

**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 26, 2020.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00pm and directed Tom Farace, Planning & Economic Development Manager, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi

Absent: 2 Commissioners Battisto and Petella

Also Present: Tom Farace, Planning and Economic Development Manager; 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 October 12, 2020.

The results of the roll call vote were:

Ayes: 3 Commissioners Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Meneghini and Christopher

Absent: 2 Commissioners Battisto and Petella

The motion passed by majority vote.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion was passed by unanimous vote.

**20-0026 – Jet Foods Carol Stream LLC / 998 W. Army Trail Road – Special Use Permit for a Restaurant with a Bar Area (continued from October 12, 2020)**

Chairman Parisi swore in Frank Somenek, Vice President of Grocery Operations with Jet Foods, 910 W. Van Buren, Chicago, IL. Mr. Somenek stated that Jet Foods will be opening six grocery stores in the Chicagoland area, with the Carol Stream location being the first one to open. The grocery store will offer prepared foods, fresh produce, along with pre-made sandwiches, salad bar, a hot bar and a soup bar where customers can bring those food items to eat in their café and have a beverage at their beer and wine bar. Mr. Somenek stated that Jet Foods wants to have quality products for the community.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that Jet Foods will be moving into the 998 W. Army Trail space in County Farm Plaza, which is 42,000 square feet and has been home to previous grocery stores over the years. Mr. Farace stated that the Village is very excited to have a new grocery store in the space, and the special use request is for a small restaurant area with seating for customers and a small bar area. Mr. Farace stated that it is fairly common for grocery stores to have this type of amenity or space for customers, such as the Caputo's in town. Staff is supportive of the request.

Chairman Parisi asked for questions from the Commission.

Commissioners Meneghini, Christopher, Tucek, and Morris had no questions. Chairman Parisi had no questions either.

Chairman Parisi asked for a motion to recommend approval for Case No. 20-0026. Commissioner Meneghini moved and Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes:	5	Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	2	Commissioners Battisto and Petella

This case will go before the Village Board of Trustees on Monday, November 2, 2020, at 6:00 PM for formal approval.

Chairman Parisi welcomed Jet Foods to the Village and asked when they planned on opening. Mr. Somenek stated opening timeframes have changed due to the pandemic, with hopes to open by December 1<sup>st</sup> but it might take more time to get the store stocked and prepared for the opening, and it could be more realistically in January. Mr. Somenek also mentioned that Nat Caputo is part of Jet Foods.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Tucek moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes:	5	Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi
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Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Battisto and Petella

The motion was passed by unanimous vote.

**PRESENTATION:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

Mr. Farace stated that we will be getting back on track with the Unified Development Ordinance (UDO) project. Our last workshop with the Plan Commission and the project consultant was last December, and a workshop had been anticipated in the spring, but due to the pandemic, the project was put on hold a little bit. The project has been started up again, and a workshop will be held on November 23<sup>rd</sup>, to go over draft sections pertaining to PUD standards, administrative/enforcement standards, non-conforming use/building standards, and subdivision standards. Staff will prepare a memo to outline what was reviewed at the workshops last year. It was discussed whether the workshop will begin at 6pm or 7pm.

Chairman Parisi asked for a motion to cancel the November 9, 2020 Plan Commission meeting.

Commissioner Christopher moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Battisto and Petella

The motion was passed by unanimous vote.

**ADJOURNMENT:**

At 7:12pm Commissioner Meneghini moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Christopher, Tucek, Morris, and Chairman Parisi  
Nays: 0  
Abstain: 0  
Absent: 2 Commissioners Battisto and Petella

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,



\_\_\_\_\_  
Tom Farace, AICP  
Planning & Economic Development Manager

Minutes approved by Plan Commission on this 14 day of December, 2020.

  
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Chairman