Code and the Zoning Code, a set of text amendments has been prepared. During the course of this work, staff learned that Wheaton and Roselle, both of whom recently placed a moratorium on new utility structures to allow time for the

development of new standards, have brought proposed ordinances to their respective plan commissions. Wheaton and Roselle are still working out details regarding their proposed ordinances. Staff believes there is value in placing Carol Stream's work on pause until Wheaton and Roselle have finalized the adoption of their new standards. In this way, we will be able to achieve better consistency among neighboring communities, and also gain from the public review and comment that has taken place.

This matter was originally scheduled for Plan Commission review at their February 26, 2007, meeting, and was continued to March 26, 2007, May 14, 2007, and June 25, 2007. Staff recommends that this case be continued to the August 13, 2007, Plan Commission meeting.

Commissioner Manzullo asked if the side and back yard placement is a Village standard or is it a requirement and Mr. Svalenka replied that it is a standard and is not a code requirement.

Commissioner Hundhausen asked if continuing this to August 13<sup>th</sup> is enough time, and suggested a time further out may be better. Mr. Svalenka said that staff based the continuance on the length of time between the other continuations so that staff can be prepared to move when the other communities have established their positions on the matter.

Commissioner Hundhausen moved and Commissioner Spink made the second to continue the matter of a Village text amendment – Subdivision Code, Articles 2 & 3 and Zoning Code Articles 12, 16 & 18, regarding utility structures to the meeting of August 13, 2007. The results of the roll call vote were:

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

**#07094: Glen Ellyn Storage – 465 Fullerton Avenue  
Expansion of a Special Use Permit – Outdoor Activities and Operations**

Bradley Wood, Northern Builders, 5060 River Road, Schiller Park, IL and Rick Krywokulski, Glen Ellyn Storage, 465 Fullerton Ave. Carol Stream, IL were sworn in as witnesses in this matter.

Mr. Wood explained that Glen Ellyn Storage has recently consolidated and relocated to 465 Fullerton, a new facility for them. The consolidation was to make them more efficient and they are seeking an expansion of a special use to allow outdoor fuel storage tanks for both regular gasoline and diesel fuel for fueling of their trucks. The intent is that they will be more efficient in their distribution by fueling their trucks on site and getting them back on the road. The screening for the operation is already in place. There were no comments or questions from those in attendance at the call for public hearing. Mr. Svalenka said that on July 17, 2006, the Village Board of Trustees approved a Special Use Permit for outdoor activities and operations to allow parking of up to 56 trailers on the north side of the property at 465 Fullerton Avenue. Northern Builders recently completed construction of a 103,160 square foot warehouse building on the property on behalf of Glen Ellyn Storage, a moving van line company, who plans to occupy the entire building. Glen Ellyn Storage intends to consolidate all of its existing facilities into this one facility in Carol Stream. As part of their consolidation, they will

be closing their Addison, Illinois location, which includes a fueling station. Glen Ellyn Storage has indicated that the fueling station is a necessary component of the moving van line operation. Therefore, Northern Builders, Inc., has submitted an application requesting approval of an expansion of the Special Use Permit for outdoor activities and operations to allow an outdoor diesel fueling station and aboveground fuel tanks to be located at the existing Glen Ellyn Storage warehouse building at 465 Fullerton Avenue.

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 proposed fuel pumps and tanks would be located adjacent to existing truck docks and trailer parking in an area that is separated from the automobile parking areas. Specifically, the plan includes installation of three fuel pumps and two 6'X15' above ground fuel tanks within an existing landscape island near the northwest corner of the building. The island is situated between two driveways leading to overhead doors on the north side of the building, and the pumps are proposed to be located at the north end of the island. This location will allow easy access for all truck traffic. The drive aisle in the truck parking area extends over 450 feet east from the pumps, providing more than adequate space for trucks to stack at the pumps if necessary. The developer proposes to install steel bollards to protect the pumps and tanks. Staff believes the proposed arrangement will function efficiently and safely. Therefore, staff has no objection to the proposed use from an operational standpoint. From an aesthetic standpoint, staff's usual concerns with outdoor activities and operations are the appearance of the equipment and the impact of the activity on adjacent properties. In this case, these concerns were already handled as part of the approval of the Special Use Permit to allow trailer parking on the site. The fuel pumps and tanks are proposed to be located within the trailer parking area, which is currently screened by rows of Austrian Pine trees and a board-on-board wooden fence. The fuel pumps and tanks are screened from view from Center Avenue by an existing row of Austrian Pine trees located directly west across a driveway. The area is screened from view from Fullerton Avenue by the building. Staff believes the screening is adequate, and, therefore, staff has no objection to the proposed diesel fueling station and aboveground fuel tanks. Staff believes that the proposed diesel fueling station and aboveground fuel tanks would cause no operational concerns and would be adequately screened. Based upon the information discussed above, staff has determined that the expansion of the Special Use permit to allow an outdoor diesel fueling station and aboveground fuel tanks in the I Industrial District is reasonable.

Staff recommends approval of the Special Use permit for outdoor activities and operations in accordance with Section 16-10-2(B)(14) of the Zoning Code to allow an outdoor diesel and unleaded fueling station and aboveground fuel tanks in the I Industrial District.

Commissioner Spink asked if the tanks would be on cement, how often would they be filled, and at what time of day and how would the tanks be secured so that only the drivers can use them. Mr. Wood responded saying that they would be on a cement pad, and that they would be filled approximately every 45 days and that those deliveries would be either early in the morning or early in the evening. Mr. Wood said that all of the pumps are locked and secured and drivers must sign in and out at every use. He noted that in regard to fire suppression, the tanks are FireGuard tanks that are fireproof and puncture-proof and are located 60 feet from the building and they will have to meet all of the Fire Protection Districts' requirements.

Commissioner Manzzullo commented that he drove the area and said that the west side landscaping looks very nice. He asked if the trucks would enter from the west and exit on the east side of the building and it was determined that the east side is an access drive out of the property and most of the trucks each morning would be fueled and then put back in their parking space until they are dispatched, going out either direction. Commissioner Manzzullo asked if the trucks that are parked along the drive on the east side would be there permanently. Mr. Svalenka noted that they are allowed to park along the north property line, and they are definitely allowed to stage trucks on site that are waiting for access to the docks or for a reasonable amount of time. Parking of trucks is not permitted on the east drive, but if they were staging vehicles it would be permitted. Pro-Tem Michaelson commented that he is aware of the properties of the tanks being installed as well as the standard installation for the tanks and asked if there will be fire extinguishers in the area. Mr. Wood said that they would have to follow the State Fire Marshall's requirements, which would include a fire extinguisher at every fuel tank. Commissioner Manzzullo moved and Commissioner Christopher made the second to recommend approval of a special use permit for outdoor activities and operations. The results of the roll call vote were:

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

The petitioner was reminded that this matter will be considered by the Village Board at their meeting on July 2, 2007 and was advised to attend that meeting.

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

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

Commissioner Hundhausen said that there were some children in a boat in the detention pond behind Lowes on Army Trail Road and asked Mr. Svalenka if there should be signs posted prohibiting this activity as well as swimming and fishing. Mr. Svalenka replied that the pond is on private property and that the only thing that staff could do would be to notify the management of what happened.

At 7:55 p.m., Commissioner Spink moved and Commissioner Hundhausen made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD