

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
TUESDAY, JULY 7, 2020 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Flood, Coleman, Troiola, Vitacco and Chairman Jaster

Absent: Commissioner Damato

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Prohaska – Village Engineer
Mr. M. Castaldo III - Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – JUNE 16, 2020

Moved by Commissioner Flood, seconded by Commissioner King to approve the June 16, 2020 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Flood, Coleman, Troiola, Vitacco and Chairman Jaster

Nays: None

Absent: Commissioner Damato

Abstain: Commissioner King

Motion Carried

5. BUCARO FUNERAL HOME, 485 W. ARMY TRAIL ROAD – REZONING, FINAL SITE PLAN; SPECIAL USE, FINAL PLAN DEVELOPMENT WITH EXCEPTIONS - (FIRST HEARING) – 2020-105

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, Not Dated

Exhibit # 2 - Notice of Public Hearing, dated June 19, 2020

Exhibit # 3 - Affidavit of Compliance, dated August 19, 2020

Exhibit # 4 - Application Agreement, dated June 5, 2020

Exhibit # 5 - Affidavit of Disclosure, dated June 2, 2020

Exhibit # 6 - Notices to Surrounding Property Owners
(10) Notices Received; (5) Notices Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, undated.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated June 19, 2020.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, dated August 19, 2020.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated June 5, 2020.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated June 2, 2020,

Exhibit # 6 was entered into the record, which is the Notices to Surrounding Property Owners with (10) Notices Received and (5) Notices Not Received.

The following people were sworn in for the record.

Mr. Errol Kirsch - Architect – Errol Jay Kirsch Architects – 1046 Fair Oaks, Oak Park, Il

Mr. Frank Bucaro - Owner of Funeral Home – 458 W. Army Trail Road, Bloomingdale, IL

Mr. Errol Kirsch introduced himself to the Planning & Zoning Commission. He is the architect of this project. He is with Errol Jay Kirsch Architects located at 1046 Fair Oaks Avenue, Oak Park, Illinois.

Mr. Kirsch stated that they are proposing a funeral home being added to a current vacant building, most recently a 5/3rd Bank. That building is trying to be expanded on the west side and on the north side. The north side expansion will be the enclosure of where the drive thru facilities were located. They will be enclosing the perimeter of that. The west side addition will be to the west property line, approximately 14 feet by 53 feet in length. The purpose in doing so is to add to the existing space and allow for two chapels to be the appropriate size within the building. The existing building is well cared for, and their intent is to remove certain existing partitions such as the vault, drive up glass, and in its place add two chapels, a rear section for a garage, a preparation room, and a casket review room. Also, they will add two new bathrooms to meet the requirements of the State.

The remainder of the interior will be a combination of offices, receptions, lounge area accessible to a patio on the exterior east side of the building and an expanded parking area to the rear. That expansion will require expansion of the detention area. They are not needing to alter any flood plain elevations.

There is a pretty large wetland area to the east of this facility, a railroad line to the north, a trucking operation to the west, and across the street is Carol Stream.

The parking facility has to be expanded for a traffic pattern that allows for stacking vehicles.

The plans and exterior elevations have expanded both the materials to be used on the existing building for roofing, brick work and a combination of a hard surface with hardiboard added to rear and sides.

There will be two canopies added to the building. One to expand the front and the second will be on the west side of the building.

They are going to make use of the existing utilities.

In the garage area, they will apply a new flue.

There are three existing HVAC units in the building. They will be adding a fourth to the rear unit.

The outward appearance of the building is going to look like an expansion.

The landscaping is mature, and they are going to add to it as required on the sides where they did work.

He said there will be very little change seen from Army Trail Road.

He does not think there is a reason for concern with this use because of the area it is located.

He does not think that traffic will be a concern either.

Chairman Jaster inquired about how large of a factor would be the pollution in regard to the crematorium.

Mr. Frank Bucaro introduced himself to the Planning & Zoning Commission. He is the owner of the Funeral Home located at 458 W. Army Trail Road.

He explained how this works and how there are no fumes that escape; only heat escapes. He goes on further to explain it to the Planning & Zoning Commission.

Mr. Gascoigne stated that the petitioner is looking to redevelop or remodel the existing structure, which was 5/3rd Bank. The requests that they are looking to do is to (1) repeal the Ordinance that was granted for the construction of the bank; (2) they are going to need rezoning from B-3, General Business District, to B-4, Automotive Business District, which is where funeral homes are permitted; (3) a special use; (4) a final plan of development to allow for a funeral home/crematorium; (5) final site plan approval; (6) final subdivision approval; and (7) exceptions from the Zoning Ordinance that he identified in his staff report regarding (1) tree preservation removal and replacement; (2) landscaping and screening; and exposed downspouts.

As Mr. Kirsch identified, they will have two canopies that come off the building. Because of the construction of the canopies, those downspouts cannot go internally into the building so they will have to be exposed.

As far as the landscaping, because of the number of cars and circulation and the stacking they needed, they are not providing landscaping islands within

the area itself. As Mr. Kirsch stated, the landscaping out there is very mature and lush. Staff will work with the petitioner on the landscaping.

As far as the tree preservation, the petitioner has identified ten trees that are being removed from the site, but with the wetlands and landscaping that is out there, it is already nicely landscaped. He is recommending an exception that we do not have the petitioner replace those trees.

