

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

August 13, 2007

***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 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Manzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Absent: None

Also Present: John Svalenka, Village Planner & Recording Secretary Progar

**MINUTES:**

Commissioner Spink moved and Commissioner Hundhausen made the second to approve the Minutes of the Meeting of July 9, 2007 as presented. The results of the roll call vote were:

Ayes: 7 Commissioners Manzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Nays: 0

**PUBLIC HEARING:**

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

Ayes: 7 Commissioners Manzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Nays: 0

**A. #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 6-25-07 MEETING**

Mr. Svalenka reported 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.

In order 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, June 25, 2007, and August 13, 2007. Staff recommends that this case be continued to the November 12, 2007, Plan Commission meeting.

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

Commissioner Spink commented to Mr. Svalenka that the Lakewood Homes model home has four cable boxes in the front yard and she asked if these are in violation of the current standards. Mr. Svalenka said that they are not and that is what the proposed text amendment will handle. Commissioner Spink asked if this is approved in November will it affect any of the boxes that have already been placed and Mr. Svalenka said that the utility layout for Lakewood Homes has already been approved and a lot of times approval is based on the grading of the yards. Because there are alleys, boxes may not always be placed in the rear yard, he noted that the boxes Commissioner Spink is referring to will be completely screened by landscaping. He noted that they may not be yet, but they will be. He added that the latest he has heard is that there is some legislation on the governor's desk regarding this, and once that goes through, Wheaton and Roselle will probably act and then so will staff.

Commissioner Hundhausen asked why not consider other communities such as Bloomingdale and Glendale Heights that are closer than Roselle and Wheaton. Mr. Svalenka replied that these are the communities that have put a moratorium on placing utility boxes and the others have not.

Commissioner Manzzullo asked if this is something that was brought to staff's attention from the outside, or is it staff that wants to review the matter. Commissioner Manzzullo added that Glendale Heights and Bloomingdale are not revising their text, and we go ahead and do something then we will not be in conformity with our neighboring communities. Mr. Svalenka said that it came about when the utility companies started to put larger boxes than previously used and started to put them adjacent to streets where they are highly visible. In the past, those companies would comply with our standards; they were not Codes, but standards that would place the boxes in back yards. He said that it is his understanding that they are some very selective boxes that may not be affecting other communities, and staff would like to see specific size and placement regulations added to the Code. Commissioner Manzzullo asked if the boxes that Commissioner Spink referred to would be allowed to remain where they are, and Mr. Svalenka said that that is correct.

Commissioner Hundhausen asked if Itasca's regulations have been considered since they were one of the first communities to begin the changes and Mr. Svalenka replied that Itasca has not been considered, but he will make a note to do that.

Chairman Michaelsen asked if the currently placed boxes will be grand-fathered, or will they have to be moved and Mr. Svalenka said that it would depend on how the

ordinance is written, but most likely the existing ones would be grand-fathered, or there might be an amortization period written in to it.

Commissioner Spink asked about the landscaping at Lakewood Homes, stating that what is there is what has been there. Mr. Svalenka said that staff met with some of Lakewood's executives on Friday who walked the site and stated that they will install additional landscaping as well as moving some of the existing landscaping.

Commissioner Manzullo moved and Commissioner Vora made the second to continue this matter to the meeting of November 12, 2007 as requested by staff. The results of the roll call vote were:

Ayes: 7 Commissioners Manzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Nays: 0

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

Ayes: 7 Commissioners Manzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Nays: 0

**New Business:**

**#07088: Tempo Graphics – 455 East North Avenue  
North Avenue Corridor Review**

Kim Harden, Plant Manager of Tempo Graphics was sworn in as a witness in this matter. He explained that the request is for two changes that have to approved under the North Avenue Corridor review standards. One of the changes is for a door on the side of the building that will provide ground level access into and out of the building. There has been a recent dock renovation to the building, eliminating an indoor parking garage for tractor-trailers. The area has been revamped to be a standard outdoor shipping dock and they recovered the indoor garage as floor space in the facility. There was a fork truck that was kept in the that garage to facilitate getting skids from the parking lot, bringing them into the building and then taking scrap from the parking lot and putting it into a dumpster in the parking lot. The proposed door sits 350 feet from North Avenue and is on the side of the building and will be screened by two transformers and a whole row of trees, parked cars and bushes. They are proposing to add additional landscaping as well. Mr. Harden said that this is the most convenient location for the door because the floor of the facility is only about one and one half foot above ground level, which would require a fairly short ramp. The second request is for two additional air conditioning units on the roof of the building and one heating unit. Mr. Harden noted that the air conditioning units are essential to the business since climate control plays a huge part in the proper storage of paper and the operation of printing presses. He said that the two new units would give additional capacity now and would allow the replacement of the older units over time. All of the units would be screened to match the building.

Mr. Svalenka said that Kim Harden, Plant Manager for Tempo Graphics, has filed an application seeking North Avenue Corridor Review in order to install an overhead door

and three rooftop mechanical units on the existing Tempo Graphics building at 455 E. North Avenue. The 6.23-acre property is located on the north side of North Avenue, about 1000 feet west of Schmale Road, surrounded by industrial uses. The property is 724.58 feet deep. Per Section 16-5-6(B)(3) of the Carol Stream Zoning Code, the North Avenue Corridor (NAC) includes those properties within the corporate limits abutting North Avenue, and within a depth not exceeding 400 feet from the nearest North Avenue right-of-way line. Because the proposed improvements are located less than 400 feet from the nearest North Avenue right-of-way line, the Plan Commission must review and approve plans for the property to ensure that the proposal is in conformance with the NAC regulations. The Plan Commission has the authority to make the final determination of conformance with the NAC regulations, and Village Board consideration is not required.

