

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
February 22, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Battisto, Christopher, Tucek, Morris, Meneghini and Chairman Parisi

Absent: 1 Commissioner Petella

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant and a representative from County Court Reporters.

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on January 11, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Battisto and Christopher

Absent: 1 Commissioner Petella

The motion passed by majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Meneghini moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Tucek, Battisto, Christopher, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

21-0001- Equity Advisors Group, LLC (Resolute Industrial) / 200 S. Schmale Road – Special Use

Chairman Parisi swore in Henry (Gene) Coder, Senior Product Manager for Equity Advisors Group, 200 S. Schmale Road, Carol Stream, IL.

Mr. Farace stated we have one person in the Zoom meeting watching remotely but they cannot hear the meeting or see the video. Mr. Farace stated the person left the Zoom meeting and he will monitor to see if he returns.

Chairman Parisi asked Mr. Coder to give a presentation before taking any questions.

Mr. Coder stated Equity Advisors Group has been in business for over 45 years and our business model is to match properties with customers and clients. Resolute Industrial has outgrown their current building. Our intention for 200 S. Schmale Road is to replace the roof, improve the conditions of landscaping, fencing, asphalt and extend rear of building by 7,000 square feet. Mr. Coder stated they expect to close on this property in the next day or so.

Chairman Parisi asked if there were any questions or comments for the petitioner from the audience and there were none.

Chairman Parisi then asked Mr. Farace to provide a staff presentation.

Mr. Farace stated Mr. Coder is seeking two special uses; one for equipment rentals and one for outdoor storage of the equipment within the rear or west portion of the property. Pro Wrench Truck Repair Services is currently utilizing this property, but will now be used by Resolute Industrial for equipment rental services for a variety of HVAC, cooling and heating equipment which will be stored in the rear half of the property. The interior of the building will be renovated and a 7,000 square foot addition is proposed on the southwest corner for warehouse space. The parking lot will be restored and a portion of the far west quadrant of the property (now a gravel parking lot which does not meet our code requirements) will be removed and become grassed over or green space. There are also some additional docks proposed at the northeast and northwest corners of the building. Some additional landscaping for screening purposes on the north boundary of the property near the western most driveway and along the property frontage are also proposed. In addition, a chain link fence along the north property line for screening and security purposes is included in the proposal. Since this property is just south of the Carol Stream Market Place Shopping Center where Caputo's is located, it was previously discussed by the Plan Commission to have fencing in this area be more esthetically pleasing such as a fence with mesh screening.

Mr. Farace stated staff is supportive of this request and it is a good reuse of this property and we appreciate the improvements that are proposed and recommend the approval of this request.

Chairman Parisi asked for questions from the Plan Commission.

Commissioner Morris asked if there would be a lot of truck traffic on the roadway and if trucks would possibly be backing up and blocking traffic.

Mr. Coder stated there would not be an excessive amount of trucks on the roadway and none would be backing up or blocking traffic.

Commissioner Tucek asked about the location of the fence being on the roadway.

Mr. Farace clarified the location of the fence would not be on the roadway along Schmale and is fine where it will be located, but the proposal is for a chain link fence with slats and staff is recommending some type of mesh screen instead.

There was a brief discussion regarding the type and color of the fence.

Chairman Parisi asked for a motion to recommend approval for Case No. 21-0001 with staff recommendations. Commissioner Morris moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

This case will go before the Village Board of Trustees on Monday, March 1, 2021, at 6:00 PM for formal approval.

There was a brief pause to handle technical issues during the meeting.

21-0002- Mercedes Benz USA, LLC / 100 Mercedes Drive – Special Use and Variation

Chairman Parisi swore in Robert Foley, Dewberry Engineers Inc. and Dan Kunzer, design builder with Pinnacle Contractors.

Mr. Farace stated there is not anyone on the Zoom meeting.

Chairman Parisi asked Mr. Foley to begin his presentation.

Mr. Foley stated a Learning and Performance Center (LPC) will occupy 12,000 square feet inside the warehouse addition on the rear of the building. A row of 42 parking spaces will be constructed to the east of the building, along the rear drive aisle, and a separate parking field with 40 parking spaces will be constructed to the east of the building to store fleet vehicles associated with the LPC. The fleet vehicle lot will be secured with a fence and gate system. Mr. Foley also proposed a variation for landbanking of required parking spaces.

Chairman Parisi asked Mr. Farace to provide a staff presentation.

Mr. Farace stated special use is being requested for landbank parking along with open storage for the vehicles associated with their training facility which will occupy 12,000 square feet. Parking demand, number of employees and technicians coming to the facility was looked at and there is more than enough parking currently to meet their needs. They will also be constructing 40 additional parking spaces along rear drive aisle and fleet vehicles will be in the separate parking field which will be gated and fenced. If more parking is required in the future, there is availability in the northeast quadrant where the green space area is located. Staff is comfortable with both requests and we are recommending approval.

Chairman Parisi asked if there were any questions and there were none.

Chairman Parisi asked for a motion to recommend approval for Case No. 21-0002 with staff recommendations. Commissioner Tucek moved and Commissioner Morris seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

This case will go before the Village Board of Trustees on Monday, March 1, 2021, at 6:00 PM for formal approval.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Tucek moved and Commissioner Battisto seconded the motion with no further discussion.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace asked if the PC/ZBA meeting on March 8, 2021 can be cancelled due to lack of items for the agenda.

Chairman Parisi asked for a motion to cancel the meeting on March 8, 2021:

Commissioner Christopher moved and Commissioner Meneghini seconded the motion to cancel the March 8, 2021 meeting.

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

ADJOURNMENT:

At 6:34 p.m. Commissioner Battisto moved and Commissioner Christopher seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Petella

The motion was passed by unanimous vote.

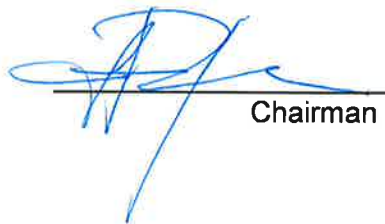
FOR THE COMBINED BOARD

Recorded and transcribed by,



Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 12 day of APRIL, 2021.



Chairman