

**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  
October 25, 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, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 1 Commissioner Christopher

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

**MINUTES:**

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Battisto and Meneghini

Absent: 1 Commissioner Christopher

The motion passed by a unanimous vote.

**PRESENTATION:**

**Case #21-0054- Route 64, LLC – 27W174 North Avenue & 2N441 County Farm Road**  
- Plat of Consolidation

Chairman Parisi asked the applicant to give his presentation.

Mr. David Cooper stated the Plat of Consolidation combines the two properties of 27W174 North Avenue and 2N441 County Farm Road in order to create one PIN number.

Chairman Parisi asked Mr. Farace if he wanted to add information.

Mr. Farace stated Mr. Cooper was here previously for a zoning request for the two parcels at the northeast corner of North Avenue and County Farm Road and for a variation and special use permits. The provision was to consolidate both of those parcels into one lot that would be a little under one acre in size. Since the Plat meets all of our requirements, Staff is recommending approval.

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

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

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

**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 Tucek, Petella, Meneghini, Battisto, Morris and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**Case #21-0053 – Gerzevske Lane/Concordia Wireless – 265 Gerzevske Lane**

- Special Use Permit for Outdoor Activities and Operations
- Special Use Permit for Repair Service
- Height Variation
- Temporary Parking Lot Variation
- Landbanked Parking Variation

Chairman Parisi swore in Mr. Mark Nosky, architect from Charles Vincent George Architects and Mr. Tim Frisbie from Engineering Resource Associates.

Mr. Nosky stated the proposed warehouse is two stories with the ground floor a warehouse including a multi-tenant space and the upper floor will be office space. Permission has been granted from the railroad company to remove the existing railroad tracks. Phase I would be building the standard office area on the second floor. Phase II would be to build an additional office area as the need arises.

Mr. Frisbie stated we are proposing the building be located in the middle of the parcel with parking around the entire exterior. We've run an auto-turn analysis to prove semi-trailers and fire trucks can navigate going in either direction. There are landscape islands in the front and around the perimeter of

the site. The outdoor storage area in the rear will be screened with an eight foot tall fence and gated to allow cars to enter and prevent crime. There will be a Knox-box system so the Fire Department can access this area. There is no flood plain associated but there are some storm sewer pipes that will be rerouted around the entire site. We are proposing some landbanked parking due to the majority of the workforce still working remote at this time. There will also be a 90 foot antenna tower used for training.

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

Mr. Farace stated the Director from Concordia is here as well if the Commission has any operational questions. He then added two Special Use Permits are being requested for Outdoor Activities and Operations-storage of equipment, materials and vehicles, as well as vehicle repair and service. They are also requesting a variation to exceed 55 feet for a 90 foot antenna tower for training purposes, a variation to allow a temporary parking lot to remain for longer than 18 months and a variation to allow the landbanking of parking spaces as well as allow said landbanked spaces to be in a paved area instead of greenspace. Concordia Wireless currently occupies a tenant space just south of this property and the applicant was here previously to get approval for a temporary storage lot as they were going to move forward eventually to construct a two-story, 66,000 square foot building which is being proposed tonight. Main entry is located on the northern most side of the property from Gerzevske Lane with parking around the property on the north, south and west sides. Storage lot will be located in the rear of the property for materials, equipment and trailers. Landscaping is proposed per the UDO requirements. There will be some smaller tenant spaces approximately 2,400-2,700 square feet, but the majority of the building will be occupied by Concordia. Since the second floor of the building is proposed to be constructed in two phases, Staff had a concern originally with how that would look visually with the upper level having an unfinished appearance, but the architect indicated the back portion of the upper level is going to have the finished or painted look so it will match the remainder of the color schemes on the building. It will be a precast, concrete building with two different color panels along with an articulated panel on the front of the building with windows for a nice, contemporary look. Staff is supportive of the Special Use request. The Fire District reviewed the location and the mechanisms used for the 90 feet antenna for training purposes and felt comfortable supporting the use as long as they have access for safety reasons. Staff supports this variation request and the variation request to allow landbanked spaces with conditions to be paved instead of greenspace. Due to a time restraint for permission on removing the existing railroad tracks, Staff is comfortable allowing an additional year (November 2022) for the temporary parking lot to exceed the previous approval of 18 months which expires in November of this year.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Petella asked if all the mechanicals will be on the roof.

Mr. Nosky stated the mechanicals will be on the roof with access from the inside of the building.

Commissioner Morris asked since they are currently the tenant in a building to the south, if they will continue to remain there, vacate or buy that building.

Mr. GM Sadat stated they would vacate in two years.

Chairman Parisi asked Mr. Farace if the underground storm water was reviewed by the Engineering Department and Mr. Farace stated yes.

Chairman Parisi asked Mr. Farace if the landbanked parking variation takes into account Phase II.

Mr. Farace stated yes, the architect looked at the overall square footage of the entire building and deducted some square footage allowed per code, and calculated parking for Concordia and the other smaller tenants.

Chairman Parisi asked about the height of the building in comparison to the road and if the building was over 40 feet tall.

Mr. Nosky stated the first floor is 28 feet and the remainder equals 40 feet in height.

There was a brief discussion about the street elevation compared to the building height.

Commissioners Battisto, Meneghini and Morris had no questions.

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

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

**21-0051 – Chicago Exotic Exchange Club – 575 Randy Road**

- Special Use Permit for Vehicle Sales
- Special Use Permit for Outdoor Vehicle Storage
- Fence Variation

Chairman Parisi swore in Dr. Syed Naveed and Rafiq Javeri from Chicago Exotic Exchange Club and asked for them to give their presentation.

Dr. Naveed stated the business would not be a high transaction car lot. They will be doing a collection and exchange of cars that will happen through the dealership.

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

Mr. Farace stated the applicant is seeking Special Use approval for vehicle sales, Special Use for Outdoor Vehicle Storage and a variation to install a fence in the exterior side yard along Randy Road. This proposal is for a high-end car dealership that will have on-site and on-line sales with about 25 vehicles on the property. Some will be stored inside the building and some in the sales lot located in the north portion of the parking lot. Vehicle deliveries will be made with the other operators the applicant has collaborated with. The customers can view the vehicles in the showroom or online. Customer parking is proposed on the east side of the property with employee parking, for the 8-10 employees, located on the south side of the building meeting parking code requirements. This has been a vacant building for quite a while that is not in the best shape, but the applicant is going to do some improvements to the building, parking lot and add landscaping. An open style fence is proposed along the north and east property lines. For security purposes, a variation is being requested because the fence along Schmale Road will

need to go past the front of the building. Façade upgrades and new windows are also proposed. Staff believes this is a good use of the property and is supportive of the Special Use requests and the fence variation request.

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

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked how they plan on protecting the high-end cars from thieves with a 4 foot fence.

Dr. Naveed stated we have an alarm system, a monitoring system and a GPS system on the cars. The most expensive cars will be on the inside.

Mr. Farace stated the Police Department also completed a review and made a recommendation for a fence for security purposes.

Commissioner Petella stated this fence would not be code in a residential area since we are going to one type of fence for the whole village.

Mr. Farace stated the shadow box fence would not be an appropriate fence at this location because it is more of a solid fence.

Commissioner Petella asked if this business goes out of business, does this variation for the fence stay or do they have to take it down when they leave.

Mr. Farace stated it would depend on how the Commission words the request. I'm not sure if the next people who come in would want the fence.

Commissioner Tucek asked if Dynamic Investments, to the north, put up their fence and if the proposed fence for this case would be similar.

Mr. Farace stated Dynamic did erect their fence and the proposed fence for this case would be similar.

Chairman Tucek asked if there would be lights in the parking lot.

Dr. Naveed stated there would be brand new light poles and they are trying to make it solar generated.

Mr. Farace mentioned that a photometric or lighting plan would be part of the permit review process to ensure the property is well lit.

Commissioners Battisto, Meneghini and Chairman Parisi had no questions.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**NEW BUSINESS:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

Chairman Parisi asked for a motion to cancel the November 8, 2021, PC/ZBA Meeting. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:51 p.m. Commissioner Meneghini moved and Commissioner Battisto seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

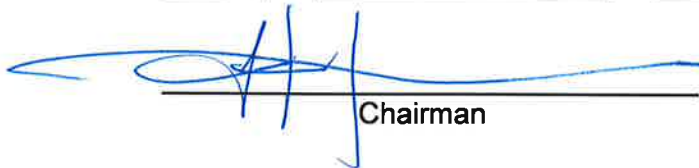
FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_

Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 13 day of DECEMBER, 2021.

  
\_\_\_\_\_ Chairman