

**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
February 13, 2023.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Tucek and Commissioner Christopher seconded the motion.

Acting Chairman Tucek 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: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Absent: 2 Commissioner Battisto and Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on January 23, 2023.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

Case #22-0048– CEVA Logistics– 195 E. Elk Trail

Variation to Allow a Fence in the Front Yard (continued from the January 23, 2023 meeting)

Acting Chairman Tucek swore in Mr. Dylan Cash and asked the petitioner to provide his presentation.

Mr. Cash stated he was contracted by CEVA to install the fence. Ceva would like to install an 8 foot chain link fence around the majority of the property not including the front section. The fence would be a vinyl coated product with a cantilever gate on the rear of the property to allow a secondary access for fire and will have a knox box for emergency services. The variance is specifically for the front section which would be a 6 foot black, vinyl coated fence with an auto lift gate.

Acting Chairman Tucek asked if there were any questions from online or the audience and there were none so he then asked for a Staff Report.

Mr. Berisha stated CEVA Logistics is a global logistics and supply chain company located in the northeast quadrant of Carol Stream and they occupy the entire building at 195 E. Elk Trail. The building at 127 E. Elk Trail, to the west, is also occupied by CEVA and the property owner has agreed to continue the fence to the front. The north and east side of the property will be the 8 foot fencing with barb wired strips which is allowed in the Industrial District and some outdoor storage in the northeast area which can be approved at the Staff level. A similar fence variation was approved for Schneider National in November of 2018 for the purpose of adding an additional security barrier. Staff recommends approval of this project with conditions listed in the Staff Report.

Acting Chairman Tucek asked for any comments or questions from the Commission.

Commissioner Meneghini asked Mr. Cash if he was aware of the five conditions Staff is recommending and if he would comply.

Mr. Cash stated could only speak to the knox box and would comply.

Commissioner Morris asked if the security would be 24 hour with the central station to the Police Department and also asked why do you need to have this high fence with barbed wire. Is it because there are some very expensive items inside. He also asked if there is a guard service on site.

Mr. Cash replied that is correct about the expensive items and there is a guard service but he did not know if it was 24 hour.

Acting Chairman Tucek swore in Mr. Frank Nuno, 2210 Ridge Ave., Aurora, IL, from CEVA Logistics.

Mr. Nuno stated the exterior guard service is 24/7 but the interior is only Monday-Friday when we are open. Our inventory is a lot of high value, consumer electronics which is about a billion dollars worth of inventory.

Commissioner Meneghini asked Mr. Nuno if he was familiar with the 4 other conditions.

Mr. Nuno stated yes.

Commissioner Christopher asked if the posts would be cemented.

Mr. Cash stated yes.

Commissioner Petella asked if the 8 foot fence will have an additional 2 feet of barbed wire and if it goes all the way around.

Mr. Cash stated all front areas are 6 foot total height with no barbed wire. The remainder of the property is 8 foot in total height with the top foot being 3 strands of barbed wire.

Commissioner Petella also asked what color will be used for the privacy slats.

Mr. Cash responded black.

Acting Chairman Tucek asked why did you decide to add the barbed wire.

Mr. Cash replied for the rear property we always had the barbed wire but the front has none.

There were no further comments or questions from the Commission.

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

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek
Nays:	0	
Abstain:	0	
Absent:	2	Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 21, 2023, at 6:00 PM for review.

Case #22-0055– Omni Cable– 550 Center Avenue
Amendment to a Special Use Permit for Outdoor Storage

Acting Chairman Tucek swore in Mr. Timothy Fleechner, 2016 Fairfield Dr., Plainfield, IL, and asked the petitioner to provide his presentation.

Mr. Fleechner stated Omni Cable is now currently occupying a facility at 550 Center Avenue and we would like to erect a small, exterior fence for some outdoor storage that will be located in the northwest side of the parking lot. The fence will be 8 feet which matches the existing fencing around the perimeter. It will be chain link with some slating to shield the view of the material that is located inside the lot. We are a distributor of heavy duty industrial, electrical cable that comes in on extremely large reels. When we exhaust that cable, we put the reel outside until we collect enough to either dispose of them through a landfill, or we send them back to the vendor to be recycled or reused. They are 72-88 inches in diameter which takes up a lot of space inside. We want to store these outside to maintain a safe working area within the distribution center. It will not impede any of the traffic entering or exiting the facility and there will be a cantilever gate for access, as well as a swing gate for the parking lot.

Acting Chairman Tucek asked if there were any comments or questions from the audience and there were none so he asked for the Staff Report.

Mr. Berisha stated they are requesting a Special Use permit for outdoor storage. Mr. Farace and I recently toured the property and there is a lot stored inside due to the pandemic and supply chain issues. The storage would be in the northwest section of the lot and the fencing will be 8 feet. Staff is recommending approval of this request with the conditions listed in the Staff Report.

Acting Chairman Tucek asked for questions from the Commission.

Commissioner Petella asked if there was going to be barbed wire, what the color of the privacy slats will be and if anything else is stored outside.

Mr. Fleehner replied we are not using barbed wire and the color of the slats will be dark in color like a black or dark blue. We do have other containers and we have a condition under Covid Supply Chain Interruption. We also have another facility in Bloomingdale. Between the two locations, we have between \$56 and \$60 million of inventory. Because of this interruption, we now have about \$80 million of inventory because we had to get the containers off the rails. Currently we are shipping 2-3 containers a day off the property to our facilities in Texas and California, and I project the containers will be out by the end of April.

Commissioners Christopher, Morris and Meneghini had no questions.

Acting Chairman Tucek asked if this site is big enough.

Mr. Fleehner stated it is not the amount of the business, but the amount of the inventory that is difficult to handle.

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

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek
Nays:	0	
Abstain:	0	
Absent:	2	Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 21, 2023, at 6:00 PM for review.

Case #22-0056 – SBA Monarch Towers III, LLC/T-Mobile-877-901 E. Geneva Road
Height Variation for a Stealth Antenna Tower (continued to the March 13, 2023 meeting)

Mr. Farace stated the applicant requested a modification to the cell antenna tower but they need to do some additional modifications to some documents so they requested a postponement until March 13, 2023.

Acting Chairman Tucek asked for a motion for a continuance for Case #22-0056.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

PUBLIC HEARING:

Acting Chairman Tucek asked for a motion to close the Public Hearing. Commissioner Morris moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

NEW BUSINESS:

PRESENTATION:

Case #23-0003 – Village of Carol Stream – 500 N. Gary Avenue
Annual Review of Zoning Map

Mr. Berisha stated GIS prepared the official 2023 Zoning Map. There was one annexation as well as a zoning map amendment as stated in the Staff Report. Staff recommends approval of the 2023 Zoning Map.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the Commission can vote on canceling the February 27th meeting due to the lack of agenda items.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:30 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Chairman Parisi

The motion 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 13 day of March, 2023.

Chel Hill
Acting Chairman