

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

APRIL 11, 2005

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

Chairman John Bentz called the Regular Meeting of the Combined Plan Commission/ Zoning Board of Appeals to order at 8:07 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Vora, Spink, Weiss, Michaelsen, Sutenbach and Bentz
 Absent: Commissioner Hundhausen
 Also Present: Village Planner Don Bastian and Recording Secretary Progar

MINUTES:

Commissioner Weiss moved and Commissioner Spink made the second to approve the Minutes of the Meeting of March 28, 2005 with the insertion into the Minutes at the place where Commissioner Sutenbach entered the meeting. The results of the roll call vote were:

Ayes:	5	Commissioners Spink, Weiss, Michaelsen, Sutenbach and Bentz
Nays:	0	
Abstain:	1	Commissioner Vora
Absent:	1	Commissioner Hundhausen

PUBLIC HEARING:

#05027 Dave Larson, 496-512 St. Charles Road
Variation – Outdoor Parking and Equipment Storage
Variation – Parking Lot Surface Standards
Continued from 3/14/05 meeting

Robert McNees, attorney for the petitioner, was sworn in as a witness in this matter. He explained that this matter was continued from the March 14th meeting to allow for the publishing of a notice for an additional variance to the parking lot surface standards. That notice was published for public hearing tonight. Mr. McNees stated that after the staff report and comments were received, the petitioner, Dave Larson, decided to withdraw the request for the variance to parking lot surface standards for the unpaved storage area. The petitioner will now re-grade the storage area return it to a grassy lot since it is not possible to accommodate Steve's Tree Service vehicles. Generally the tenant pays to provide the requirements for outdoor storage, but since this is not the case, the tenant has been told to vacate the property since the petitioner does not have the funds to provide the required weather proof surface. The petitioner does not want to lose the ServiceMaster tenant and continues to request the variation for outdoor parking and equipment storage. Mr. McNees stated that the petitioner would still have the parking lot repaved and striped by May 31, 2005. In regard to the consolidation of the dumpsters and their screening, the petitioner is willing to do this, but is asking for a completion date of September 30, 2005. Originally the plan was to plant 5 evergreen trees, however since the tree service is leaving, the petitioner is asking to modify the landscape conditions by deleting the trees. Mr. McNees indicated that there were some woody shrubs along the property line that may be salvageable and that the petitioner would refresh the mulch along the entire strip. There were no comments or questions at the call for public hearing.

Mr. Bastian said that in light of the withdrawal of the request for a variance to Parking Lot

Surfacing Standards, staff recommends approval of the outdoor parking and equipment storage variance to allow up to 10 ServiceMaster vehicles and 2 Air Maker vehicles. He noted that staff would amend the conditions in the staff report to reflect the withdrawal of the parking lot surfacing standards variation.

Commissioner Weiss asked where the approved vehicles will park and was told that they will use the back half of the parking lot, but there will not be designated parking places.

Commissioner Sutenbach asked when the tree service business will be gone and it was determined that the business and its equipment will have to be removed in a timely manner in order for the business owner to comply with the May 31, 2005 deadline for the repaving of the parking lot.

Chairman Bentz noted that the elimination of the second variance simplifies the decision of the Commissioners. He asked if the conditions will include the planting of grass in what was to have been the storage area for the tree service and it was determined that it will be a condition of approval.

Commissioner Weiss moved and Commissioner Sutenbach made the second to recommend approval of a variance to allow outdoor parking at 496-512 St. Charles Road in accordance with the revised conditions noted in the staff report. The results of the roll call vote were:

Ayes:	6	Commissioners Vora, Spink, Weiss, Michaelsen, Sutenbach & Bentz
Nays:	0	
Absent:	1	Commissioner Hundhausen

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on April 18, 2005 and was advised to attend that meeting.

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

Ayes:	6	Commissioners Vora, Spink, Weiss, Michaelsen, Sutenbach & Bentz
Nays:	0	
Absent:	1	Commissioner Hundhausen

Mr. Bastian stated that the matter that was initially scheduled to be heard on April 25, 2005 will not be ready for presentation to the Combined Board and that there is not sufficient time to advertise for other matters to held on that date. He suggested that the Commissioners might want to cancel that meeting.

Commissioner Spink moved and Commissioner Michaelsen made the second to cancel the Regular Meeting of the Combined Board on April 25, 2005. The results of the roll call vote were:

Ayes:	6	Commissioners Vora, Spink, Weiss, Michaelsen, Sutenbach & Bentz
Nays:	0	
Absent:	1	Commissioner Hundhausen

Mr. Bastian commented that the Community Development Director is working on several amendments to the Zoning Code that may be ready for review at the May 9th meeting.

At 8:45 p.m. Commissioner Spink moved and Commissioner Michaelsen made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD

Old Business:

New Business:

Report of Officers:

VIII. Adjournment: