

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, APRIL 8, 2019 AT 7:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: March 11, 2019
- III. Public Hearing:
- IV. Presentation:
Unified Development Ordinance Workshop – Houseal Lavigne Associates
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**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
March 11, 2019.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Dave Creighton, Angelo Christopher, John Meneghini, Frank Petella, Charlie Tucek, Chairman Parisi.

Absent: Commissioner Michael Battisto

Also Present: Tom Farace, Planning and Economic Development Manager, and Jane Lentino, Secretary.

MINUTES:

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the meeting on January 28, 2019.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Meneghini, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

PUBLIC HEARING:

PRESENTATION:

Mr. Farace presented the 2019 Zoning Map for annual review. He stated that projects that were reviewed by the Commission last year were the Wash-U Car Wash at 640 E North Avenue in the out lot of Grace Plaza, where a plat of subdivision was granted approval, and the out lot was rezoned from B4 to B3; The Eco-Lux Car Wash at 120 S. Gary Avenue, where a plat of consolidation was granted approval; and The Primrose Daycare Center at 1271 County Farm Road, where a two lot subdivision was granted approval.

Mr. Farace stated that Staff is requesting a recommendation of approval for the 2019 Zoning Map.

Chairman Parisi asked for a motion to recommend approval of the 2019 Zoning Map.

Commissioner Meneghini motioned to approve Staff recommendation, and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Meneghini, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

OTHER BUSINESS:

Mr. Farace stated that the meeting on April 8th, 2019, will also be a 60 minute workshop with the consultants for the Unified Development Ordinance, who will be giving a full review of the project to modify zoning codes and its processes. He stated that the Village's website and electronic newsletter contained general information about the project, and the consultants created a website with information, a link to a survey, a mapping exercise, and sections of the codes. He stated that the Commission should think about some of the codes and possible modifications that might be made to them.

Mr. Farace stated that the consultants will be doing a public workshop for residents and business owners earlier the same day.

Chairman Parisi asked how the residents were queried.

Mr. Farace stated residents were notified by the electronic newsletter, the website, and social media, and the property managers, homeowners association presidents were also contacted by email.

Mr. Farace stated that there would be a series of 4 or 5 workshops for the Plan Commission over the next two years or so. He stated that he has sent the consultants historical information so they could compile trends.

Chairman Parisi asked if the consultants would be showing their findings at the workshops.

Mr. Farace stated that the consultants will gather information and compile recommendations in a separate workshop, possibly in the summer.

Mr. Farace reminded the Commission that the DuPage County Clerk sent out their yearly email regarding the Statement of Economic Interest, and that it had to be returned by May 1st, 2019.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:12pm Commissioner Creighton moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman