

**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 23, 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: 4 Commissioners Christopher, Meneghini, Tucek, and Chairman Parisi

Absent: 3 Commissioners Petella, Battisto and Morris

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

MINUTES:

Commissioner Meneghini moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on August 9, 2021.

The results of the roll call vote were:

Ayes: 3 Commissioners Meneghini, Tucek and Chairman Parisi

Nays: 0

Abstain: 1 Commissioner Christopher

Absent: 3 Commissioners Petella, Battisto and Morris

The motion passed by a 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: 4 Commissioners Christopher, Meneghini, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Petella, Battisto and Morris

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. Anderson and Dr. Contreras.

Mr. Anderson recapped the changes by stating they have removed the rehabilitation pool and settled on a maximum of 75 animals with a total of five staff members. There will also be three playrooms, a crate room, and a stay and play room for the pets that are not part of the daycare program. No addition is currently planned at this time. We believe the current parking lot is sufficient with five spaces for staff and, at most, 5 spaces for people dropping off and picking up animals. This is based on a study from Central Bark and the parking lot will be restriped.

Chairman Parisi asked for questions from the audience and there were none so he asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the applicant is not moving forward with the building addition and will revamp and use the existing building. There is a Zoning Map Amendment to rezone the property from R-4, Multiunit Residence District, to the B-2, Neighborhood Business District, that will match the designation of the animal hospital property which is next door to the east. There is also a Text Amendment request that will add an indoor kennel and boarding facility as a Special Use in the B-2 District as well as a Variation to allow a fence in the front yard. The existing building is approximately 4,500 square feet and will undergo an interior remodel that will house a maximum of 75 pets and have a staff-to-pet ratio of 1 employee to every 15 pets. In the previous meeting, staff previously questioned the general layout, staff-to-pet ratio and the parking in conjunction with drop off and pick up operations. Without the addition, the parking requirement drops to 12 parking spaces required for this use. The parking spaces will be restriped and there will be 16 spaces including one handicapped accessible space. So the property will meet UDO requirements but we still have some questions on how the drop off and pick up would work. The applicant is working with a franchise called Central Bark and they provided information showing the average number of cars during peak morning and afternoon times. The study shows adequate parking based on the result. However, we are proposing a condition of approval for the special use be listed that if there is an issue with parking pertaining to drop off and pick up times, there needs to be a mechanism put in place. Dr. Contreras suggested a type of online reservation system would be used if parking issues arise. Mr. Farace stated a variation is requested to allow the fence to go past the building to the front yard, closest to Elk Trail Road. Staff is recommending approval with conditions.

Chairman Parisi asked Mr. Farace to clarify where a solid fence would run and where a chain link fence would run.

Mr. Farace stated the wood fence would run along a portion of the the west side and the entire south and east side of the property, and the chain link fence would be where there is a section of fencing that runs parallel to the front façade of the building with a gate and the section along Elk Trail would be chain link as well.

Chairman Parisi asked for questions from the Commission.

Commissioners Christopher and Tucek had no questions.

Commissioner Meneghini asked how is drop off going to be monitored.

Dr. Contreras responded he definitely does not see it being a problem, but if it does become a problem, we would have a reservation system so people can only drop off at a designated time. Dr. Contreras also mentioned the use of another existing parking lot next door for any overflow parking.

Chairman Parisi asked if the applicant is going to apply for a permit for a separate sign located in front of the building.

Mr. Anderson stated a separate permit will be applied for in regards to the additional sign.

Commissioner Meneghini moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Petella, Battisto and Morris

The motion passed by unanimous vote.

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

Case #21-0030 – TMD 327 Gundersen LLC/Fed Ex – 327 E. Gundersen Drive – Special Use Permit for outdoor vehicle storage; Fence Variation

Chairman Parisi swore in the petitioner, Mr. Timothy McCahill, and Mr. Robert McNees, on behalf of the applicant.

Mr. McNees stated his office is located at 195 Hiawatha Drive, Carol Stream, Illinois, and I represent the applicant TMD 327 Gundersen LLC which owns the property located at 327 E. Gundersen Drive. The subject property contains about 3.8 acres with approximately a 50,000 square foot building. TMD is applying for a Special Use Permit for outdoor storage of trailers on this property. TMD's tenant, Fed Ex Ground, runs a large distribution center at Gary Avenue and Della Court, to the west in Carol Stream. Fed Ex's needs have outgrown that facility and need an overflow facility to store additional vans and trailers for use in peak delivery times. The use of the property for parking and storing vans and trailers would need to be 24 hours a day, 365 days a year, but it's really an overflow facility to be used during peak volume times. There won't be any loading or unloading of packages to or from the vans or trailers at this property. Simply parking and storage only. The proposal is to gut the interior of the building to provide for 44 indoor van parking spaces, 2,000 square feet office space will remain in the southwest corner, and there will be some interior storage space reserved to the east of the office area. There will be an additional drive-in door installed on the west side of the building. The southern door would be for inbound vans into the building and the northern door would be for outbound vans leaving the building. The paved parking areas are going to be repaved and the east parking lot will be reconfigured for the storage of 33 trailers. The current islands for parking lot lighting will be removed, however, the actual amount of green space for the east storage area would be much greater than currently exists and will exceed code requirements. The green space will also include some existing approved rain garden and that will be preserved as well. The east storage lot will be securely gated and fenced with 8 foot tall solid, vinyl fence.

The configuration of the storage is such that trailers will not need to back in to the storage area from Gundersen Drive and all trailer maneuvering can easily take place within the east storage area. The driveways to the east of the building will be reconfigured. The eastern most driveway will be widened to 36 feet to allow for trailers to enter and leave the storage area. The next driveway to the west will be relocated so that it is closer to the corner of the building and widened per request by the Fire Department for emergency vehicles. The western most driveway stays unchanged. TMD needs to preserve the previously granted parking setback variation from 20 feet to 2 feet for the parking spaces immediately to the south of the building. There are 26 car parking spaces provided for use by the office workers and the van drivers will park inside the building. The trailers stored outside in the east lot will be shuttled back and forth from the main Fed Ex facility as needed. There will be no semi traffic in the west parking lot and signage will be posted to this effect. Mr. and Mrs. Craig reside immediately to the west of this property and they have expressed concern of van traffic on their street. TMD has agreed to install a different 8 foot tall vinyl, Simtek fence which Mr. And Mrs. Craig believe will provide a better sound barrier. This style fence will also assist with the overhead van entry and exit doors which will not be left open in order to keep the building energy efficient. This will further serve to contain van noise in the building. The applicant agrees with all of staff's conditions, specifically Fed Ex is not to use West Street in connection with this facility. All traffic to and from the property are to use Gundersen Drive. Please grant the requests for approval.

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

Chairman Parisi swore in Mr. Dimee Vasilev, 25W019 Doris Avenue, Carol Stream, Illinois.

Mr. Vasilev stated he has concerns about the traffic on West Street, the noise and pollution, both inside and outside the building, from the semi-trucks and the traffic on the corner of Gundersen Drive and Main Street.

Chairman Parisi stated, in regards to the pollution, a permit will be required through the Building Department and will have to comply with all codes.

Mr. McCahill stated this facility is for overflow purposes only and there will be no transfer of packages so vans will not line up.

Chairman Parisi confirmed there will be no traffic allowed to travel southbound or northbound on West St. and asked Mr. Farace to explain the flow.

Mr. Farace stated the vans and trailers would enter and exit the eastern most entrance and not be traveling westbound on Gundersen Drive, just eastbound.

Mr. McCahill stated this facility will be mostly used from November through March and there will be zero staging. The most time a truck would be running would be to hook up to a trailer. There will also be no overnight parking. He also stated TMD is very cognizant of the traffic at Gundersen Drive and Main Street.

Chairman Parisi asked for any other comments or questions from the audience.

Mr. Vasilev reiterated his concern about the traffic at Main Street and Gundersen Drive and asked if the marsh area, a protected land, will be effected by the pollution.

Chairman Parisi stated the marsh is not located on their property and they are only responsible for what is located on their property.

Chairman Parisi asked for any other questions or comments from the audience and there were none. He then asked Mr. Farace for a Staff Report.

Mr. Farace stated the applicant is seeking Special Use approval for outdoor storage of trailers with 44 van parking spaces inside the building. On the east side there will be 33 spaces for the trailers with automobile parking on the south and west side of the building. Fencing is proposed around the outdoor storage area. Staff recommended the proposed landscape area to increase the number of evergreens but not overcrowd which could have a negative impact on the existing rain garden. We spoke with the applicant to see if this drive isle is going to be utilized. Staff recommendation is to remove the hardscape from this area and make it more green space to install potentially a double row of evergreens which would provide a more solid screen, with the fence, along Gundersen Drive. We requested an updated landscaping plan before this case goes before Village Board. An 8 foot tall fence will be constructed around the property, but the plan has been modified for the west side to install a Simtek fence to reduce noise. Staff is supportive of this request with the recommended conditions.

Chairman Parisi asked for comments or questions from the Commission.

Commissioner Meneghini asked who was going to be responsible for installing signage pertinent to the flow of traffic.

Mr. McCahill stated he would be responsible and will see it through.

Commissioner Christopher had no questions.

Commissioner Tucek asked if the tractor trailers have back up signals and if new lighting will be installed.

Mr. McCahill stated there are no back up signals and the plan for lighting was submitted.

Mr. Farace stated the Engineering Department will review the photometric plan.

Chairman Parisi asked if the Simtek fence is only on the west side of the property and there is no enclosure or gate on the southwest side and what is the landscaping to the west.

Mr. Farace responded that is correct and the landscaping does provide a solid screen along with the fence.

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

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Petella, Battisto and Morris

The motion passed by majority vote.

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

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

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Petella, Battisto and Morris

The motion passed by unanimous vote.

PRESENTATION: 21-0049 – 27W031 North Avenue – Wayne Township
North Avenue Corridor Review – Landscaping and Site Modifications

Mr. Randy Ramey, applicant, and Mr. Algis Rugienius, Engineer and Product Manager were the presenters.

Mr. Randy Ramey stated they received a grant to enhance the area of our property that is currently vacant. We are proposing to build Wayne Township park with three structures, a path around the pond with various stopping points and a baccce ball court for seniors. This is a two phase project due to funding availability and will be on the east side of our property. This will be for our summer camp and we will develop it into different things to have available for them in the park and will also include some of the south side of the property.

Chairman Parisi asked for Mr. Ramey to point out the phases.

Mr. Ramey stated the pond area to the south where there is a structure and a walk path around the pond will be part of the first phase. By the east side of the building there is another covered structure for picnics and outdoor usage by our staff and kids in summer camp. The second phase will include the area to the east of the property showing the path to the picnic tables and the south end is called the Gaga Court (octagonal shape are for the kids to kick a ball).

Mr. Farace stated Wayne Township is seeking North Avenue Corridor approval for this new park on the east and south portions of the property. Staff is supportive of the project with conditions and recommends approval.

Mr. Ramey stated they agree with the recommendations.

Chairman Parisi asked for comments or questions from 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: 4 Commissioners Meneghini, Tucek, Christopher and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Petella, Battisto and Morris

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:00 p.m. Commissioner Meneghini moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Tucek, Meneghini and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioner Petella, Battisto, and Morris

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 13 day of SEPTEMBER, 2021.


Chairman