**Overhead Door:**

Per Section 16-5-6(E)(4)(f) of the NAC regulations, any change in the building façade design such as changes in the location or types of windows, doors or other features shall conform to the architectural design standards. The petitioner proposes to add an 8-foot wide by 10-foot tall steel overhead door to the east side of the building. Section 16-5-6(K)(3) of the NAC regulations states that new materials should be the same or complement existing materials. In the location where the door is proposed, the bottom half of the building is constructed of brick and the top half of the building is constructed of metal panel siding. The proposed metal overhead door would be similar to the existing metal panel siding. Section 16-5-6(K)(10) of the NAC regulations requires screening of approved service yards, refuse and waste removal areas, loading docks, truck-parking areas and other places that tend to be unsightly. The proposed door would be located over 328 feet away from the North Avenue right-of-way line along the east side of the building. The building would screen the view of the door from all traffic traveling east on North Avenue. The door would be screened from the view of all traffic traveling west on North Avenue by a dense hedge along the east property line that extends from North Avenue to the location of the proposed door. The door is also screened from the view of drivers entering the parking lot by a row of six mature shade trees located along the east side of the building, as seen on the attached digital photos.

Staff notes that the petitioner has located the door as far away from North Avenue as feasible, based on the constraints of the site. At the location where the door is proposed, the floor inside the building is 1½ foot higher than the outside ground level, and only a small ramp is needed to access the door. North of the door, the ground slopes down toward the rear of the building. Along the rear wall of the building, the floor is three feet higher than the outside ground level. Installation of a drive-in door on the back wall of the building would require a long ramp, which would not be feasible. In consideration of the facts that the material of the door would be similar to the existing material of the building, that the door would be well screened from North Avenue, and that the door is proposed to be located as far from North Avenue as feasible, staff finds that the proposal is in conformance with the NAC regulations.

**Rooftop Mechanical Units:**

The petitioner proposes to install two new air conditioning units and one new heater unit on the roof of the building. Section 16-5-6(K)(9) of the NAC regulations states that mechanical equipment, satellite dishes and other utility hardware located on the roof of a building shall be screened from view from public ways with materials identical to or

strongly similar to the building materials. The top of the air conditioning units would be about five feet above the roof deck. The top of the heating unit would be about four feet above the roof deck. The petitioner has submitted plans for the installation of six-foot tall equipment screens around all three units. The proposed screens would be constructed of fluted metal panels painted to match the building, attached to steel supports. The screens would be installed on the east, west, and south sides of each unit, and would completely screen the view of the units from North Avenue. Staff notes that there are dozens of existing rooftop units on the building, some of which are visible from North Avenue, as shown in the attached digital photos. The NAC regulations allow the repair of the existing units and only require screening on new units. Staff discussed with the petitioner the possibility of installing a raised parapet wall on the building that would screen all of the existing and proposed rooftop mechanical units, but the petitioner indicated that such a project would be cost-prohibitive at this time. In consideration of the fact that the new rooftop mechanical units would be completely screened from North Avenue by screens painted to match the building, staff finds that the proposal is in conformance with the NAC regulations.

**Summary:**

In evaluation of the proposed overhead door, staff finds that the proposal is in conformance with the NAC regulations, in that the material of the door would be similar to the existing material of the building, that the door would be well screened from North Avenue, and that the door is proposed to be located as far from North Avenue as feasible. In evaluation of the proposed rooftop mechanical units, staff finds that the proposal is in conformance with the NAC regulations, in that the new rooftop mechanical units would be completely screened from North Avenue by screens painted to match the building.

Staff recommends approval of the request for North Avenue Corridor Review to allow the installation of an overhead door and three rooftop mechanical units within the North Avenue Corridor on the building at 455 E. North Avenue. This recommendation is subject to the following conditions:

1. The overhead door shall be installed in general conformance with the Garage Door Addition/Access Ramp plans prepared by RS<sup>2</sup> Design dated March 27, 2007; and
2. The rooftop mechanical units and screening shall be installed in general conformance with the R.T.U. Screen plans prepared by RS<sup>2</sup> Design dated July 10, 2007.

Commissioners Manzzullo, Vora, Smoot and Christopher all concurred with staff 's recommendation.

Commissioner Spink asked if there will be bollards in front of the transformers and Mr. Harden said that ComEd gave recommendations for the placement of the bollards and they are shown on the plans.

Commissioner Hundhausen commented that the improvements to the building so far have made a good change.

Chairman Michaelsen asked if there is a storage area for the pallets in the building and was told that there is a designated area both in the building and in the parking lot.

Chairman Michaelsen asked if the new units on the building would be isolated or will

they be adjacent to other mechanicals and was told that they are isolated units at different areas and that they sit back so far from North Avenue that even the screen may not be visible.

Commissioner Hundhausen moved and Commissioner Spink made the second to approve the North Avenue Corridor Review request including staff recommendations.

The results of the roll call vote were:

Ayes: 7 Commissioners Manzzullo, Christopher, Smoot, Vora, Spink,  
Hundhausen & Michaelson

Nays: 0

Chairman Michaelson asked for nominations for Chairman Pro-Tem for the Combined Board. Commissioner Smoot nominated Angelo Christopher for the position. There were no further nominations and the Combined Board elected Commissioner Christopher as Chairman Pro-Tem by unanimous voice vote.

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

FOR THE COMBINED BOARD