

**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
June 22, 2020.***

Tom Farace called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:05pm and asked for a motion to name an Acting Chairman. Commissioner Christopher moved to appoint Commissioner Tucek as Acting Chairman and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Present: 4 Commissioners Christopher, Petella, Tucek, Morris.

Absent: 3 Commissioners Meneghini, Battisto, Chairman Parisi.

Acting Chairman Tucek directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: 4 Commissioners Christopher, Petella, Morris, Acting Chairman Tucek.

Absent: 3 Commissioners Meneghini, Battisto, Chairman Parisi.

Also Present: Tom Farace, Planning and Economic Development Manager; Andrew Kieffer, Planning Intern; and Jane Lentino, Secretary.

Mr. Farace gave a short presentation outlining public participation and meeting attendance guidelines for the electronic meeting.

*All persons remotely called in at meeting unless noted otherwise

MINUTES:

Commissioner Petella moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on May 26, 2020.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

PUBLIC HEARING:

Acting Chairman Tucek asked for a motion to open the Public Hearing. Commissioner Petella moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Morris, Petella, Christopher, and acting Chairman Tucek.

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

There were no Public Hearings.

Acting Chairman Tucek asked for a motion to close Public Hearing.

Commissioner Christopher moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Morris, Petella, Christopher, and acting Chairman Tucek.

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

PRESENTATION:

20-0016 – Geneva Crossing Carol Stream LLC-560 S. Schmale Road

Acting Commissioner Tucek Swore in Audrey Gamble and Andrew Annes from Geneva Crossings, LLC.

Ms. Gamble stated that Geneva Crossings is a developed property and is seeking to subdivide into two parcels, parcel A will be 2.981 acres, and parcel B will be 2.76 acres. She stated that the submitted draft declaration allows for cross access, shared parking, and maintenance as long as Geneva Crossing LLC owns lot B. She stated that if lot B is sold, it will go to lot a.

Acting Chairman Tucek asked for questions from the audience. There were none.

Acting Chairman Tucek asked for the Staff Report.

Mr. Farace stated that the applicant is seeking approval of a plat of resubdivision, with the central lot being lot B. He stated Dominick's and the parking lot will be divided into two lots, and that it will still function as it is already functioning.

Mr. Farace stated that Staff recommends approval.

Acting Chairman Tucek asked for questions from the Commission. Commissioner Petella and Acting Chairman Tucek had none.

Chairman Morris stated that 24 Hour Fitness has gone out of Business and asked if it is one or two lots.

Mr. Annes stated that both lots can be sold as one unit.

Commissioner Christopher asked if the entire shopping center is located in Carol Stream and if there were any other towns to deal with.

Mr. Farace stated that the entire lot is in Carol Stream.

Acting Chairman Tucek asked for a motion to recommend approval of Case 20-0016. Commissioner Christopher moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Morris, Petella, Christopher, and acting Chairman Tucek.

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

This case will go before the Village Board of Trustees on Monday, July 6, 2020, at 7:30 PM for formal approval.

NEW BUSINESS:

Annual Progress Report – Comprehensive Plan Implementation

Mr. Andrew Kieffer gave a presentation outlining the progress of the Village's Comprehensive Plan.

Acting Chairman Tucek asked for questions from the Commission. Commissioners Petella and Morris had none.

Acting Chairman Tucek asked about the percentage of the LED bulb implementation.

Mr. Kieffer stated that 300 bulbs have been replaced.

Mr. Farace stated that he could check with Public Works about the percentages.

Acting Commissioner Tucek asked when the Gary Avenue bike path will be finished and how it will transverse North Avenue, and if it was a County or a Village project.

Mr. Farace stated that it is a joint project but that Community Development is not involved. He stated that he would find out, but it could be done this year.

Commissioner Christopher expressed concerns about inspections and people working on weekends without permits or inspections.

The Commission accepted the report as informational.

Cancellation of July 13, 2020 Plan Commission Meeting

Acting Chairman Tucek asked for a motion to cancel the Plan Commission meeting scheduled for July 13, 2020. Commissioner Petella moved and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Morris, Petella, Christopher, and acting Chairman Tucek.

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:41pm Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Morris, Petella, Christopher, and acting Chairman Tucek.

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Battisto, and Chairman Parisi

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,


Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 10 day of August, 2020.


Chairman