As he stated, the exceptions will be for the downspouts, not replacing the trees, and the landscaping in the parking lot. All of the setbacks are met.

The parking will be expanded to the north and the west.

The applicant has submitted for two signs. One of the signs is illuminated, and one of the signs is not.

They are providing 81 parking spaces where only 27 parking spaces are required.

They are doing a small patio area off to the east so people can congregate.

There will be a monument sign out on Army Trail Road.

He stated that he did get a letter from the Carol Stream Fire Protection District with six items, and most of them are very basic items. The petitioner received this document, and they are aware of these conditions and have accepted the conditions that the Fire Department requested.

They are part of Carol Stream Fire District.

Commissioner Troiola inquired about the background of why it is B-4 Automotive District. Mr. Gascoigne stated that he does not know.

Commissioner Flood likes this plan.

Mr. Prohaska stated that this site is a reuse of an existing site. There is a buffer area required in the Storm Water Ordinance, and it is 50 feet beyond the wetland and flood plain, and that is highlighted on each side of the wetland and flood plain.

They took the existing site in the aerial photo background and superimposed the new site and improvements to see how the existing detention basin and the flood plain would be impacted by the development.

He highlighted the flood plain boundaries so they could see that there is no filling or impact to the flood plain area. It makes the permitting of the project much simpler because there is no flood plain or wetland impacts.

He stated that the traffic will be from the traffic signal at the southwest corner of the site; it is an existing signal.

There is a note in the engineering drawings that were submitted that wherever there are guardrails next to the parking lot there is going to need to be a requirement, and the plans show this for an aluminum post and guard rail system on top of the retaining wall. There is minimal information on this.

In regard to the circulation on the site, and on some of the drawings, the older versions they have the arrows, which he believes indicated the direction of flow of traffic, but on the site, plan, it looks like they are trying to add a one-way direction of traffic flow, but it really does not show arrows or any signage that would indicate one way. If they are having two-way traffic, there should be an exception for narrower aisles which is required by our parking ordinance or the plans should be revised where there will be one-way signs and arrows on the pavement.

They did review the storm water management report that was submitted, and the exhibits for the flood plain and wetland. They have gone over this, and everything looks to be in order.

The drainage and detention easement area will have to be re-platted because of the reshaping of the detention area on the north portion of the site. All of the other site utilities are already accommodated with water and sanitary sewer for the existing site. There are not changes necessary for the change in use.

Commissioner Coleman inquired about any issue with flooding.

Mr. Prohaska does not see any issue with this.

Commissioner Jaster asked the petitioner to address the guard rail issue and the traffic flow issue that was raised by Engineering.

Mr. Errol stated that the guard rail will be added to the documents. It will be aluminum and on the north and east side.

He stated that he will email Mr. Prohaska tomorrow a current driveway plan showing the two-way with arrows.

Moved by Commissioner Vitacco, seconded by Commissioner King to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

No one came forward to address this hearing.

Moved by Commissioner Coleman, seconded by Commissioner Flood to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

Commissioner Flood is not worried about the traffic. He thinks it is a good plan and will give Salerno's some competition.

Commissioner Coleman is fine with the traffic. He stated that the bank would have just as much traffic.

Commissioner Vitacco stated that he thinks it is a good plan.

Commissioner King likes the plan and is looking forward to it.

Commissioner Troiola likes the plan.

Chairman Jaster thinks there is a definite need for this, and he could not think of a better location than where it is proposed.

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend approval of the following zoning permission or relief in connection with a petition submitted by FBG Corporation/Frank Guidice, for the property at 485 W. Army Trail Road, and their plans to modify the existing structure for the purpose of operating a

funeral home with a crematorium, subject to the following approvals and exceptions: (1) Repeal Ordinance No. 04-23, which granted final site plan approval for the construction of a bank; (2) Rezoning from B-3, General Business District, to B-4, Automotive Business District; (3) A special use permit for a Final Planned Development, to allow for a funeral home, with a crematorium; (4) Final Site Plan Approval; (5) Final Subdivision Approval; (6) Exceptions from the Zoning Ordinance, as identified in more detail, in the staff report dated June 29, 2020 and prepared by the Director of Community and Economic Development, related to: (a) Tree preservation, removal and replacement, as to not be required to replace trees that are proposed to be removed; (b) Landscaping and screening, as it relates to parking lot islands and to not require islands; and (c) to allow exposed downspouts.

The recommendation of approval made hereby shall be and is hereby made subject to the following conditions: (1) The Petitioner shall comply with all of the recommendations of the Engineering Division in their memorandum, dated June 29, 2020; (2) The Petitioner shall comply with the recommendations of the Fire Protection District in their memorandum, dated June 30, 2020; (3) The Petitioner will work with staff to replace and fill any landscaping removed, as a result of the expansion of the building; and (4) The Petitioner will provide a fully dimensional circulation plan to the Village Engineer, prior to appearing before the Standing Committee of the Whole.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

There will be no meeting on July 21st or August 4th. At this time, Platt Hill will be on the agenda for August 18th.

8. CITIZENS TO BE HEARD – None

9. ADJOURNMENT

Moved by Commissioner Vitacco, seconded by Commissioner King to adjourn the June 16, 2020 Planning and Zoning Commission meeting at 6:45 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission