

**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
April 22, 2024.***

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. The motion passed by a unanimous vote.

Commissioner Tucek called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Sara Van Winkle, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Christopher, Meneghini, Morris, Petella, and Tucek

Absent: 2 Chairman Parisi, Commissioner Battisto

Also Present: Tom Farace, Planning and Economic Development Manager, and Sara Van Winkle, Planning and Permitting Assistant

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on March 25, 2024

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Petella, and Tucek

Nays: 0

Abstain: 1 Commissioner Christopher

Absent: 2 Chairman Parisi, Commissioner Battisto

The motion passed by a majority vote.

PUBLIC HEARING:

Commissioner Tucek asked for a motion to open 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 Tucek

Nays: 0

Abstain: 0

Absent: 2 Chairman Parisi, Commissioner Battisto

The motion passed by unanimous vote.

Case #24-0011 North Ave TH LLC Mainfreight - 27W364 North Ave.

Sign Variation (Continued from the March 25, 2024 meeting.)

Commissioner Tucek swears in James Defily, petitioner and representative from Mainfreight, 10701 Franklin Ave, Franklin Park, IL 60131. Mr. Defily gives a brief description on what happened at the previous meeting and are returning back with a new sign concept, location for the sign, and lighting information. Mainfreight will move the sign and change the mounting to a ground mounted sign with additional landscape with minimal attachment to the side of the building rather than it mounted to the top of the building. Mr. Defily describes the look of the sign and gives a history of how the company utilizes the sign as a symbolic structure for their employees. He talks briefly, about how many bulbs the sign will hold and information on the amount of lumens the sign will project. He describes and gives examples comparing it to parking lot lighting and household lighting. He believes these concepts and information will be a good compromise that meets the criteria that the community is looking for and achieves what they are doing as well.

Commissioner Tucek asks if there are any questions from the audience. A resident steps forward to the podium. Commissioner Tucek swears in Anne Peduzzi, 2N665 Morton Rd, West Chicago, IL 60185. She states she has some concerns on the height of the new sign they are proposing. She is wondering why the sign cannot be the same height as the building. She also has some concerns about parking lot lighting and how long and hours of the night the lights will be on for and concerns of how bright the lighting will be. She continues with a brief comparison and information from the neighboring church.

Commissioner Tucek has Tom Farace read the staff report. Mr. Farace gives a brief background on the first proposed sign from the previous meeting. He states that the company is there today with a sign variation request. He gives information on what the new proposal includes. He states that the height has changed since last presentation along with style being on a pole and that the sign will be moved to a new location on the building facing more towards North Ave instead of Morton Rd where more residents reside. He said the sign does not fit one specific variation, height requirements and landscaping will be required now. Mr. Farace brings up a few important points about flashing lights and movement of the sign that staff will not be allowing that. Mr. Farace concludes staff can support the installation of the modified monument sign and staff recommends the design and location given some recommendations.

Commissioner Tucek asks if the board has any questions.

Commissioner Meneghini has no further questions

Commissioner Morris asks on original renderings the pole was not straight up and down but more on an angle. The new renderings show up and down and he is now wondering is that making the monument stand taller by doing that. If they change on an angle, it could be more level with the building.

Mr. Farace states the sign does project out from the building. Keeping the pole angled will make the sign project further out and will need more bracing to stabilize it.

Commissioner Christopher has no further questions

Commissioner Petella asks what time will the parking lots will go off.

Mr. Defily states that Mainfreight has not decided what time the parking lot lights will be off in the evening. He gave a comparison to their other location and stated the lights are typically off after 11pm when the last employee leaves.

Commissioner Petella then comments on how it looks from the pictures in their slide show that the lights look low voltage even dimmed looking and that it will not be bright to disturb the surrounding residents.

Commissioner Meneghini asks what time do the employees typically work until and asks what the hours of operation for the business are.

Mr. Delfily states Mainfreight will not conduct business 24 hours or even 7 days a week. He continues to talk about that the company is always concerned about emissions and keeping with their partnership with helping the earth and continuing to have a low level of light pollution.

Commissioner Tucek reminds the board and audience that the purpose of the meeting is about the sign and not the parking lot lighting and these are concerns that we can discuss with Mainfreight as time goes by and any issues arise.

Commissioner Tucek does bring up that painting the pole that connects the sign may have issues down as paint chips and peels. He suggests leaving it the steel or metal color to match the actual sign may be a cleaner look with less maintenance.

Mr. Farace reminds the commission that the parking lot lighting is not part of the variation proposal

Commissioner Petella moved with staff recommendations Commissioner Morris seconded the motion that the conditions are the pole is not painted, the height at 49 feet was ok, the landscaping around the pole needs to be complete, and if the lighting is too bright Mainfreight can work with staff to come up with a resolution.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Chairman Parisi, Commissioner Battisto

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, May 6, 2024, at 6:00 PM for review.

PUBLIC HEARING:

Commissioner Tucek asked for a motion to close the Public Hearing. Commissioner Petella moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

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

Nays: 0
Abstain: 0
Absent: 2 Chairman Parisi, Commissioner Battisto

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace provided a brief update on upcoming commission meetings for May and asked if members would be available for both planned meeting dates scheduled for May due to upcoming projects that may be ready for presentation.

ADJOURNMENT:

At 6:28 p.m. Commissioner Tucek moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,



Sara Van Winkle
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 28 day of May, 2024.


Acting Chairman