

**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***

**February 27, 2017**

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

The results of the roll call were:

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

Absent: Commissioner Dee Spink

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

**MINUTES:**

Commissioner Creighton moved and Commissioner Petella seconded the motion to approve the minutes of the meeting of January 24, 2017.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Spink

**PUBLIC HEARING:**

Commissioner Meneghini moved and Commissioner Creighton made the second to open the Public Hearing.

The motion passed by unanimous vote.

**Case # 16-2083 – AJ Antunes – 180 Kehoe Blvd**

*Special Use Permit for Outdoor Activities and Operations*

Chairman Parisi swore in the witness, Mr. Sergio Flores, Facilities Manager at AJ Antunes, 180 Kehoe Blvd., Carol Stream, IL, 60188.

Mr. Flores explained that the Special Use request is to upgrade and improve the service of the existing laser equipment. Mr. Flores stated that the upgrade would help cut thicker materials than the current equipment allows, which would keep more work in house as opposed to outsourcing it.

There was no public comment.

Chairman Parisi requested Mr. Farace's comments.

Mr. Farace stated that, as Mr. Flores stated, AJ Antunes is requesting approval of a Special Use permit to allow for outdoor operations in the form of a vaporizer and Trifecta laser assist gas supply system on the west side of the building, just north of their existing 31 foot nitrogen tank which received previous approval. Mr. Farace stated that the Trifecta system would be about eight feet high and would be screened by an existing fence, and that the vaporizer would be about 18 feet high, and that about half of the vaporizer would be screened by the same fence, and the remainder would be screened by a row of existing evergreens on the west side of the property that also screens the loading dock area. Mr. Farace stated that there was one evergreen at the northern most end to be replaced, and that a couple more evergreens be placed to provide better screening for the new equipment.

Mr. Farace stated that the request was similar to other requests from businesses in the industrial area, and that Staff recommends approval with the conditions listed at the end of the Staff report.

Chairman Parisi asked for questions.

Commissioner Petella asked if the equipment fell under the district of the Illinois Fire Marshal as it is a pressurized vessel.

Mr. Flores stated that it does.

There were no other questions.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve Special Use Permit for Outdoor Activities and Operations.

The motion passed.

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 Spink

This case will go before the Village Board on Monday, March 6, 2017, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Creighton moved and Commissioner Tucek seconded the motion to close Public Hearing.

The motion was passed unanimously.

**PRESENTATION:** 17-0001 – Zoning Map Approval

Mr. Farace presented the official updated zoning map, which is reviewed on a yearly basis with deadline of March 31<sup>st</sup>. Mr. Farace stated that there were three items that were updated in the past year. The first was the subdivision of the Geneva Crossing shopping center at Geneva and Schmale; the second was the rezoning of the AT&T property off North Avenue that was annexed in; and the third was the rezoning upon termination of the Special Use of the Organic Soils landscape waste transfer facility on Kuhn Road. Mr. Farace requested recommendation for approval of the zoning map.

Chairman Parisi asked for questions.

Commissioner Tucek asked for clarification of the rezoning of the Organic Soils landscape waste transfer facility back to R-1.

Mr. Farace presented the area on the map showing the area that was rezoned.

There were no other questions.

Commissioner Petella moved and Commissioner Meneghini seconded the motion to approve the zoning map.

The motion was passed

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 Spink

**NEW BUSINESS:** Mr. Farace reminded the Commission that future meetings would be held on the fourth Monday of the month, in the Boardroom at the Carol Stream Fire Protection District located at 345 Kuhn Road at 7:00pm.

**ADJOURNMENT:**

At 7:12 pm Commissioner Creighton moved to adjourn the meeting.

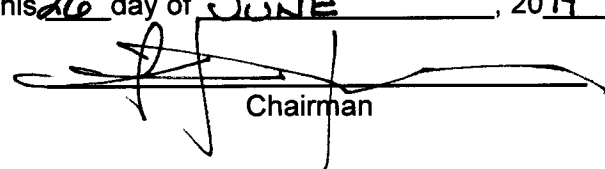
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
 \_\_\_\_\_  
 Jane Lentino  
 Community Development Secretary

Minutes approved by Plan Commission on this 26 day of JUNE, 2017.

  
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 Chairman