

**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  
June 28, 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: 7 Commissioners Tucek, Meneghini, Petella, Christopher, Battisto, Morris and Chairman Parisi

Absent: 0

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

**MINUTES:**

Commissioner Meneghini moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on June 14, 2021.

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Morris and Battisto

Absent: 0

The motion passed by majority vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

**Case #21-0021- Carol Stream Animal Hospital – 160 W. Elk Trail – Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District; Zoning Text Amendment to add indoor kennel and boarding facility as a Special Use in the B-2 District; Special Use Permit for an indoor kennel and boarding facility**

Chairman Parisi swore in Mr. Marc Anderson, Architect, and Dr. Mondrian Contreras, with the Carol Stream Animal Hospital.

Mr. Anderson stated Dr. Contreras is looking to expand his animal welfare to help with surgical patient recovery in the rehabilitation center as well as expand to include a daycare center and overnight kenneling of the animals in the property immediately adjacent to the hospital. We wanted to make this program work in the existing building but ran into a couple of limitations with the rehabilitation center, the size of the existing play area and the number of kennels which would need to be limited so the adjacent property would need to be utilized.

Chairman Parisi asked for questions from the audience or through Zoom and there were none.

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

Mr. Farace stated the applicant is seeking a Zoning Map Amendment from R-4 General Residence District to B-2 General Retail District, A Zoning Text Amendment to add an indoor kennel and boarding facility as a Special Use in the B-2 District and a Special Use Permit for an indoor kennel and boarding facility. The Carol Stream Animal Hospital is located at 140 W. Elk Trail and the building to the west, 160 W. Elk Trail, was initially a Kindercare facility. The Carol Stream Park District took over the Kindercare on the subject property as a preschool that has recently closed so Dr. Contreras is interested in operating a doggie daycare and kennel in that building. The existing building is approximately 4,500 – 4,600 square feet with an addition proposed of about 2,600 square feet. The existing parking lot is closest to Elk Trail, the fenced-in area is in the rear of the property, and a fence that extends out to the side of the parking lot where there is an existing bike path and Mitchell Lake. A new six foot tall fence is proposed for the rear perimeter of the property and a four foot fence for the area near the parking lot. The property is proposed to be rezoned B-2 which is the current zoning of the animal hospital, and staff supports that the zoning should be the same for both properties. Likewise with the Text Amendment in the B-2 District. In the current code kennel or boarding facilities are not allowed. They are allowed in the B-3 or Industrial District. So a Special Use is requested to allow a kennel and boarding facility. Within the Special Use criteria, staff feels it is a good use of the property but there are some items or questions we need answered. Staff brought this case to the Commission tonight for an initial discussion, but does not have a recommendation because there are two variations not included in the initial submittal which requires a Public Notice. One request involves the fence that runs along the parking lot area which goes passed the front of the building so a fence variation needs to be requested per code. Even though the fence has been there since the late 1970's, a fence variation was never requested. Since a new fence is being proposed, a variation will need to be reviewed. Staff is supportive of a fence at this location because of the location of the bike path and the lake. Parking requirements for kennels, doggie daycares or any part of our service community, should have 25 parking spaces but there are only a dozen. Staff has questions about drop off and pick-up times, what are the emergency practices for overnight pets, staffing, the north side of the exterior to include all translucent panels for all three sides and to make sure there is sufficient parking which would require a parking variation as well. Mr. Farace also mentioned an email from a nearby resident included in the packet which brought up concerns regarding the appearance of the building, operational concerns and noise. Staff recommends a follow-up meeting with the Plan Commission next month on July 26, 2021, but just asks for some feedback at this time.

Chairman Parisi suggested they give feedback tonight only on the zoning change and leave the feedback on the operations, elevations, fencing and parking to a secondary discussion.

Chairman Parisi asked for questions from the audience or online and there were none.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Battisto asked for clarification on the zoning in order to allow a kennel.

Chairman Parisi responded stating the property can be rezoned to a B-2 as one criteria and then consider the Special Use within the B-2.

Mr. Farace added by stating the current zoning for this property is R-4 which is unusual because that is residential which does not allow this type of business.

Chairman Parisi asked, pertaining to the Unified Development Ordinance (UDO), if this was one of the properties proposed to be rezoned.

Mr. Farace stated this particular property is proposed to be rezoned to the R-1 District under the UDO.

Commissioner Battisto had no further questions but stated based on this significant change in use I will have to give it some more thought.

There was a brief discussion on clarifying tonight's discussion.

Commissioners Tucek and Christopher had no questions.

Commissioner Petella asked are the pets going to be brought into the building or are you meeting them in the parking lot, and how many pets are you ready to handle.

Dr. Contreras stated the pets will be brought into the building and we are prepared to handle between 80-90 pets.

Commissioner Petella questioned the number of pets and stated there are only 38 suites. Also, are arrivals just going to be dropped off.

Dr. Contreras stated 90 pets would not come in all at once. During holidays, 80-90 pets might be boarded at the facility, but they would not come in all at once.

Commissioner Petella stated if you only have 38 suites, how can you board 80-90 pets.

Dr. Contreras responded the suites are different sizes.

Chairman Parisi stated you will be able to house 60 dogs in the daycare and house 80 pets in the kennel. So is it possible you will be having 140 pets at this facility.

Dr. Contreras stated it would be capped at 80-90. There will be a certain amount for boarding and a certain amount for the daycare. We would have a cutoff because we have between 15-20 pets per staff member. I plan to have the correct amount of staff depending on the number of pets.

Commissioner Petella asked if the county has figures pertaining to the number of pets/staffing ratio.

Mr. Farace stated it is handled at the state level similar to DCFS but in a different department.

Commissioner Petella stated 15-20 dogs per one person seems excessive.

Dr. Contreras stated that is an extremely standard number of dogs per person and the size of the facility also determines a pet/staff ratio. His focus is more medically involved, but does want to see other non-medical related pets receive high end care.

Chairman Parisi and Commissioner Battisto stated concerns about this daycare being close to a residential area and it being rezoned to B-2.

Mr. Farace stated any business being rezoned or requesting a Special Use will be reviewed by staff and will be brought before the Plan Commission. He also mentioned our smaller commercial properties will be primarily rezoned B-2 through the UDO.

Commissioner Morris stated the fence line is really close to the residential condos and asked if they were going to put up a 10 foot fence so they will not hear barking or smell anything.

Dr. Contreras responded saying the outside area will be in limited use. The indoor play area will be used 90% of the time. Outside is just for bathroom use and extra walks. Dogs will not be left outside to just play.

Commissioner Morris asked what safety precautions will there be for the dogs left unsupervised overnight.

Dr. Contreras stated the building will have the proper fire alarm and sprinkler systems that will notify the Fire Department.

Commissioner Meneghini asked Dr. Contreras how long has he been in this business and if this was his first venture into the boarding part of the business.

Dr. Contreras stated he previously worked at a facility with both hospitalization and boarding and he will be working with the absolute best in the industry.

Chairman Parisi stated someone will be operating it for you.

Dr. Contreras answered he will own it and be operating it. He will also handle the training.

Commissioner Meneghini stated you mentioned a staff of 5 or 6 employees and what is your plan for staff and will it only be for dogs.

Dr. Contreras stated we might have a cat and the number of employees will grow as the business grows so the number of pets will match the number of employees.

Commissioner Meneghini asked if they were aware of staff requirements and if they were able to suffice these requirements.

Mr. Anderson stated they will comply with additional requirements from staff.

Chairman Parisi asked in a boarding situation how many maximum pets will you have.

Dr. Contreras stated the maximum we could house is between 60 and 80.

Chairman Parisi stated there is a concern with the closeness of residential properties and a concern from a resident of the acoustics for noise.

Mr. Anderson stated the kennel building will happen within the existing brick building that has a significant sound reduction because of the brick. The playrooms will be in the partially translucent building with a steel frame and a stud wall.

Chairman Parisi asked if they were proposing any acoustic decibel ratings.

Mr. Anderson stated all the kenneling happens in the brick building and the playrooms will be in the other building.

Chairman Parisi had no further questions and clarified the Special Use and the Text Amendment is for indoor kenneling only not allowing any other kenneling on the outside of the property.

Chairman Parisi asked for any further questions from the Commission and there were none.

Chairman Parisi stated the following items: fencing, parking and the exterior of the building will be continued at the next Plan Commission meeting, but asked for any further discussion regarding zoning.

There was a brief discussion regarding the exterior of the building, parking and the fence which will be addressed at the next Plan Commission Meeting.

Commissioners Christopher, Morris and Meneghini had no further questions.

Chairman Parisi commented on the elevation and asked what type of manufacturer for the polycarbonate.

Mr. Anderson stated they have not chosen one at this point.

Chairman Parisi stated you talked about an FRP insulated panel.

Mr. Anderson stated that is a polyester, reinforced panel.

Chairman Parisi stated a concern with the north elevation having all polycarbonate and asks for some sensitivity since it is on a residential street.

Chairman Parisi stated it is the recommendation from staff to have a motion for a continuance for the operations, parking and fencing.

Commissioner Petella moved and Commissioner Meneghini seconded the motion for a continuance on July 26, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, July 26, 2021, at 6:00 PM for review.

**Case #21-0022 – Pacific Botanical Laboratories, LLC – 690 E. North Avenue – Special Use Permit for a research laboratory**

Chairman Parisi swore in Mr. Randy Fleener, Director of Technical Services at Pacific Botanical Laboratories.

Mr. Fleener stated Pacific Botanical is a cannabis testing laboratory that was started in 2013 and have laboratories currently in Seattle, San Diego, and building one in Medesto, California and want to expand into Illinois. Currently Dr. Mansour Samadpour is the owner of the company and also owns a company titled IEH which handles third party food testing. We are proposing to take another suite in this building and turn it into a cannabis testing laboratory licensed by the state.

Mr. Farace stated a Special Use for a research lab is being requested for this property. They have indicated the applicant is also the owner of this property. The proposed cannabis testing lab will be located in a 2,300 square foot space in the office building. There will be processing, sample testing, receiving and storage rooms. For the state of Illinois, the cannabis needs to be tested for safety purposes. As more dispensaries open in Illinois, there will be more need for testing facilities as well. The applicant has proposed to initially hire 5-7 employees for the lab, and the hours of operation will be 8 am to 7 pm during the week with limited weekend hours. One to two deliveries of cannabis products are proposed daily, and will be conducted by a licensed cannabis transporter in unmarked cars and vans. Parking is more than adequate for staff and delivery vehicles. Typical sample sizes range from 45 grams to eight pounds, and samples will be retained for 20 days after test results are reported to clients before being disposed. The testing samples will be ground and mixed with a non-cannabis matter such as sand or cardboard to be rendered unusable and disposed of by a licensed waste handler. There will be a security and video monitoring system for the lab and controlled access for entry. The applicant does not have a testing license yet, but in order for them to obtain their license, they need to have written approval from the municipality. So staff will provide them with a Certificate of Occupancy after they provide us with a copy of their application to the state. Staff recommends approval of this request.

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

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

Commissioner Meneghini asked how many deliveries a day.

Mr. Freener stated one to two deliveries a day.

Commissioner Morris stated this process started a few months ago that a dispensary and cultivation would be in a certain part of town. Since this is part of the cannabis process, is this going against what we stated previously to keep it in one part of town.

Mr. Farace stated this is not a cannabis business it is a research lab. It is not a growing or sales facility.

Commissioner Christopher had no questions.

Commissioner Petella asked what they test for.

Mr. Freener stated anything grown in the ground could have microbial contamination so we are testing for pesticides, microtoxins that can grow on a plant from mold and for potency. For products where

they've extracted the cannabinoid, we use a solvent screen to make sure there are no residual solvents left in the product.

Commissioners Tucek, Battisto and Chairman Parisi had no questions.

Chairman Parisi asked for any further discussion and there was none.

Motion to approve was made by Commissioner Christopher and seconded by Commissioner Tucek with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.

**Case #21-0023 – Culver's – 290 S. Schmale Road – Amendment to a Special Use for a Drive-Up Service Window Addition**

Chairman Parisi swore in Mr. Joseph Mayer with Kimley-Horn and Amy Adams from Culver's.

Ms. Adams stated we need to alleviate congestion in the parking lot.

Mr. Mayer added due to the pandemic causing increased drive-thru traffic, the intent is to add a parallel lane to allow for additional stacking to alleviate congestion in the parking lot as well as optimizes the ordering process. We are not touching the rear curb line or the wetland in the rear of the property. In general, we're losing 14 parking spaces, but the owner and operator do not have a concern considering the shift from dine-in to drive-thru. We think it is a well thought through plan that would benefit Culver's.

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

Mr. Farace stated Culver's is proposing an addition to their drive-thru lane, in the rear of the property, to accommodate the vehicle traffic and also includes a new menu board. There will be a loss of about 14 parking spaces but Culver's will still have a surplus of 7 spaces which is adequate. Staff has reviewed the request and is recommending approval.

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

Motion to approve was made by Commissioner Meneghini and seconded by Commissioner Christopher seconded with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.

**Case #21-0025 – LifeLine Ambulance, LLC – 150 E. St. Charles Road – Special Use Permit for a training facility**

Chairman Parisi swore in Mr. Lou Tornabeni from LifeLine Ambulance.

Mr. Tornabeni stated LifeLine Ambulance has been a private ambulance company in the Chicagoland area for about twelve years with other successful operations in other states. We are looking for a Special Use Permit at 150 E. St. Charles Road to support our existing ambulance service as well as create new positions in the community for EMT's, paramedics, firefighters as well as hospitals and urgent care facilities.

Chairman Parisi asked for any questions from the audience or Zoom and there were none.

Mr. Farace stated a Special Use Permit is being requested for a training facility for LifeLine Ambulance. They will be occupying 15,000 square feet in the northern half (southern half is vacant) of the building primarily warehouse space and a little bit of office space. A large portion will be utilized inside the building for 5 ambulances. No ambulances will be store outside of the tenant space. This is a private ambulance company which will be used for places like assisted living facilities and training will occur for EMT's in the two large classrooms. Staff reviewed parking for this use and the remainder of the building and based on classroom size, number of students, teachers and instructors there should be adequate parking for this usage as well as another use for the other side of the building. LifeLine Ambulance might expand into another portion of this building in the future. Staff is comfortable approving this request and are recommending approval.

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

Motion to approve was made by Commissioner Meneghini and seconded by Commissioner Tucek with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 19, 2021, at 6:00 PM for review.



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

**NEW BUSINESS:**

**OLD BUSINESS:**

**OTHER BUSINESS:** Mr. Farace mentioned the Unified Development Ordinance (UDO) goes into effect on July 1<sup>st</sup> and each Commissioner will be given a paper copy of the UDO and the updated zoning map at the next meeting which will be on Monday, July 26, 2021. The meeting on Monday, July 12, 2021, will be cancelled since there are no cases scheduled.

Commissioner Christopher motioned to cancel the Monday, July 12, 2021, meeting and Commissioner Morris seconded the motion with no further discussion.

The results of the roll call vote were:

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

The motion was passed to cancel the Monday, July 12, 2021, meeting by unanimous vote.

**ADJOURNMENT:**

At 7:19 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 Petella, Meneghini, Tucek, Christopher, Battisto, Morris and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 0

The motion was passed by unanimous vote.

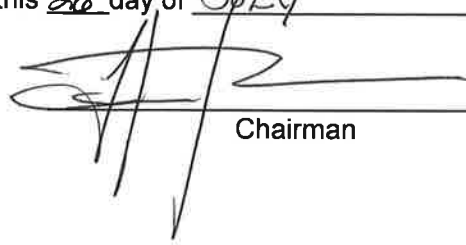
FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia

Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 26 day of July, 2021.

  
Chairman