

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

October 8, 2007

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 PM and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Angelo Christopher, Ralph Smoot, Dee Spink, Joyce Hundhausen & David Michaelsen
 Absent: Commissioners Anthony Manzullo and Lateef Vora
 Also Present: Village Planner John Svalenka and Recording Secretary Progar

MINUTES:

Commissioner Spink moved and Commissioner Hundhausen made the second to approve the Minutes of the Meeting of September 24, 2007 as presented. The results of the roll call vote were:

Ayes: 3	Commissioners Smoot, Spink and Hundhausen
Nays: 0	
Abstain: 2	Commissioners Christopher and Michaelsen
Absent: 2	Commissioners Manzullo and Vora

PUBLIC HEARING:

There is no public hearing scheduled for this meeting.

NEW BUSINESS:

**#07137: FedEx Ground – 175 Della Court
 Gary Avenue Corridor Review**

Brad Wood from Northern Builders appeared before the Commission and explained that the request is to install a 24X13 overhead door as an entrance door for vans at the Fed Ex Ground Packaging Facility. He explained that the local delivery trucks would use the door early in the morning and in the early evening, so the door would be closed most of the workday and noted that as the trucks were loaded by conveyor inside the building, other trucks would exit and enter the building at the rear. Mr. Wood said that they would move the present landscaping to be more effective in screening the door from Gary Avenue.

Mr. Svalenka said that Bradley Wood of Northern Builders, Inc. has filed an application seeking Gary Avenue Corridor Review in order to install an overhead door on the east elevation of the existing multi-tenant industrial building at 175 Della Court. The 12.01-acre property is located on the northwest corner of the intersection of Gary Avenue and Della Court. The property extends 591.29 feet to the west from Gary Avenue. 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 proposed overhead door would be located on the east elevation of the building, at a point set back 108 feet from the Gary Avenue right-of-way line. Because the proposed improvement is located less than 400 feet from the nearest Gary 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 GAC regulations. The Plan Commission has the authority to make the final determination of conformance with the GAC regulations, and Village Board consideration is not required. FedEx Ground will be leasing the northern 99,700 square feet of the existing

262,000 square foot industrial building and will sort FedEx packages intended for home delivery. Packages will arrive at the facility on semi-truck trailers that will be unloaded at the existing depressed truck docks along the west side of the building. The packages will be sorted and loaded onto local delivery vans. FedEx has indicated that it is necessary for the delivery vans to enter and exit the facility on the east side of the building. Therefore, the petitioner wishes to install a new 24-foot wide by 13-foot tall overhead door on the east façade of the building.

Per Section 16-5-6(E)(4)(f) of the GAC 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 listed in Section 16-5-6(K). Section 16-5-6(K)(10) of the GAC 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. 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 petitioner has indicated that it is necessary for delivery vans to enter and exit the facility on the east side of the building through an overhead door facing Gary Avenue. The petitioner proposes to screen the view of the door with dense landscaping on the existing berm along Gary Avenue. On June 8, 1998, the Plan Commission/Zoning Board of Appeals approved the existing landscaping as part of the Gary Avenue Corridor Review for initial construction of the building. A total of 15,630 landscape points are required in the landscape screen and landscape setback areas to comply with the GAC regulations, and a total of 16,775 points have been installed on site in these areas. The existing landscaping is distributed relatively evenly across the frontage and somewhat screens the area of the proposed door. To provide more screening, the petitioner proposes to transplant some of the existing landscaping away from the front of the proposed door into more dense clusters elsewhere along the frontage, and to fill the vacated area with a dense row of six-foot tall evergreen trees. An approximately 200-foot long area along Gary Avenue adjacent to the proposed door currently contains four evergreen trees, two shade trees, three ornamental trees, and nine deciduous shrubs, for a total of 2930 points of landscaping. On the proposed landscape plan, this same 200-foot long area contains 16 evergreen trees, one shade tree, and three ornamental trees, for a total of 5375 points of landscaping. The 16 new evergreen trees would be installed in staggered clusters spaced about every ten to 15 feet. Staff believes that the proposed landscaping would provide sufficient screening at this time.

Section 16-5-6(K)(3) of the GAC regulations states that new materials should be the same or complement existing materials. Overhead truck doors are normally solid metal doors, and they are normally designed to complement the existing materials by being painted to match the building. In this instance, FedEx has proposed the installation of a door with an aluminum frame and glass panels. The petitioner believes that the glass panel door would look similar to a commercial storefront and would therefore be less visually obtrusive along Gary Avenue than a standard solid door. Staff notes that the main entrance at the northeast corner of the building includes a large storefront-type glass area, as shown on the attached digital photos. Staff also notes that the building includes seven large windows that would be evenly spaced between the glass main entrance and the proposed glass-panel overhead door. For these reasons, the glass-panel door would somewhat complement the existing materials on the building, and would not be objectionable. On the other hand, staff believes that a solid door painted to match the building would better blend with the building, and would be more in line with previous GAC approvals regarding overhead doors. Staff encourages Plan Commission discussion on the acceptability of the glass-panel door as opposed to a standard solid door painted to match the building. The petitioner has indicated that he would not be opposed to revising the plans to show a solid door if so required.

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

site plan approved in June 8, 1998, as part of the Gary Avenue Corridor Review for initial construction of the building included more parking than required by code and more parking than necessary for the original tenants of the building. Therefore, large areas of parking shown on the approved plan were left as green space. Construction of the access driveway from the proposed overhead door would require the removal of six existing parking spaces. The petitioner will compensate for the lost spaces by simply constructing some of the additional parking spaces shown on the approved plan. As part of this project, the petitioner will be constructing 64 of the previously approved parking spaces. As all of these spaces received Gary Avenue Corridor Review approval in 1998, no further review is necessary at this time.

In evaluation of the proposed overhead door, staff finds that the proposal is in conformance with the GAC regulations, in that the door would be well screened from Gary Avenue, and that existing parking spaces to be removed would be constructed elsewhere on site. Regarding the specific material of the proposed door, staff finds that the glass-panel door would somewhat complement the existing materials on the building and would not be objectionable. However, staff believes that a solid door painted to match the building would be more appropriate. Staff encourages Plan Commission discussion on the acceptability of the glass-panel door as opposed to a standard solid door painted to match the building.

Staff recommends approval of the request for Gary Avenue Corridor Review to allow the installation of a new 24-foot wide by 13-foot tall overhead door within the Gary Avenue Corridor on the east elevation of the existing building at 175 Della Court. This recommendation is subject to the following conditions:

1. The petitioner shall submit revised plans for staff review that show a standard solid door painted to match the building, if so required by the Plan Commission; and
2. The construction of the overhead door and installation of the landscaping and parking will comply with all state, county and village codes and requirements.

Commissioner Smoot asked if the tinted glass was for safety or aesthetic reasons and Mr. Wood replied that it was aesthetic reasons.

Commissioner Spink asked if the glass in the door was heavily tinted and Mr. Wood said that it was moderately tinted in that someone could not see into the facility easily. He noted that it would be partially for security. Commissioner Spink asked how many vehicles would use this door and was told that the number would be approximately 3 cycles of 20 trucks, which could be more during the holidays, and that all vehicles are processed between 7:30 AM to 9:00 AM. Mr. Wood said that after 9:00 AM the door would be closed. In response to the question about staging, it was stated that each truck is assigned an appointment time and while there is some space for staging in the building, a site around the building has not been determined yet.

Mr. Svalenka added that in an earlier submittal there was a floor plan showing the areas for loading these smaller trucks around the inside of the building so that the 20 trucks of each cycle can enter the building, go to their assigned space, and be loaded and leave.

Chairman Michaelsen asked if this door would be used for access and egress and Mr. Wood said that certain trucks would use this door for both and other trucks would be assigned other doors for their entrance and egress on other sides of the building. In response to the question, it was stated that a smaller door would not be workable. There was discussion regarding the entry and exit from Gary Avenue to the site. In regard to hours, the semi-tractors would begin arriving at 3:00 AM to unload and sort packages to the UPS Ground building, then the local trucks arrive about 7AM to load and leave. Chairman Michaelsen said that he would prefer a solid door as opposed to glass.

Commissioner Spink asked if the trucks would be fueling on the site and was told that there is no on-site fueling.

Mr. Svalenka asked if there was a decision by the Commission as to whether the door should be solid or glass.

Chairman Michaelsen polled the Commissioners and it was their consensus that it should be a solid door.

Commissioner Spink said that she is concerned about the overhead door being open for periods of time since it is only 100 feet from Gary Avenue.

Mr. Svalenka said that if the recommendation is for a solid door, the petitioner would not have to come back before the Commission, they could just make the change on the submitted plan.

Commissioner Spink moved to approve, with a solid overhead door and that it remain closed when not in use and in accordance with staff recommendations.

The motion failed for a lack of second.

Commissioner Smoot moved and Commission Hundhausen made the second to approve the Gary Avenue Corridor Review, with a solid overhead door, in accordance with staff recommendations with no further restrictions as to the door being opened or closed. The results of the roll call vote were:

Ayes:	4	Commissioners Christopher, Smoot, Hundhausen and Michaelsen
Nays:	1	Commissioner Spink
Absent:	2	Commissioners Manzzullo and Vora

At this point the Training Session began and the Recording Secretary left the meeting. Mr. Svalenka adds the following note:

After the training session, I noted that there are no cases scheduled for the next meeting, so we will just have training. The commissioners all agreed that they would like to have the training start earlier. After some discussion regarding times, they agreed they could all arrive by 6 PM for training. Then Commissioner Hundhausen motioned and Commissioner Spink seconded the motion to cancel the 10-22-07 PC/ZBA meeting. The motion passed by unanimous voice vote. I noted that we will then have a PC/ZBA training session on 10-22-07 at 6 PM. Commissioner Hundhausen motioned and Commissioner Spink seconded the motion to adjourn. The meeting adjourned by unanimous voice vote at 9:50 PM.

FOR THE COMBINED BOARD