

**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 26, 2024.***

Chairman Parisi 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 Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 2 Commissioners Battisto and Christopher

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

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on June 24, 2024.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

Case #24-0027– Frain Industries -245 E. North Ave.

Land banked Parking Variation

Chairman Parisi invites the applicants to the podium. He swears in both Jamie Bonnavier, DSI group, 1900 Spring Road Suite 510, Oak Brook, IL 60523 and Dale Hammersmith, Frain Industries, 245 E. North Ave, Carol Stream, IL 60188. Ms. Bonnavier gives a brief history on Frain Industries. The company sells and leases equipment for other businesses and company's production line. They have been in business for the past 40 years and have operated out of Carol Stream for the past 13 years. Ms. Bonnavier continues with more information about their other location and history of the building. Frain Industries is proposing to expand another 200,000 square feet of warehouse space to accommodate their growing business and store additional equipment. The timeline of construction will take about 7-8 months to complete. Ms. Bonnavier continues to discuss the current parking stalls and how once the addition is built it will not change any parking needs. She discusses that there are 235 stalls for 92 employees. The Village code will require the business to have 338 stalls with the addition. She explains with only 92 employees the most and very few visitors, Frain's existing parking provides ample amount of parking. Ms. Bonnavier concludes, if there would be a new owner in the future, 338 parking spots are achievable if they are needed due to how much paved area they will still have after construction. They are asking for relief to parking quantities. Mr. Hammersmith wanted to conclude with in the last 13 years machines and businesses have changed dramatically. They are looking as a business for the expansion to help accommodate size of machines and not necessarily growth of employees.

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

Mr. Farace, Planning and Economic Director, provided a Staff Report by stating that the applicant is requesting approval for a land banked parking variation. Mr. Farace gives a brief description of the proposed warehouse addition where it will be located and gave some history of the company and building usage in the past. He continues to speak about the current parking lot and it consists of 200 or more stalls for a total of 92 employees. He states the board is supportive of a business not needing as much parking as they do and support the variation. In addition, Mr. Farace states that staff recommends that Frain repair existing pavement on the property once construction has been completed. In addition, he states that staff recommends that existing landscaping on the property that is in need of attention to be trimmed. Frain has also agreed to install any new plant material around the addition.

Chairman Parisi asked for any questions from the Commission there were none.

Chairman Parisi asked for a motion. Commissioner Petella moved with staff recommendations Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0029 Universal Metro Asian Services (UMAS).

Special Use Permit – Adult Daycare

Chairman Parisi swears in Nick Petrovski, attorney at Grogan Hesse & Uditsky, 2 Mid America, Oak Brook Terrace, IL 60181, representing the petitioner. Mr. Parisi also swore in James Jung Mo, Mode Architects, 343 W. Erie St Suite 410, Chicago, IL 60654. Mr. Petrovski gives a brief background and history for UMAS. They are seeking approval for a special use permit for an adult daycare. He continues by giving information on the company and services they provide for the past 15 years to a mostly elderly population. UMAS provides homecare that encourages independence for the adults and still gives them their privacy. Adult daycare services. This includes a venue for the elderly to get involved in structured fun filled activities that may also include transportation to and from along with meals and snacks. UMAS will also provide care giver opportunities that encourage individuals looking to help in their community. Mr. Petrovski continues to talk about other locations for UMAS which already is in Carol Stream. They are seeking to move across the street from their current location to provide a larger location to support the growing population. Mr. Petrovski turns the presentation over to James Mo to review the architectural renderings. He reviews the space and how it will offer a multipurpose area, offices, and a warming kitchen for food that will be brought in. He reviews the signage plans for a wall and monument signs and proposes all signage will go in the same area as old signage for the previous business.

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

Mr. Farace, Planning and Economic Director, gives the staff report. He gives a brief history of the property. He reviews some of the changes that will happen to the property that will make it appropriate for what type of business and clientele they will host. He continued that UMAS would like to eventually purchase the building they are currently renting space across the street, and that is why they are seeking a special use for the property. He reviews the layout and points out the multipurpose area, offices and a warming kitchen that will accommodate hot meals and snacks. Mr. Farace concludes that UMAS will provide an adult daycare and provide services to the elderly population. Staff have reviewed it and are supportive of the request.

Chairman Parisi asked for any questions from the Commission

Commissioner Meneghini asked how many employees will be employed at that location on a daily basis

Mr. Petrovski answers that up to 12 depending on amount of people and events happening at the center. 12 employees will support 30-40 people.

Commissioner Meneghini asks where the nearest location the catered food will come from

A representative in the audience answers from their Niles location.

Commissioner Morris asks what happens in the parking lot when more then 40-50 people come in one day what will the parking situation be then, and will they have a plan for additional parking

Mr. Petrovski answers that most of the population will be bussed to the location, parking should not be an issue

Commissioner Petella asked if UMAS was overseen by the county or health department

Mr. Petrovski answered that UMAs in overseen by the Department of Aging

Comissioner Tucek made a comment that it's a nice use of the space and offered suggestions of catering places located in town

Chairman Parisi congratulated UMAS and commented he lives near there and happy to see the property developed

Chairman Parisi asked for a motion. Commissioner Petella moved with staff recommendations Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0033 Carol Stream Public Library – 616 Hiawatha Dr.

Sign Variation

Chairman Parisi swears in Susan Westgate, Library Director, Carol Stream Public Library, 616 Hiawatha Dr, Carol Stream, IL 60188, Ms. Westgate gives a brief introduction of herself and speaks about the most recent project done around the library campus, The Klein Creek Stabilization Project. Prior to the project, there was a large amount of vegetation growing. Since the project has started all of the shrubs and vegetation have been removed and you can see the back of the library building, which has not been visible in the past. Ms. Westgate continues by stating she is at the meeting to request a sign variation to add a sign to the west side of the building so the public utilizing the walking path will know what the building is.

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

Bravo Berisha, Assistant Planner, gives the staff report. Mr. Berisha gives a brief description of the library and its structure. He continued to mention the Klein Creek Stabilization Project and how most vegetation has been removed from the west side of the building, exposing the buildings brick. The library has requested a variation to add 1 wall sign in addition to there already established monument sign. Mr. Berisha discusses the measurements of the sign, 54 feet in width and 24 feet in height, he also includes a description it will be non-illuminating, channel letters with the library logo. Mr. Berisha concludes staff does recommend approval subject to conditions.

Chairman Parisi asked for any questions from the Commission

Commissioner Tucek commend the sign is long overdue and mentions there are old letters used for a water tower located at public works that the library could have access to.

Commissioner Petella no questions

Commissioner Morris no questions

Commissioner Meneghini no questions

Chairman Parisi asked if the library will use the Carol Stream logo or library logo

Ms. Westgate answered instead of using the Carol Stream Library Logo that could be changed in a few years to keep it current, the library has chosen to us the universal public library logo

Ms. Westgate gives additional information of the second phase of the Klein Creek Project. The project will introduce more aesthetic items to the west side of the building like a patio and screen fencing to cover HVAC systems.

Chairman Parisi asked for a motion. Commissioner Meneghini moved with staff recommendations Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

Case #24-0036 Safeway Transportation Services Corporation – 505 E. North Ave.

Special Use Permit-Outdoor Vehicle Storage for School Buses and Vans

Chairman Parisi swears in Robert McNees, attorney, McNees & Associates, LLC, 195 Hiawatha Drive, Carol Stream, IL 60188 and Sloan Dempsey, fleet manager, Safeway Transportation, 2450 Lunt Ave, Elk Grove, IL 60067. Mr. McNees states he is there on behalf of Safeway Transportation Services. Mr. McNees gives a brief history on the building and information about Safeway as a company. The company currently has been awarded a 5 year contract for bus services for the Glenbard Township High School District 87 and Glen Ellyn School District 41. On June 3, 2024 Safeway received a special use permit for outdoor vehicle storage along with vehicle repair at 250 N Schmale. Since then, the size of their bus and minivan fleet requires additional space. Mr. McNees since then has filed a Special Use application to allow outdoor storage of school buses and minivans at 505 E. North Ave. Mr. McNees describes the parking lot, how many stalls it will have, and what the building at the location could be used for. Mr. McNees concludes all of the conditions will be completed and will comply with staff recommendations.

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

Bravo Berisha will read the staff report. Mr. Berisha gives a brief background on the property. He states the property is 6.7-acre site and contains a 60,000 square foot building. Within the building 29,000 square feet is warehouse space and 30,000 square feet is office space. Roughly 148,000 square feet of the property is paved surface parking. The property will be storing 79 large buses and 20 small buses or vans. Mr. Berisha states in addition to the parking stalls, the ordinance is also asking for old deceased landscaping be removed and replaced with new. Mr. Berisha discusses the staff also conducted a parking study in order to calculate the number of spaces to vehicles. Mr. Berisha concluded the staff has reviewed the submittal and supports the special use request and recommends approval subject to conditions.

Chairman Parisi asked for any questions from the Commission

Commissioner Meneghini has no questions

Commissioner Morris had a question about the number of parking spots and employees entering the lot to pick up their bus and route, they will drop their car off in the spot the bus is located, how will the flow happen if everyone is coming in at the same time.

Ms. Dempsey answers and calls the procedure everyday a “dance.” She stated employees and routes are staggered. It becomes a routine that only some of the buses and employees coming in daily end up not there all at the same time so everyone has enough room to move buses and cars without interrupting traffic on the surrounding roads

Mr. Farace states when the previous bus company Hopewell was there, they also had a similar business and schedule and also did not interrupt traffic on surrounding roads and staggered all drivers and buses. Mr. Farace is confident Safeway can do the same.

Commissioner Petella has no questions

Commissioner Tucek has no questions

Chairman Parisi asked for a motion. Commissioner Petella moved with staff recommendations Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, September 3, 2024, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace wanted to inform the board the next meeting will be on Monday, September 9, 2024

ADJOURNMENT:

At 6:52 p.m. Commissioner Petella 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, Tucek and Chairman Parisi

Nays: 0


Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

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 9 day of SEPTEMBER, 2024.



Chairman

