

**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  
September 25, 2023.***

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: 5 Commissioners Battisto, Christopher, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

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

**MINUTES:**

Commissioner Tucek moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on September 11, 2023.

The results of the roll call vote were:

Ayes: 3 Commissioners Battisto, Morris, and Tucek

Nays: 0

Abstain: 2 Commissioner Christopher and Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

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 Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Meneghini and Petella

The motion passed by unanimous vote.

**Case #23-0033– North Avenue TH LLC/Mainfreight – 27W364 North Avenue***A Special Use Permit for Outdoor Vehicle Storage  
Variations from Subdivision Regulations*

Chairman Parisi reopened the public hearing and swore in Mr. Connor Harmon, Timber Hill Group/Mainfreight, 8770 W. Bryn Mawr, Chicago, IL; Mr. James Defily, Timber Hill Group/Mainfreight, 10707 Franklin Avenue, Franklin Park, IL

Mr. Harmon stated we propose a world class terminal and office facility at 27W364 North Avenue. The site is located at the northeast corner of Morton Road and North Avenue where we propose a 57,100 square foot facility in which 37,100 square feet of that would be terminal and 20,000 of that would be office. There will be 81 dock doors, one drive in door, 92 auto stalls, 44 tractor stalls and 86 trailer parking stalls. Access overall is provided via full access to the north on Morton Road and secondarily there is an access to the south that is right-in only. From a setback perspective, we were sensitive to the residential area to the north as well as the North Avenue corridor to the south and all setback requirements are met per the UDO. There will be site detention as well as underground detention. Significant landscaping will be installed above code levels and all exterior lighting will meet code. The building will feature a significant amount of glass and typical insulated, precast panels with many outdoor amenity features to be utilized by on-site employees. Overall, the facility has more of an office feel than an industrial building. Should the development be approved, Mainfreight will be relocating their North American Headquarters from Los Angeles to this facility which will bring 50-60 high quality jobs as well.

Changes from the September 11<sup>th</sup> meeting include a revised fence height showing the entire location being enclosed along with security gates at both access points. A dumpster enclosure and trash compactor note on the site plan which will be on the north side not viewable to North Avenue. The north access curb line has been modified to eliminate the maneuverability for semi-trucks to turn right on Morton Road. The right in access has also been widened per Village direction.

The new requests are for the Village to dedicate 7 feet of land to the right of way which we are amendable to and a Special Use Permit for outdoor vehicle storage. We feel our proposals are within the purpose and intent of the UDO by providing a world class terminal office building and relocating a company's headquarters to this location will provide up to 60 high quality jobs, as well as significantly improving the existing property. Further, our development decreases the amount of truck and auto trips daily, removes the dust nuisance from the previous use, improves storm water infrastructure on the site and surrounding properties, and will significantly raise the assessed value of the property which will result in additional tax revenue for the Village. Overall, we believe Mainfreight will be a great addition to the Village.

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

Mr. Farace began his Staff Report by stating components of this project were previously reviewed on September 11<sup>th</sup> and the new requests for tonight's review will be for a Special Use Permit for outdoor vehicle storage and variations from subdivision regulations. The majority of the truck and trailer parking will be north of the existing building which will be screened by landscaping. Staff is supportive of the Special Use Permit. The variations associated with proposed improvements to Morton Road are due to the property being annexed into the Village because it is currently in unincorporated DuPage County. Proposed improvements to Morton Road are to meet the standard that Wayne township would require for a section of the road which was approved with the Village Engineer. Staff recommended plan changes which have been modified and Staff is supportive of the project and various requests.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Battisto asked if there will be any hazardous materials transported or stored in the vehicles on site.

Mr. Defily replied we do not transport any dangerous goods so there won't be any present on site. Commissioner Tucek had no questions.

Commissioner Christopher asked if there is a parapet on top of the building.

Mr. Farace stated there is and it is very small.

Commissioner Christopher asked if roof top units were going up there and if screening would be provided.

Mr. Farace stated yes, they are set back and will have to meet the requirements of the UDO.

Commissioner Morris stated the presentation was excellent and then asked about the noise that might be generated along the north side where the residential area is located. Will the eight foot fence be like a barrier wall to reduce noise especially since your operation is 24/7 with busy hours of 4-7 a.m. and 7-10 p.m. There are families that need to get to sleep and I'm wondering if you have some noise barriers for that northern section.

Mr. Harmon replied besides landscaping on the plan we don't. But if we need to put up a board-on-board fence or privacy fence we can if requested.

Commissioner Morris asked Mr. Farace how far are they from the residential properties.

Mr. Farace stated a minimum of 100 feet away.

Mr. Harmon stated roughly 115 feet on the north side. Once you get more east, then it is like 60 feet.

Commissioner Morris stated with families needing to sleep, is 60 or 100 feet a good noise barrier.

Mr. Harmon stated in their opinion it is. A lot of the area to the north will be mainly storage so there will not be a lot of trip generation on that northern side. Most of the trucks will be around the terminals.

Chairman Parisi did not have any questions.

Chairman Parisi asked for a motion for case #23-0033 to approve the North Avenue Corridor Review.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Christopher, Morris, Tucek

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 2 Commissioners Meneghini and Petella

The motion passed by a majority vote.

Chairman Parisi asked for a motion for case #23-0033 to approve the following:

- Zoning Map Amendment Upon Annexation
- Special Use Permits for a Motor Freight Terminal and Outdoor Vehicle Storage
- Landscaping Variation
- Loading Dock Variation
- Plat of Consolidation
- Fence Variation
- Variations from Subdivision Regulations

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

The results of the roll call vote were:

- Ayes: 4 Commissioners Battisto, Christopher, Morris, Tucek
- Nays: 0
- Abstain: 1 Chairman Parisi
- Absent: 2 Commissioners Meneghini and Petella

The motion passed by a majority vote.

This case will go before the Village Board on Monday, October 16, 2023, at 6:00 PM for review.

**Case #23-0036– Village of Carol Stream – 500 N. Gary Avenue (Video Gaming Cafes)**

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated after further review, we decided to not make any changes at this time so this case has been withdrawn.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

**PRESENTATION:**

**NEW BUSINESS:**

Mr. Farace provided an update on previous cases and there was a brief discussion about Feugo.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:29 p.m. Commissioner Christopher moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

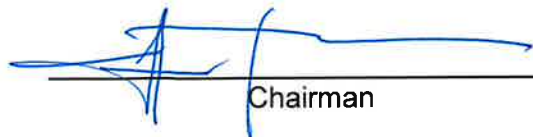
FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_

Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 23 day of OCTOBER, 20 23.

  
\_\_\_\_\_ Chairman