

**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

May 9, 2016

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

The results of the roll call were:

Present: Chairman Frank Parisi, Commissioners David Creighton, Frank Petella, Dee Spink and Charlie Tucek.

Absent: Commissioners John Meneghini and Angelo Christopher

Also Present: Tom Farace, Planning and Economic Development Manager, Donald Bastian, Community Development Director, Linda Bailey, Community Development Secretary.

MINUTES:

Commissioner Creighton moved and Commissioner Petella made the second to approve the minutes of the meeting of April 25, 2016.

The results of the roll call vote were:

Ayes: 4 Chairman Parisi and Commissioners Petella, Tucek, and Creighton.

Nays: 0

Abstain: 1 Commissioner Spink

Absent: 2 Commissioner Christopher and Commissioner Meneghini.

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing.

Case # 16089, Village of Carol Stream – 500 N. Gary Avenue

Amendments to the Village of Carol Stream Comprehensive Plan

Chairman Parisi swore in the witness, John T. Carlisle, Assistant Planner Chicago Metropolitan Agency for Planning (CMAP), 233 South Wacker Drive, Chicago, IL. Mr. Carlisle gave a power point presentation of the Carol Stream Comprehensive Plan. The presentation included the different phases of the process in creating the Comprehensive Plan:

- Community Outreach – Steering committee, interviews, focus groups and public visioning workshops.
- Issues they heard from the groups – Lack of central place, where does Carol Stream start and end, flooding protection.
- Visions they heard from the groups – Strengthen local character, foster business growth, improve transportation network, especially support walking and biking.

Mr. Carlisle talked about the plan structure chapter topics: Vision, Land Use, Economic Development, Housing, Transportation, Natural Resources, Image & Identity, Next Steps and the Future Land Use Map.

Chairman Parisi asks for any questions from the audience.

Mr. Marc Spallina from MJS Corporate Real Estate Services is the broker for the property on North Avenue and Bennett Drive and was glad to see that CMAP is recommending that this property be zoned a mixed use. This type of zoning will make the property more attractive to buyers and developers.

Chairman Parisi asks Mr. Farace for the staff report. Mr. Farace stated that the comprehensive plan is the main document for the community and staff is excited to have an updated plan. He stated that staff believes that the plan touches upon the main points: land use, transportation, economic development, housing and natural resources initiatives. He stated that staff is recommending approval of the amendments to the comprehensive plan.

Chairman Parisi asks Commissioners for any questions.

Commissioner Petella did not have any questions, and he thanked everyone that worked on the amendments to the Comprehensive Plan.

Commissioner Spink pointed out some typographical errors and thanked everyone that worked on the amendments to the Comprehensive Plan.

Community Development Director, Donald Bastian stated that staff will work with CMAP to have the typographical errors corrected.

Commissioner Creighton stated that he would like to see staff provide comments in staff reports on how a future project aligns with the comprehensive plan. Commissioner Creighton wanted to know what the village could do to encourage the type of development suggested in the comprehensive plan for the North Avenue and County Farm Road intersection properties that have already been developed and are unincorporated. Commissioner Creighton wanted to know if the visitability principles listed on page 54 of the comprehensive plan only applied to new construction. Commissioner Creighton stated that he would like to see annual report that summarizes implementation and activities and highlights for upcoming activities from staff. Commissioner Creighton wanted to know why we are amending the old comprehensive plan. Commissioner Creighton also thanked everyone involved in the development of the amended comprehensive plan.

Mr. Carlisle stated that with village staff that is readily available and staff will have some momentum behind the community development vision with the creation of the new comprehensive plan that should be enough to grant a little bit of interest from people who may be interested in purchasing and redeveloping the properties. Mr. Carlisle stated that he believes that the visitability principle does not only apply to new construction and it could also include retrofitting to existing homes.

Mr. Bastian stated that the reason we need to amend the comprehensive plan is the village already has a comprehensive plan from 1980 and the notation is to amend the 1980 plan and have this updated plan in its place and have the village board adopt the new comprehensive plan.

Commissioner Tucek wanted to know once the comprehensive plan is adopted who takes ownership of the plan. Commissioner Tucek also wanted to thank everyone involved in the development of the amended comprehensive plan.

Mr. Bastian stated that it will be staff's job in Community Development to keep the comprehensive plan in the forefront and visible and refer back to the plan when we have meetings with developers. Mr.

Bastian stated that staff will be adding a section to staff reports stating how the project complies with the comprehensive plan.

Chairman Parisi also thanked everyone involved in the development of the amended comprehensive plan. Chairman Parisi stated that when a proposed plan comes before the plan commission he would encourage the plan commission members to review the plan to see if it complies with the comprehensive plan.

Commissioner Petella moved and Commissioner Spink made the second to approve the request with Commissioners Creighton's recommendations for an annual report that summarizes implementation and activities and a report of highlights upcoming activities from staff.

The results of the roll call vote were:

Ayes: 5 Chairman Parisi and Commissioners Petella, Tucek, Spink and Creighton.

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Commissioner Meneghini.

Chairman Parisi reminded the applicant that this request will go before the Village Board on Monday, May 16, 2016, for a workshop.

Commissioner Creighton moved and Commissioner Spink made the second to close the Public Hearing.

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

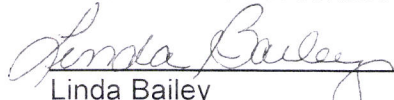
ADJOURNMENT:

At 7:55 p.m. Commissioner Creighton moved and Commissioner Spink made the second to adjourn the meeting.


The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


 Linda Bailey
 Community Development Secretary

Minutes approved by Plan Commission on this 11 day of JULY, 2016.


 Chairman