

**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
August 9, 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 Petella, Battisto, Meneghini, Morris, Tucek
and Chairman Parisi

Absent: 1 Commissioner Christopher

Also Present: Bob Mellor, Village Manager; Don Bastian, Community Development Director;
Tom Farace, Planning and Economic Development Manager; Patty Battaglia,
Planning and Permitting Assistant

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on July 26, 2021.

The results of the roll call vote were:

Ayes: 3 Commissioners Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 3 Commissioners Battisto, Meneghini and Tucek

Absent: 1 Commissioner Christopher

The motion passed by a majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

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 asked Mr. Farace if he would like to share any information regarding this case.

Mr. Farace stated the applicant is proposing to reduce the scope of his project and work within the confines of the existing building. He is proposing to not build the addition, work on a phasing plan that is being revised right now and is requesting a continuance.

Chairman Parisi stated it is the recommendation from staff to have a motion for a continuance for Case #21-0021.

Commissioner Tucek moved and Commissioner Meneghini seconded the motion for a continuance to August 23, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Plan Commission on Monday, August 23, 2021, at 6:00 PM for review.

Case #21-0038 – Rt. 64, LLC – 27W174 North Avenue & 2N441 County Farm Road – Zoning Map Amendment; Special Use Permits for the outdoor display and sale of merchandise; Outdoor Activities and Operations in the form of Truck and Equipment Parking; Fence Variations; Parking Setback Variation; Variation from the Outdoor Lighting Illumination Standards; Landscape Variation; Pavement Variation

Chairman Parisi swore in the petitioner, Mr. Ryan Cooper, and asked for him to provide his presentation.

Mr. Cooper stated he is the IT Marketing Manager at Landscape Materials & Firewood Sales. My father Dave started the business back in 1980 as a landscape company with snow removal. We have since transitioned to become one of the most predominant suppliers and manufacturers of mulch, also sell premium landscape material and are a large Uni-Lock distributor in the Chicagoland area. Our current proposition is to branch out growth and we are looking to make this location self-service.

Chairman Parisi asked for any questions from the audience.

Mr. Art Meinzer, property owner of 21W130 North Avenue, asked if a traffic study was performed on both County Farm Road and North Avenue.

Mr. Farace stated Village staff did not request a traffic study be provided for this case.

Mr. Meinzer stated he would like to conduct a study and had no further questions. Chairman Parisi asked for any other questions from the audience.

Mr. Farace stated a letter was sent from Kimberly Warren, Partner, 27W Partners, LLC. The letter stated this business will not help increase the value of the property in the area, the commercial location will not be ideal for this type of business and it won't drive new sales tax revenue to the Village.

Chairman Parisi asked for any other questions from the general public.

Ms. Libby Peterson, Pawprint Gardens, caretaker that resides at 27W150 North Avenue, stated her fence has already been damaged by storage containers pushed against her fence and asked if they will be kiln drying the wood on site. She mentioned there has already been fires on that property and she hears mulching at 4:00 in the morning.

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

Mr. Farace stated there is a Zoning Map Amendment to rezone the property to B-3, General Business District upon annexation since the two properties are currently unincorporated in DuPage County. Special Use Permits for the outdoor display and sale of merchandise, general outdoor activities and operations and for the outdoor storage of equipment and trucks on the north side of the property. The variations are primarily being requested because the properties were previously developed under DuPage County with different regulations with right-of-way acquisitions which have decreased the property in size. Below are several variations being proposed:

- Variation to allow a fence to be located on the County Farm Road property line
- Variation to provide truck and equipment parking less than 40 feet from an adjoining lot in a Residential District
- Variation to allow a parking space to be located less than 20 feet from a street right-of-way line
- Variation to allow on-site roadway pavement less than 10 feet from a street right-of-way line
- Variation from the landscape requirements
- Variation from the screening requirements for outdoor activities and operations
- Variation from the Outdoor Lighting Illumination Standards

The applicant is reutilizing the existing buildings on the property and the site itself. Staff feels comfortable supporting their Special Use request and the variations in this specific circumstance.

Chairman Parisi mentioned a reference about Ms. Peterson's property and asked Mr. Farace to show where her property is located, as well as Mr. Meinzer's, on an aerial view.

Chairman Parisi asked Mr. Farace to explain the logistics on the annexation in line with the Comprehensive Plan.

Mr. Farace stated when the Comprehensive Plan was updated 5 or 6 years ago, there were opportunity areas for new or redevelopment like the Town Center and some property along North Avenue. This specific intersection was looked at where you have a combination of properties that are both in the Village and then outside the Village. It was looked at as a key opportunity because you have areas that can be annexed in for development or redevelopment which allows you to potentially annex in other properties in that immediate vicinity. The northwest corner of County Farm and North Avenue was annexed in a couple of years ago and was redeveloped into a small three-tenant commercial building.

Chairman Parisi called for a motion to temporarily adjourn at 6:28 p.m. due to a tornado warning so shelter can be taken in the basement. Commissioner Tucek moved and Commissioner seconded the motion.

Chairman Parisi called the meeting back into session at 7:30 p.m. and then asked for questions from the Commission.

Commissioner Meneghini asked if the applicant would be able to suffice or uphold the variations and stipulations.

Mr. David Cooper stated yes we will be able to.

Commissioner Meneghini had no further questions.

Commissioner Morris asked if the mulching Ms. Peterson was hearing at 4 in the morning could possibly be from the mulching on St. Charles Rd.

Ms. Peterson stated it probably is from the St. Charles location.

Mr. David Cooper added we will not be doing any mulching at this facility. If there is any processing, it would be done between business hours of 9 to 4. But right now we do not have intent of doing that on this property.

Commissioner Morris asked for an explanation of the self-service concept, how do people pay and how do you trust people to just not walk off with the stuff.

Mr. David Cooper stated we are hoping to trust people and we'll see how that works out. I know a couple of other people who have done it and it has been successful. We have a container with bins that are labeled with prices and there is a lockbox mounted inside the container where people would put cash or a check. We are working on a kiosk that would accept credit cards. Most of this is just directing them. Hopefully the honor system will work and we won't have to address that.

Commissioner Morris then asked if there would be any employees on location.

Mr. David Cooper replied not 24/7. Just during the day.

Commissioner Morris asked if the business would be open 24/7.

Mr. David Cooper stated just the firewood would be accessible 24/7 located in the front. During the day we will have people restocking.

Commissioner Morris had no further questions.

Commissioner Petella asked if they were going to take any of the existing buildings down.

Mr. David Cooper stated no, we are just going to utilize them the way they are.

Commissioner Petella asked about signage and what kind of trucks will be parked on the lot.

Mr. David Cooper stated we will have signage on County Farm Road with contact information and they would store their chipper truck and equipment related to that type of business. No large semi-trucks.

Commissioner Petella asked if they will be able to make a left hand turn into the location heading south on County Farm Road and if they will be installing Enter and Exit signs.

Mr. David Cooper stated just going north on County Farm you would be able to make a right turn in and we will be installing Enter and Exit signs.

Commissioner Petella asked if this location falls under the North Avenue Corridor.

Mr. Farace stated it was indicated in the Staff Report it is a non-conforming sign and we listed some stipulations within the annexation agreement in regards to the sign itself.,

Chairman Parisi stated that Commissioner Petella already raised this question so we don't fall underneath the jurisdiction of the North Avenue Corridor review. Is the address technically on County Farm or is it on North Avenue.

Mr. Farace asked for the sign only and Chairman Parisi responded for the entire property.

Mr. Farace stated we would look at it if they were demolishing the building and constructing new, but in concept, they are putting in a paver parking lot and putting some equipment for storage purposes. That would be more for architectural or landscaping and they do not have enough room for landscaping so there is not anything to review under our North Avenue Corridor application.

Commissioner Petella asked if they were not going to fall under our codes.

Mr. Farace stated they will.

Commissioner Tucek asked Mr. Farace why a traffic study was not needed.

Mr. Farace stated, based on the number of customers, staff did not feel it was necessary.

Mr. Meinzer stated this business wants to open up to customers which will bring more traffic and he feels a traffic study should be done.

Commissioner Tucek stated Kimberly Warren mentioned in her letter a dangerous u-turn. Do you know what she might have been addressing specifically because I'm not sure how this pertains to this case.

Chairman Parisi stated he knows u-turns are allowed on North Avenue but not on County Farm Road so the u-turn on North Avenue would not have an impact due to the business being on the wrong side of the street.

Commissioner Tucek asked if the red line on the site plan indicates where the proposed fence is being placed.

Mr. Farace stated the red line highlights the two properties themselves.

Commissioner Tucek asked if the proposed fence will extend as far south as North Avenue and block visual purposes from North Avenue.

Mr. Farace stated the fence will go along the County Farm property line and the rear of the property. It is not going to go all the way down to the North Avenue property line.

Commissioner Tucek asked if the trees between the property owners would be a hindrance and one of the property owners might take them down.

Ms. Peterson stated both her and Mr. Ryan Cooper and Mr. David Cooper agreed the trees will not be taken down.

Mr. David Cooper stated if they are overgrowing on their property there might be a need for trimming which was discussed with Ms. Peterson and she said that would be fine.

Commissioner Battisto asked how many trucks are being stored on the property because the property to the north is residential, privately owned.

Mr. David Cooper stated they would keep in mind the fact that the property is residential and only 5 trucks can fit.

Commissioner Battisto asked what is your reasoning for shrinking the buffer to 20 feet. Why not 30 or 35 feet or keep it at 40 feet.

Mr. David Cooper stated because there is not a lot of room on the property combined is only about nine-tenths of an acre and when we start cutting up on 20 feet in different areas then we lose quite a bit.

Commissioner Battisto stated but you're already encroaching on a residential zoned area with heavy equipment which will create a problem in that area zoned residential.

Mr. David Cooper stated we don't intend to create a problem and will put up a 7 foot privacy fence along that north and west property line.

Commissioner Battisto stated his biggest concern is that particular variance request.

Chairman Parisi asked Mr. Farace if the fencing will only be along County Farm and on the north side. There will be no fencing on the east side between this property and Ms. Peterson's property.

Mr. Bastian stated the new fence will pick up near the northwest corner of the office building, run up County Farm Road, wrap along the north side of the property, and according to the site plan, it will continue all the way down and ties into the northeast corner of the storage building.

Chairman Parisi stated there is a through flow on your site accessible either through two gates off County Farm Road and also from North Avenue through an entry drive.

Mr. David Cooper stated the one furthest to the south will be vacated or closed off and the other two will remain.

Chairman Parisi stated you don't plan on securing the site at night so the gates will remain open.

Mr. David Cooper stated that was correct.

Chairman Parisi asked will you be taking any deliveries to the site other than what you are generating on the site. Are there any materials being delivered to the site and staged on either County Farm or North Avenue. My concern is your proximity to the intersection so how do you envision the deliveries coming to this site.

Mr. David Cooper stated anything that's being delivered to the site would pertain to the business and they would come in through County Farm Road. We get firewood delivered and the truck would be facing south, would dump it at the existing storage building, exit out to North Avenue and make a right hand turn and go westbound.

Chairman Parisi asked if there was enough room to make a semi turn in the lot.

Mr. David Cooper stated we have already done that and delivered firewood and it has worked fine.

Chairman Parisi asked where the bins or storage containers are being stored.

Mr. Farace stated on the east side of the property.

Chairman Parisi asked if the storage containers have been painted.

Mr. David Cooper stated they already are painted some a neutral color that we ran through the Village of Carol Stream staff.

Chairman Parisi recommended to clad the storage containers to assimilate the frame building.

Chairman Parisi asked for any further questions from the Commission.

Commissioner Tucek asked to provide signage reading who to contact after business hours for emergency purposes.

Mr. David Cooper stated signs can be posted as to how to contact owner.

Commissioner Morris asked if they were worried about the lot being open with the storage of their trucks.

Mr. David Cooper stated If it becomes a problem, we will put a fence with gates to block off that area at the north entrance on County Farm Road.

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

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

The results of the roll call vote were:

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

Nays: 2 Commissioners Petella and Battisto

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by majority vote.

This case will go before the Village Board on Monday, August 16, 2021, at 6:00 PM for review.

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

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

Nays: 2 Commissioners Petella and Battisto

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by majority vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:54 p.m. Commissioner Meneghini moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Petella, Tucek, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

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 29 day of AUGUST, 2021.

[Signature]
Chairman