

**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
October 12, 2020.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and directed Jane Lentino, Permit Systems Coordinator, to call the roll.

The results of the roll call vote were:

Present: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi

Absent: 3 Commissioners Meneghini, Petella, and Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Jane Lentino, Permit Systems Coordinator; and a representative from County Court Reporters.

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on September 14, 2020.

The results of the roll call vote were:

Ayes: 3 Commissioners Battisto, Tucek, and Morris

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion passed by majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Battisto moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

20-0022 – Preston Miller / The Dance Artist, LLC – Special Use Permit for a Dance Studio in the Industrial District

Chairman Parisi swore in Preston Miller from the Dance Artist, 3083 Handley Court, Lisle, IL. Mr. Miller stated that he is requesting approval of a dance studio that focuses on one on one dance training and small groups, and he found a warehouse on Randy Road that fits the criteria for what he is looking for. Mr. Miller indicated that it has one large room with small office or classroom space for individuals where dancers can break out and study. Mr. Miller focuses on dance and performance training, and he is looking forward to getting into the space.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking approval of a Special Use Permit for a dance studio in one of tenant spaces in the multi-tenant office/warehouse building 456-474 Randy Road, specifically 458 Randy Road. The space is approximately 2,550 square feet, and has a large space for the dance area, along with office space, a lobby area, and restrooms. Mr. Farace stated that when staff reviews non-industrial uses within the industrial park, we look to see if the use will fit in or have any type of negative effects on surrounding uses or businesses. Staff does not believe the proposed dance studio will have negative impacts on surrounding office and lighter industrial uses from a parking or use perspective, and we can recommend approval of the request.

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked if the layout of the space encompasses the entire width of the building, and how the building tenant spaces are laid out. Mr. Farace clarified how the tenant spaces are laid out in the building, and Mr. Miller reiterated that he will only be occupying the 458 Randy space.

Commissioner Tucek had no questions.

Commissioner Battisto stated that as long as staff felt comfortable with parking for the proposed use, he also had no questions. Chairman Parisi also had no questions.

Chairman Parisi asked for a motion to recommend approval for Case No. 20-0022. Commissioner Battisto moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes:	4	Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	3	Commissioners Meneghini, Petella, and Christopher

This case will go before the Village Board of Trustees on Monday, October 19, 2020, at 6:00 PM for formal approval.

20-0026 – Jet Foods Carol Stream, LLC / 998 W. Army Trail Road – Special Use Permit for a Restaurant with a Bar Area

Chairman Parisi asked for a continuance to the October 26, 2020 meeting since the petitioner was not in attendance. Commissioner Tucek moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Tucek moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

The motion was passed by unanimous vote.

PRESENTATION:

20-0025 – Carol Stream Public Library / 616 Hiawatha Drive – Fence Code Variation

Susan Westgate, Director of the Carol Stream Public Library, explained the fence variation request. Ms. Westgate stated that the existing six-foot fence along the east side of the library property is aging and in despair and needs to be replaced, and they would like to replace it with an eight-foot tall solid wood fence as a courtesy to the residents to the east. Ms. Westgate explained the recent renovations to the library, including the addition of windows along the north wall of the library and outdoor patio area. Ms. Westgate believes the taller fence will help block noise and visibility of this area, and also described the change in elevation, with the library property being lower than the residential properties to the east.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that staff concurs with the summary provided by Ms. Westgate regarding the variation request, to replace the older six-foot tall fence with an eight-foot tall fence. Mr. Farace stated that based on the Fence Code requirements, normally only a six-foot tall fence would be allowed at this location, but a justification has been met given the drop in elevation by a few feet between the neighboring residential properties to the east and library property, so that an eight-foot tall fence would have an appearance of a six-foot tall fence and not look out of place in the neighborhood. In addition, the Library contacted the five neighbors to the east, and all but one of the neighbors support the taller fence, with the neighbor closer to Hiawatha preferring landscaping instead of a taller fence.

Chairman Parisi asked for questions from the Commission.

Commissioner Battisto wanted to make sure we were not setting precedent by allowing the taller fence, and asked if the taller fence could align with the building line, and not extend past the building line. Commissioner Battisto asked if the 2nd lot in along Sunrise Court had any issues with the taller fence, and Ms. Westgate stated that this property owner is most concerned about getting the taller fence based on the elevation changes between properties. Ms. Westgate also stated that additional landscaping will also be planted along the fence line.

Commissioner Tucek asked for clarification if the proposed fence will meet criteria of the recently passed fence code. Mr. Farace clarified that the fence code changes will be part of the Unified Development Ordinance project and have not passed yet, but will be specifically for properties that back up to major roadways, where those properties will need to meet a specific fence style for consistency.

Commissioner Morris had no questions, nor did Chairman Parisi.

Chairman Parisi asked for a motion to approve Case No. 20-0025. Commissioner Tucek moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 7:17pm Commissioner Battisto moved and Commissioner Morris seconded the motion to adjourn the meeting.


The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Tucek, Morris, and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 3 Commissioners Meneghini, Petella, and Christopher

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 26 day of October, 2020.



Chairman