

**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 28, 2016

Planning & Economic Development Manager Tom Farace called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for an Acting Chairman in the absence of Chairman Parisi. Commissioner Meneghini nominated Commissioner Christopher and Commissioner Spink second the nomination it was passed by unanimous vote. Acting Chairman Christopher directed Secretary Linda Bailey to call the roll.

The results of the roll call were:

Present: Acting Chairman Christopher, Commissioners Dee Spink, Frank Petella, John Meneghini, and Charlie Tucek.

Absent: Chairman Frank Parisi and Commissioner Dave Creighton.

Also Present: Tom Farace Planning and Economic Development Manager, Linda Bailey Community Development Secretary, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Petella moved and Commissioner Meneghini made the second to approve the minutes of the meeting of March 28, 2016.

The results of the roll call vote were:

Ayes: 4 Acting Chairman Christopher and Commissioners Petella, Tucek, and Meneghini.

Nays: 0

Abstain: 1 Commissioner Spink.

Absent: 2 Chairman Frank Parisi and Commissioner Creighton

PUBLIC HEARING:

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

The motion passed by unanimous voice vote.

Case # 15365, 27W245 North Avenue, LLC (AT&T Mobile Tel), 27W245 North Avenue

Zoning Map Amendment – B-3 Service District (Upon Annexation)

Zoning Code Variation – Front Building Setback

Tom Farace Planning and Economic Development Manager stated that this case has been withdrawn by the request of the attorney representing the applicant.

**Case # 15349, T Geneva Crossing IL LLC (Geneva Crossing),
Corner of Geneva Road and Schmale Road**

Final Plat of Subdivision

Amendment to a PUD

Acting Chairman Christopher swore in the witness, Mr. Abbas Kanji, T. Geneva Crossing IL LLC, 6726 N. Keating Avenue, Lake in the Hills, IL. Mr. Kanji stated that the Tabani Group is a family owned Real Estate Company. He stated that his company purchases and revitalize shopping centers, apartment complexes, office complexes and hotels across the country. He stated that his company just finished a property in Glen View called the Glen Town Center. He stated that they are requesting an approval of a Final Plat of Subdivision to subdivide the property into four lots. He stated by subdividing the property into four lots it would help with financing property in the future. He stated his company would like to come in and revitalize the property so they would be able to get the center leased up and stabilize the property. He stated they signed a lease with Athletico Physical Therapy last week and they will be occupying the former Checkers space. He stated with respect to Dominick's they are still on the lease and they will need to work with Dominick's to remove them from the lease. He stated that they have been speaking with a company that may be interested in a portion of the Dominick's space. He stated that they have been working on the property maintenance issues that are listed in the staff report.

Acting Chairman Christopher asks Mr. Farace for the staff report. Mr. Farace stated that Geneva Crossing is a single lot now and the applicant is requesting that the property be subdivided into four lots. He stated that staff has looked at the zoning regulations to make sure each lot would meet the regulations and he stated that they would. He stated that an updated Operation and Easement Agreement between the four lots of the Geneva Crossing property and the vacant property to the north has also been reviewed and has been approved by the village attorney. He stated that staff supports the request for the Final Plat of Subdivision and the Amendment to the PUD with the conditions listed in the staff report.

Acting Chairman Christopher asks for any questions from the audience. No audience questions.

Acting Chairman Christopher asks Commissioner for any questions.

Commissioner Meneghini wanted to know what type of business Athletico provides.

Mr. Kanji stated that they provide physical therapy rehab.

Commissioner Petella wanted to know what the tax bill is now and how it would change after the property is split into four separate lots.

Mr. Kanji stated that the tax bill will not change, it will be divided into four different tax bills.

Commissioner Petella wanted to know if the property still was in the Tax Increment Financing (TIF) district.

Mr. Farace stated that he believes that this TIF district was paid out early.

Commissioner Spink did not have any questions.

Commissioner Tucek wanted to know if the parcel to the north was part of the request.

Mr. Farace stated that the parcel to the north is owned by a different owner.

Commissioner Tucek asked the application if they would be interested in that parcel.

Mr. Kanji stated that they did reach out to the owner of the parcel to the north to ask them what his plans were for the property and the owner did not have any plans to develop the property at this time.

Commissioner Tucek wanted to know if there was any other properties subdivided like this in Carol Stream and has there been any negative repercussion.

Mr. Farace stated that his was not aware of any in Carol Stream, but it has been done in other communities and it is not uncommon.

Acting Chairman Christopher wanted to know if the applicants company would be responsible for the maintenance of all of the four lots.

Mr. Kanji stated that his company has an in-house property management company.

Commissioner Meneghini moved and Commissioner Spink made the second to approve the request with the staff recommendations that are listed in the staff report.

The results of the roll call vote were:

Ayes: 5 Acting Chairman Christopher and Commissioners Petella, Tucek, Meneghini and Spink

Nays: 0

Abstain: 0

Absent: 2 Chairman Parisi and Commissioner Creighton

Acting Chairman Christopher reminded the applicant that this request will go before the Village Board on Monday, April 4, 2016, at 7:30 PM for final action.

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

The motion passed by unanimous vote.

PRESENTATION:

NEW BUSINESS:

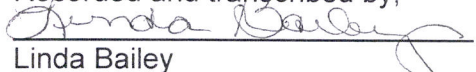
ADJOURNMENT:

At 7:18 p.m. Commissioner Spink moved and Commissioner Petella made the second to adjourn the meeting.

The motion passed by unanimous vote.

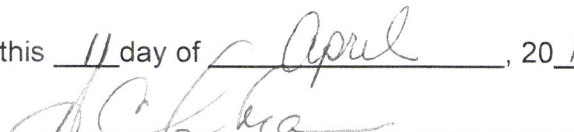
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Bailey
Community Development Secretary

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


Chairman

