

**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  
May 24, 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 Mr. Farace, Planning and Economic Development Manager, to call the roll.

The results of the roll call vote were:

Present: 7 Commissioners Tucek, Morris, Meneghini, Battisto, Christopher, Petella and Chairman Parisi

Absent: 0

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

**MINUTES:**

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on May10, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 0

The motion passed by unanimous vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 7 Commissioners Tucek, Battisto, Morris, Meneghini, Christopher, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

Chairman Parisi introduced the first item on the agenda.

**21-0006 – Midwest Star Group / 180 Easy Street – Special Use Permit for Motor Vehicle Service and Outdoor Activities and Operations; Fence and Zoning Code Variations**

Chairman Parisi stated this case has been withdrawn.

Mr. Farace stated the case for 180 Easy Street has been withdrawn so there is no action needed.

**21-0007- Midwest Star Group / 130 Easy Street – Special Use Permit for Outdoor Activities and Operations and Parking Lots; Fence and Zoning Code Variations; Plat of Consolidation**

Chairman Parisi swore in Mr. Chris Mergenthaler and Mr. Sergiy Zamula and requested they give their presentation.

Mr. Mergenthaler thanked the Plan Commission and the entire Village of Carol Stream staff for their hard work and effort to help them come up with a plan that will benefit the community and also help expand an existing Carol Stream business. Mr. Mergenthaler stated Midwest Star Group was founded in 2008 and its headquarters is located at 245 Fullerton Avenue, Carol Stream, with currently 110 employees. They are a less than truckload, full truckload and warehousing provider. When Midwest Start Group purchased the building at 245 Fullerton Avenue early in 2020, they did a complete upgrade and redesign of the facility including a high end office, created driver lounge facilities, replaced all paving, created landscaping improvements and replacement of fencing around the property costing \$1.3 million to solidify their investment in the Village of Carol Stream.

Mr. Mergenthaler stated the current plan for 130 Easy Street is to utilize the site for parking and storage of trucks and trailers. This will entail paving, landscaping, and fencing. Midwest Star Group takes a lot of pride in their facilities and retain a very high image.

Chairman Parisi asked if there was anyone in the audience who would like to speak, and he swore in Mr. Dave Maleski and Mr. Jim Maleski, owners of 120 Easy Street, Carol Stream, which is to the north of 130 Easy Street.

Mr. Dave Maleski stated they also own a business in Addison with a trailer park across the street and they have nothing but problems.

Mr. Jim Maleski stated they are not happy with this and have concerns about trailers, mud, blocked driveways, trucks left running, and parking on the street. It does not make any sense to put a trailer park in a lot that is too small and have truck traffic on a small street considered to be a small boulevard with no room in front of the building to stage all these semis. He also stated this lot was designed to be used for warehousing, service or light manufacturing.

Mr. Dave Maleski stated they have a concern on how it is going to impact their property and feels allowing this business, at this location. does not make sense. He then thanked the Plan Commission for their time.

Mr. Jim Maleski then added the reason why they bought this building in Carol Stream is they wanted something better than what is in Addison. Addison is a little bit of a rougher community and this is not what we want in Carol Stream.

Chairman Parisi asked if Mr. Mergenthaler and Mr. Zamula would like to address the owner's concerns from 120 Easy Street.

Mr. Mergenthaler stated it is pretty hard to address one trucking company to another. The operation at Midwest Star Group is just above and beyond most other trucking companies. Our neighbor at 285 E. Fullerton Avenue wrote a letter attesting to how good of a neighbor Midwest Star Group has been and we have never blocked driveways, created noise, and we do not run any refrigerated trailers so there will be no running of trailers.

Mr. Zamula thanked the Plan Commission for their time today and reiterated we don't run any refrigerated freight at all, only dry box. The parking lot will be paved so there will be no dirt tracked onto the streets. Blocking the property will not be an issue because there is no warehouse and there will be no need to sit and wait. Most of the time there will only be trailers there, and I think that answers most of your concerns.

Mr. Mergenthaler stated the Moleski's property is currently an investment property which is tenant occupied. If the tenants had concerns, he would hope that they would voice those concerns so they could be addressed.

Mr. Dave Maleski stated only one truck does not come in at a time. It is too much for the neighborhood to have this business located on a two acre lot which should be on a 20 acre lot.

Mr. Jim Maleski reemphasized we do not want our entry blocked and restated same concerns as mentioned previously.

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

Chairman Parisi asked if there were any questions or comments from the Zoom meeting and there were none.

Chairman Parisi then asked Mr. Farace to give his Staff Report.

Mr. Farace stated there are two Special Use requests from Midwest Star Group, Special Use Permit for outdoor activities and operations which is for the storage of trucks and trailers, and a Special Use Permit for the parking of the vehicles themselves. There is also a Zoning Code Variation to allow the parking of the trucks in the front yard which is the closest area to Easy Street. Also, there are two fence code variations to allow a fence in the front yard and to allow a fence to exceed seven feet in height. In addition, there are three lots and a Plat of Consolidation has been requested. There are about 55 or so parking spaces with access proposed from a driveway along Easy Street. The entire storage lot will be fenced. The fence along the Easy Street property frontage would be decorative with mesh material, and the remainder of the property will be fenced in by a slatted chain link fence. A security gate is proposed at the property entrance, and will be open during regular business hours. During non-business hours, the gate will be closed but will be able to be opened electronically by dispatch should a truck driver come to the property. Since there is no building on this property, the truck drivers should have much easier access to get into and out of the property. The conditions of approval are that the staging does occur on the property itself and not on Easy Street. The landscaping proposal is a combination of shade and evergreen trees to screen the property on all four sides. Currently, along the south and west property lines, this property is adjacent to property owned by Commonwealth Edison in which there is a substantial amount of landscaping. It is older landscaping and maybe not in the best condition, but it screens the residential development to the south. If ComEd were to remove this landscaping, the second landscape plan shows additional landscaping would be added on the south side of the property which would provide additional screening. Therefore, staff recommends that a condition of approval for the outdoor storage of the trailers and trucks include the modification to the storage lot and installation of

additional trees and shrubs along the south property line should landscaping be removed on the ComEd property in the future.

With no building on the property, there is a large front yard area along the Easy Street frontage. Since the trailers will be parked in the front near the fence which is used to screen the truck storage, a request is being made to vary from the code to allow trucks in the front yard which is normally not allowed. Per code, truck parking is only allowed in the rear of a building. A fence normally does not extend past the front of a building into the front yard area, but there is no building. Also being proposed is the installation of an eight feet high fence which is permitted in the Industrial District. Staff feels comfortable supporting the variations and is supportive of the request with the variety of conditions that are included at the end of the staff report.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Morris asked if the entryway could be moved another 25-40 feet to the right further away from the business at 120 Easy Street. Also, when we have heavy snow, where is the snow going to be pushed and is there a drain in the parking lot.

Mr. Mergenthaler answered by stating all the snow would be kept and pushed on the property. There is some landscaped areas where the snow could be moved to as well as storm sewers on the property.

Commissioners Meneghini and Christopher had no questions.

Commissioner Petella asked what is stored in the trucks while they are parked there.

Mr. Zamula stated there is only dry freight stored in the trailers. Basically, anything you see on the shelves in the stores and the trailers are not kept there a long time. Each trailer is moved within a few days.

Commissioner Petella asked if there would be a cycling of the trailers and if there won't be any parked there permanently.

Mr. Zamula responded no and it would only be their trucks with the parking lot being half empty most of the time.

Commissioner Tucek stated we need this business but he does not believe it is the right area. Is there a mixture of trucks like box trucks and semis or just semis.

Mr. Zamula stated we don't operate box trucks, only semi-trucks. All of our equipment is newer from 2018 to current so there won't be oil leaks.

Commissioner Tucek asked if they are going to keep the current space at 245 E. Fullerton Avenue and fill up this space.

Mr. Zamula stated the location will remain open at 245 E. Fullerton Avenue and the additional lot will not be in the way of those operations.

Commissioner Tucek asked if they outgrew their current location and need this space to expand.

Mr. Zamula responded he was correct. They have more customers approaching us to use this system of freight so we need additional parking spots.

Commissioner Tucek had no further questions.

Commissioner Battisto asked what is the expected traffic per day, what times of day, when will things be busiest, will trucks be waiting and what can you tell us about the load.

Mr. Mergenthaler stated most of the trucks are coming back from their three day reset period because this is long haul trucking and they may be gone for days at a time before they return. In terms of number of trucks per day, there will be 15-20 a day on average going in and out of the lot. As mentioned previously, the lot may be empty at times due to the reset period.

Commissioner Battisto asked how many trucks would be consistently parked there.

Mr. Zamula stated on a daily basis there would not be more than 20 trucks parked there ever. Towards the weekend you might see three-quarters of the parking lot full. A lot of the drivers live in Illinois and Carol Stream and park there for about two days.

Commissioner Battisto stated to Mr. Farace if you look at the area, it does not look like the intention was to have heavy commercial trucking, but single story or multi-unit commercial buildings. Even the feeder street which is St. Charles Road is still two lanes. Did the engineers study that to make sure that it's not going to slow down traffic on that through-way as well.

Mr. Farace stated St. Charles Road is now utilized more with truck traffic, as well as Gary Avenue.

Commissioner Battisto stated he believes that the trucks that use St. Charles Road are not accessing the side streets because there is really nothing there. It's just a through street.

Mr. Farace stated in most instances yes. Although there are some businesses that have some semi-truck deliveries. Even within the past five and a half years I've worked for the village, there has been an increase in e-commerce and logistics. Those are the types of businesses that look for any location that is available. It's true when this small industrial park on Easy Street was developed back in the 70's, we would not have thought of having a larger number of semi-truck traffic on it. Staff looks at these locations to have projects designed as effectively as possible from a transportation perspective. Overall, roadways are just carrying more semi-truck traffic than ever before. Staff did look at this location and took this into consideration. We also have the letter from Midwest Star Group's neighbor, Prinova USA, supporting the grant of their Special Use Permits since they have not had any issues in the past year and a half.

Commissioner Battisto stated he just wanted to make sure staff looked at this proposal thoroughly and had no more questions.

Chairman Parisi asked if they anticipated anyone keeping their cars at this location for a duration of time which may cause an issue with the truck radius turning.

Mr. Zamula responded the truck driver will pull out the truck and trailer and will park the car toward the end of the parking lot which takes less space than a semi-truck and trailer.

Chairman Parisi also asked about the chain link fence on the east, west and south with slats, but the front was referred to as a decorative fence with a mesh material. The picture looks like chain link with mesh, so can someone define that because those are two distinctively, different things in my mind.

Mr. Farace stated the image showed the mesh material, but is a decorative aluminum fence similar to the truck repair business on Schmale Road.

Mr. Mergenthaler stated they would do a fencing similar to that with a mesh screening.

Chairman Parisi stated, for clarification purposes for the Commission, that would look a lot better than a chain link with mesh.

Chairman Parisi asked Mr. Farace to address the gentlemen regarding who they should call if there are any issues.

Mr. Farace stated the Plan Commission makes recommendations and this case still needs to go before the Village Board. Also, since there is no building or business there, if the Plan Commission feels comfortable recommending a condition for a small identification sign near the gate with contact information if there is an issue. Otherwise, you can always call the police.

Chairman Parisi stated the intent of that is we do not want to impede the operations of other businesses and we understand that intent. The Village of Carol Stream is very astute in taking the recommendation of this Board and its Council as well.

Mr. Jim Maleski reiterated his concerns for this type of business at this location.

Chairman Parisi stated that it is understood and he appreciates him reiterating his concerns which were already responded to and stated it has been noted for the record. He then asked Mr. Farace to take it under advisement, and if there is an issue, then maybe that would be a next step for the Village to consider. I'm also asking the petitioner to actually be respectful of what their obligation is as well.

Commissioner Morris asked if the gate was going to be open all day and what do you do for security if someone breaks into the trailers or yard.

Mr. Mergenthaler stated there will be cameras on site and the gate will be able to be opened on site by dispatch remotely. After business hours the gate will close, the drivers will call ahead to dispatch and the gate will open as they are pulling up to the property so they are not idling out in the street.

Mr. Zamula stated the gate will open during the day but their trailers have GPS tracking devices and most of the freight has cameras inside as well.

Commissioner Meneghini questioned if this is the end of the route for truck drivers is there any type of washroom facility, office or shanty and if it would be a problem.

Mr. Zamula stated that most of the drivers would go to their terminal where there are washrooms and showers. He added that if there was a building on the property, then the drivers would block the street. For this location, there is no reason for the people to stop in there.

Chairman Parisi asked for any other questions or comments from the Commission and there were none.

Chairman Parisi asked for a motion to approve. Commissioner Morris moved to approve the use of a parking facility for Midwest Star Group in addition of the conditions brought up by staff and Commissioner Meneghini seconded the motion.

Mr. Farace asked if the sign he mentioned is included in the motion.

Commissioner Morris stated his motion also adds the sign and the potential of adding a new entryway.

Mr. Farace stated relocating the entryway may be tricky because if it were shifted 25-40 feet, it would probably make it an awkward jog for the trucks to get in and out of the site.

Commissioner Morris asked that Mr. Farace put it under consideration and if it is not workable, at least it was addressed.

Chairman Parisi stated, to be clear for the recorder, you are actually making a motion for approval for the case with the staff recommendations in addition with the condition that the petitioner consider placing signage on their property in case there is an issue to reach out to them instead of the Village.

Commissioner Morris stated that was correct.

Chairman Parisi asked for a second to that motion. Commissioner Meneghini seconded the motion. Chairman Parisi asked for any further discussion and there was none.

The results of the roll call vote were:

Ayes: 3 Commissioners Morris, Meneghini, and Chairman Parisi

Nays: 4 Commissioners Christopher, Petella, Battisto and Tucek

Abstain: 0

Absent: 0

The motion failed to recommend approval.

This case will go before the Village Board on Monday, June 7, 2021, at 6:00 PM for review.

**21-0015 – Smith Residence – 534 Hiawatha Drive - Fence Code Variation**

Chairman Parisi swore in Brian Smith, 534 Hiawatha Drive, Carol Stream, IL 60188.

Mr. Smith stated he was on a corner lot across the street from Jay Stream School. I am asking for a fence variance to bring my fence further out from the side of my house because I have growing kids and would like more room for my kids to be able to play in the back yard with their dogs and eventually install a pool. The way the city asks to run the fence line directly along the side which takes off about a third of his yard and ruin the landscaping. I'm asking to bring it seventeen feet off the side of my house to the rock line where pine trees are located. This would not obstruct any view or cause any safety issues from the corner street sign.

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

Chairman Parisi asked if there were any questions or comments from the Zoom audience.

Mr. Farace stated Mrs. Smith, who he believes to be the petitioner's spouse, is online but she had no questions or comments.

Chairman Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated as Mr. Smith is asking for a fence code variation to allow his fence to be extended 17 feet into the corner side yard which is at the intersection of Hiawatha Drive and Illini Drive. The property is zoned R3 where normally the building setback for both the front yard and the corner side yard is 25 feet. However, in this specific subdivision, it has been reduced down to 20 feet, and that's just how the subdivision was established back in the day. Likewise, the property directly east of the subject property and all the properties going along Illini Drive are zoned R2 and have a 40 foot front yard setback. So it is being proposed to allow the fence to encroach into that corner side yard setback area by about 17 feet which does sound like quite a bit, however, based on this being a unique property, we are supportive of this request. This property is also adjacent to Klein Creek. Directly west of this property are evergreens

which will be located to the south of the fence being installed. Given the fact you have the creek with the guardrail, existing landscaping or foliage that blocks the creek and will block the visibility of the fence as well, staff feels comfortable supporting the variation of a 5 foot fence with recommended approval.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Battisto asked about how much distance from the sidewalk will the fence be on the Illini side.

Mr. Farace stated it would be 9 feet from the sidewalk and 12 feet from the property line.

Commissioner Battisto asked if the fence would go off the guardrail and if Mr. Smith was touching the pine trees or taking them down.

Mr. Smith stated no, he would be going just north of the pine trees and they would be staying and located on the outside of the fence.

Commissioner Battisto had no further questions.

Commissioners Tucek, Christopher, Meneghini, Morris and Chairman Parisi had no questions.

Commissioner Petella asked if the fence would be board on board and if that would comply with the new code.

Mr. Farace stated it would comply with the new code.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved to approve and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes:	7	Commissioners Battisto, Tucek, Morris, Meneghini, Petella, Christopher and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	0	

The motion was passed by unanimous vote.

**21-0018 – Richard’s Building Supply – 375 Village Drive – Special Use Permit for Outdoor Activities and Operation –Storage of Materials; Special Use Permit for Retail Sales in the I District**

Chairman Parisi swore in Mr. Christopher Cannonito on behalf of the petitioner Richard’s Building Supply, and Mr. Bill Swanson who is the Senior Vice President of Richard’s Building Supply located at 375 Village Drive, Carol Stream.

Mr. Cannonito stated they are seeking a special use permit for the outside storage of building materials, almost exclusively roofing shingles that are bundled and palletized at 375 Village Drive. We are also seeking a variance in the use to allow retail sales even though it is less than a 10 percent portion of our business as a wholesaler. Richard’s Building Supply Company is an Illinois Corporation and has been in business for 43 years and have about 23 locations in the state of Illinois. We are seeking to move one



of our most active locations from the Village of Addison to Carol Stream to allow for additional outside storage. The Addison location did \$18 million dollars in sales in the year 2020 and is on track to exceed that fare for 2021. Richard's Building Supply has a good reputation in all the communities it operates in, is seeking the approval of the Plan Commission and will answer any questions they might have.

Chairman Parisi asked for any questions from the audience and our Zoom meeting and there were none. He then asked Mr. Farace to provide a Staff Report.

Mr. Farace stated special use permits are being requested for outdoor storage in the rear of the property along with approval of retail sales in the Industrial District. This building on 375 Village Drive is 57,000 square feet and materials will be stored inside the building, but in the rear of the building they are building a 35,000 square foot concrete pad for outdoor storage of roofing shingles which will be completely fenced in. The customers will not be going in the rear for their roofing materials. This will be done in the front of the property. With outdoor storage of trucks and materials, this does require approval of a special use. This has been allowed at other locations throughout the Village and since it is being fenced in, it will not have negative impact on other properties. Staff recommends approval of this business.

Chairman Parisi asked for questions or comments from the Commissioners and there were none, but Chairman Parisi just wanted to state for the record, due to sensitivity to the surrounding neighbors and businesses, that the report stated the pallets would only be stored no higher than the height of the fence.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes:	7	Commissioners Battisto, Tucek, Morris, Meneghini, Petella, Christopher and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	0	

The motion was passed by unanimous vote and will go to the Village Board on Monday, June 7 for final approval.

**21-0020 – Village of Carol Stream – 500 N. Gary Avenue – Additional Rezoning of Properties Associated with the Unified Development Ordinance (UDO)**

Chairman Parisi swore in Tom Farace, Planning and Economic Development Manager for the Village of Carol Stream located at 500 N. Gary Avenue, Carol Stream.

Mr. Farace stated we have some additional zoning map amendments that were done in conjunction with the Unified Development Ordinance (UDO). As part of that project we were also rezoning about 200 properties. Unfortunately, for whatever reason, there were five properties that were not picked up and placed as part of the public notice. All of the following properties will be rezoned to that R1 District: Memorial Park off Thunderbird; smaller parcel that backs up to Heritage Lakes Elementary School; Jay Stream School, owned by School District 93, has three parcels and the northern most parcel and along

El Paso Lane; St. Luke's Parish between Illini Drive and Cochise Court. Staff is looking for a recommendation to get these rezoned and add those to the map.

Chairman Parisi asked for questions or comments from the Commission and there were none.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Tucek, Morris, Meneghini, Petella, Christopher and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote and will go to the Village Board on Monday, June 7 for final approval.

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

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Tucek, Morris, Meneghini, Christopher, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

Chairman Parisi asked Mr. Farace to share New Business stated on the agenda.

Mr. Farace stated he wanted to discuss general usage of electronic devices at meetings. The Village has purchased I-Pads that can be used by both the Village Board and by Plan Commission members. Since you have been receiving links for Plan Commission packets, we can provide you with the I-Pads to use here in the Board Room in two different ways. Please let me know how you would like to use them. In the simplest form, we can just log everyone into the village website to view the agenda packet while you are here. Or, something a little more advanced, if you wanted to actually have more direct access to the plans, the village would provide you with a village email address so you could make those notes on the documents, save those plans and then open them here.

Chairman Parisi asked if this should be an individual decision for each member or a group decision.

Mr. Farace stated this should be decided unanimously as a group.

All the Commissioners agreed to use the simplest method which is to use the I-Pads to log into the village website and view the plans.

**PRESENTATION:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 7:17 p.m. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Meneghini, Tucek, Morris, Petella, Christopher and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0


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 14 day of JUNE, 2021.

  
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Chairman