

**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
April 8, 2019.***

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

The results of the roll call were:

Present: Commissioners Dave Creighton, Angelo Christopher, John Meneghini, Frank Petella, Michael Battisto, Chairman Frank Parisi.

Absent: Commissioner Charlie Tucek

Also Present: Don Bastian, Director of Community Development; Tom Farace, Planning and Economic Development Manager; and Jane Lentino, Secretary.

MINUTES:

Commissioner Creighton moved and Commissioner Meneghini seconded the motion to approve the minutes of the meeting held on March 11, 2019.

The results of the roll call vote were:

Ayes: 5 Commissioners Creighton, Christopher, Petella, Meneghini, Chairman Parisi.

Nays: 0

Abstain: 1 Commissioner Battisto

Absent: 1 Commissioner Tucek

PRESENTATION:

Mr. Farace introduced the consultants from Houseal Lavigne.

Ms. Carly Petersen, Senior Associate with Houseal Lavigne, introduced herself and Ms. Jackie Wells, and stated that they been contracted to prepare the Unified Development Ordinance (UDO) update. She stated that the project kicked off in January, and that residential and commercial business workshops were conducted today in order to get a sense of feeling surrounding the zoning and subdivision control in the community.

Ms. Petersen stated that the Unified Development Ordinance is a combination tool that will rewrite and reorganize Zoning, Subdivision, Sign Codes, etc., and proceeded to give a presentation which included a page on the Village of Carol Stream website where the public can follow the UDO progress and leave feedback. Ms. Wells passed out a worksheet for the Commission to take home and return to Staff to list potential items for the code update.

Ms. Petersen asked for questions and comments.

Chairman Parisi asked the Commission for questions. Commissioners Meneghini and Christopher had none.

Commissioner Petella asked Ms. Petersen to clarify her comments about the First Amendment and signs.

Ms. Petersen stated Reed-v-Gilbert was a Supreme Court case where the final ruling is that communities cannot regulate signs based on their content. She clarified that if a sign code that specifically mentioned real estate signs, or political signs, or signs that had to be read in order to determine its viability to get a permit would now be a violation of federal law. She stated that a lot of communities are revising their sign code to take out the references with specific content provisions and replace them with provisions that relate more to the look, size, and placement of the sign.

Commissioner Petella asked if they were preparing for the possible legalization of marijuana and how that will affect the community.

Ms. Petersen stated they were looking at medical marijuana provisions in a lot of places, and they are attempting to make sure that those regulations can be easily amended, so that the end result is that you can strike the word "medical" and those issues will be regulated. She stated that getting in front of that issue is probably the best way to handle it. She stated that there are some communities in other states that regulate personal growth of marijuana, and they are looking that as well should marijuana become legalized for recreational use.

Commissioner Creighton asked Ms. Petersen if they were going to clarify the wording of an ordinance so as not to need the Village Attorney in order to interpret the code. He stated that, as a lay person, it can be difficult to make decisions if the code is difficult to interpret.

Ms. Petersen stated that in addition to the code itself, the primary objective is to ensure that a defensible document is in place. She stated that when a document has been amended many times, it ends up conflicting with some other component of the code, and they will ensure that there is no conflict, so that it can be a legible document with a defensive nature and that it will be clear in its definitions and wording. She stated that anyone who comes into Community Development should be able to read the code, know what they're looking for, and be able to interpret the code without a lawyer.

Commissioner Battisto asked that they be as forward thinking as possible based on trends that are navigating the economy, such as the deregulation of pharmaceuticals and moving from a retail economy to a shipping economy.

Ms. Petersen stated that Houseal Lavigne is working across the country in at least 25 states which enables them to see those kinds of trends and issues. She stated that they do economic development market analysis as well. She stated that they want to make sure that the community, through its comprehensive plan and the available land, is able to add to the Village's tax base.

Chairman Parisi stated that the process has improved in the past 15 years because it guides the applicant through the requirements, but it needs to be tweaked.

Chairman Parisi asked about LED lights inside of a window and graphics.

Ms. Petersen stated that they will definitely be including graphics at every juncture where it makes sense to be explicit about the definition.

Chairman Parisi gave the example of a building design where a graphic that covered the entire elevation of the building was considered signage. He noted how different communities interpreted the graphic as signage, even though it was considered artwork, and referred to the very large "Now Open" graphic on the Fountain View building when it opened.

Ms. Petersen stated that temporary signage is one way to get around a lot of the issues with Reed v Gilbert is by having a requirement for a limited duration, such as a grand opening sign/graphic.

Chairman Parisi stated that the community is built out and there are two major corridors that define Carol Stream at their entrance points. He stated that the corridor regulations are part of the Comprehensive Plan on getting walkable streetscape on Gary Avenue, which is a county road. He stated that he would like to see more definition in the Gary Avenue/North Avenue corridor as to what can be built and how. He stated that he feels the Commission has done a pretty good job with setbacks because buildings built on recently annexed properties at the west end of North Avenue, that are in Winfield and sit right on the road, are not very appealing and don't comply with the North Avenue streetscape.

Chairman Parisi addressed the language defining Gary Avenue and stated that he would like to see more language addressing appearance of Gary Avenue as part the ordinance. He stated that it doesn't define materials or setbacks.

Ms. Petersen stated that there was discussion about some of the corridor regulations regarding what it means from a general development perspective, and that they grasp on the key features that contribute to the identity of the Village and make sure that those features are well integrated from a look and feel perspective.

Chairman Parisi asked Mr. Farace if equipment screening is all the way around the equipment, not just on the major elevation.

Mr. Farace stated that it could be better defined as well.

Ms. Petersen stated that the current definition is Service Utility and that they recognize that those need to be really clear.

Commissioner Petella asked Ms. Petersen if the process was going to be more streamlined so that more power is given to Staff.

Chairman Parisi asked Mr. Bastian if there was anything in the ordinance, regarding the I-Industrial zone, which could be automatically approved.

Mr. Bastian stated that he and Mr. Farace have put together a seven page list of possible code updates. He stated that standards can be put into the ordinance, then Staff could decide if the standards are being met, and if they are not then it can go to the Commission.

Ms. Petersen stated that applying some discretion to Staff gives them the opportunity to decide when they are uncomfortable with an issue and bring it to the Commission.

Commissioner Creighton asked if streamlining was trending in other communities.

Ms. Petersen stated absolutely.

Chairman Parisi asked Ms. Petersen to summarize what the prevailing comment was from the residents.

Ms. Petersen stated that there is some concern about senior amenities/senior housing, and one person who works for the senior living community came in. She stated that they don't have a ton of concerns regarding the residential development as long as it's protected, and that the issues where there is commercial integration with residents is garbage pick-up is offset.

Ms. Petersen stated that in the business workshop they talked about the availability of amenities, restaurants, and entertainment options, and how and where there could be additional opportunities for those. She stated that the Gary Avenue corridor is where you'll see additional changes.

Commissioner Petella asked if there was any talk about flooding.

Ms. Petersen stated that the Stormwater Administrator was at the meeting, but they didn't talk about flooding.

Chairman Parisi asked what the next steps will be and how they will identify the portions of the code that will be changed, or if they were going to rewrite the whole code.

Ms. Petersen stated that they will be back for additional workshops at each step, and that the next step the Commission will see is a diagnostic report. She stated that they will be giving the Commission a memorandum with feedback on everything that they see that could align with the Comprehensive Plan, and then have a discussion centered on that information, most likely in June.

Ms. Petersen stated that following that step, they will get into the code itself, and depending on the nature of diagnostic report, the code may be rewritten entirely or a composite of the old and the new codes. She stated that they will be back approximately every two months starting in the fall.

Commissioner Creighton asked if the fence code was being updated.

Ms. Petersen stated that it will be updated.

Mr. Bastian stated that Staff would like to see the fence code and the sign code be part of the UDO, and taken out of the Building Code.

Mr. Farace asked Ms. Petersen when she would like to receive the worksheets.

Ms. Petersen stated that in the next week or so.

Chairman Parisi thanked Ms. Petersen and asked if there was anything else on the agenda.

Chairman Parisi asked Ms. Petersen and Ms. Wells when, in June, they would be coming back.

Mr. Farace stated that no set date was scheduled.

Mr. Bastian stated that they would try to work around the Commission's vacation schedules.

OTHER BUSINESS:

Mr. Farace stated that there was nothing on the agenda for the next meeting, scheduled for April 22, 2019, and suggested that the Commission officially cancels it.

Chairman Parisi asked for a motion to cancel the meeting scheduled for April 22, 2019.

Commissioner Creighton moved and Commissioner Battisto seconded the motion to cancel the meeting.

The motion was passed by unanimous vote.

Mr. Farace reminded the Commission to file the Statement of Economic Interest with the County by May 1, 2019.

OLD BUSINESS:

NEW BUSINESS:

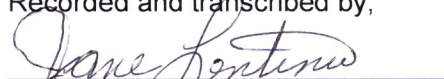
ADJOURNMENT:

At 7:42pm Commissioner Petella moved and Commissioner Christopher seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

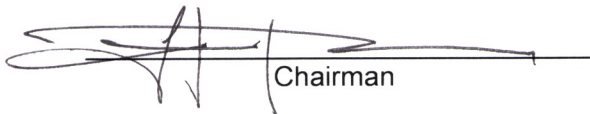
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 24 day of JUNE, 2019.



Chairman