

**Special 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
August 26, 2019.***

Chairman Parisi called the Special Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

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

Absent:

Also Present: Don Bastian, Director of Community Development, Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and Ms. Carly Petersen and Ms. Jackie Wells, Consultants from Houseal Lavigne Associates.

MINUTES:

There were no minutes to be approved.

PUBLIC HEARING:

There were no notices for Public Hearing.

PRESENTATION:

Mr. Farace introduced Ms. Carly Petersen and Ms. Jackie Wells, consultants from Houseal Lavigne Associates.

Ms. Wells stated that she and Ms. Petersen were last in front of the Commission on June 24th talking about the preliminary recommendations memo, and that this is the draft of the text of the code, and presented the District Standards. She explained that District standards are what people think about when they think about zoning, using dimensional standards, front yard requirements, rear yard requirements, and permitted and special uses.

Ms. Wells showed the proposed outline of Article 3, which is District Specific Standards. She stated that residential districts, business districts, and employment and industrial districts they each have their own page in order to present a user-friendly item that Staff could provide a resident or business with that would provide zoning use, and special use information.

Ms. Wells gave a breakdown of the Zoning Districts in Article 3 which are:

3-1 - The Establishment of Zoning Districts

A. Residential Districts

1. R-1 Traditional Residential District
2. R-2 Suburban Residential District
3. R-3 Neighborhood Residential District

B. Business Districts

1. B-1 Town Center District
2. B-2 Neighborhood Business District
3. B-3 Conventional Business District

C. Employment and Industrial Districts

1. E Employment District
2. I Industrial District

D. Overlay Districts

1. GAC Gary North Avenue Corridor
2. NAC North Avenue Corridor

Ms. Wells stated that the Agriculture District and the F1 and F2 flood, which are the two floodplain overlay districts, have been eliminated going forward, and will be addressed through the FEMA Flood Plain for reference.

Ms. Wells stated they will be updating the Zoning Map. She stated that the biggest changes to the R-1 and R-2 districts will be the dimensional standards, such as lot area, widths and setbacks.

Chairman Parisi asked Mr. Farace to clarify Staff's recommendation to discuss the separation of one of the multi-family type housing.

Mr. Farace stated that Staff would like to hear the Plan Commission's thoughts on:

1. The recommendation that Houseal Lavigne has presented with having the single multi-family district.
2. Having the two separate districts where there would be a separate district for the higher density, or have separate criteria or, use provisions for issues that pertain to those higher density developments, such as parking, dumpster enclosures, etc., that are a different from townhouse developments.

Chairman Parisi asked if the Plan Commission had any comments

Commissioner Battisto stated that it makes sense to separate the multi-family housing because of idiosyncrasies specific to a large apartment complex.

Chairman Parisi asked to clarify that they are looking at the R-4 District.

Mr. Bastian stated that the R-4 District currently allows for duplexes and townhomes, and asked the Commission if there should be a district created, such as R-3a, specifically for large complexes.

Commissioner Meneghini stated that the specificity of R-4 is unique enough to have its own district.

Chairman Parisi asked Mr. Bastian if there is anything that is zoned R-4 that would get rezoned to the R-3a.

Mr. Bastian stated that large complexes could remain an R-4 and redefine the R-4 parameter, and that it would be for new developers.

Chairman Parisi asked what the benefit would be.

Mr. Bastian stated that apartment complexes have parking lots, dumpster enclosures, pools, etc., and asked if, in the future, it would help to manage these types of developments if they had regulations that were specific to the character of the development of the complex.

Commissioner Battisto asked to clarify if it would be more beneficial to the townhouses and duplexes to be removed from the R-4 zone which has larger complexes.

Chairman Parisi stated that he would be in favor of that suggestion as the standards would be more manageable if a new developer were to come in.

Ms. Petersen stated that they are not addressing the Planned Unit Development context until a later stage of the UDO project, and that it comes down to preference. She stated that what has been proposed at this time provides a bit of nuance, and that the map will not change to include that zone.

Chairman Parisi asked to clarify that Houseal Lavigne suggests having a PUD standard if a developer were to come in and propose a multi-family housing development.

Ms. Wells said that was correct and stated that a PUD requirement could be based on lot size where more than 2 acres would have to go in as a PUD through a Planned Unit Development process which would give more control over and would be something that can be done in the proposed R-3 district.

Commissioner Petella asked to clarify whether the map would be changed.

Ms. Petersen stated that would be different.

Chairman Parisi stated that he is ok either way. He stated that the PUD gives the most flexibility to the developer, but allows conscientious effort of being able to manage certain aspects of that type of a development. He stated that he likes the PUD idea because it allows flexibility for the developer to come in with an idea, but it also allows the commission and the staff to appoint requirements to parking, trees, trash enclosures, density, etc.

Ms. Petersen stated that what is being proposed is by-right development regulations for lower density multi-unit development. She stated that if they want to go higher, they can ask.

Ms. Wells stated that it is broken down into a multi-unit development and a multi-unit complex, where a stand-alone building might have 4 or 6 units as compared to a large complex that has multiple buildings and amenities.

Ms. Wells stated that the Business District will be zoned according to the size of the lots and proximity to residential areas. She stated that the B-1 district will include retail, offices, residential and cultural amenities, in a central, downtown pedestrian-oriented area. She stated that this district is the only one that will have minimum and maximum setbacks, which will ensure that development in this area will have a more consistent street wall.

Commissioner Tucek asked what the Fountain View area is zoned.

Mr. Bastian stated that the commercial center is zoned B-2 and the residential area is Zoned R-4.

Chairman Parisi asked to clarify the term 'promote high quality design', and suggested that the term be more defined. He referred to the loose interpretation in regards to the redevelopment of Gary Avenue, and suggested that parameters be put in place.

Mr. Bastian stated that regulations were put together about 26 years ago and that some of those buildings pre-date those regulations.

Ms. Wells stated that the particular language is already in the code, and that as the community becomes more desirable for residents and businesses, there will be more of a justification to require higher quality design, and developers are going to be more willing to accommodate because they know that there is the market in Carol Stream to justify it.

Ms. Wells stated that they will be changing language in the code to make it more reader friendly, and that the permitted uses will be consolidated to be more reader-friendly as well.

Ms. Wells stated that they are proposing new uses, such as parks, open space and agriculture, such as a community garden, along with some other trendy uses that will require a Special Use permit in residential districts.

Ms. Wells stated that they are proposing multiple-unit dwellings above ground floors, as a part of mixed-use to create a downtown type development and feel in the B-1 district.

Ms. Wells stated that there will be many types of senior housing versions, such as total senior live care and assisted living.

Ms. Wells stated that there are categories that include, temporary lodging, education, and commercial/retail. She stated that there is general category for General Retail that will capture different retail uses that might not need to be called out separately, but would not include anything that's listed separately, such as a pawn shop or a gun shop.

Ms. Wells stated that commercial services would be similar to, but lengthier than, the general category.

Chairman Parisi asked to clarify the phrase, "Community Development Director shall determine if the uses are similar to other uses".

Ms. Wells used micro-needling as an example.

Ms. Petersen stated that micro-needling might be similar to a tattoo parlor, in that it requires a tattoo license, but it is not a tattoo parlor, and that the Director would look at the definitions and make a written determination. She stated that if, at any point, the director is not comfortable making that decision, the determination could be appealed.

Ms. Wells stated that when the list is finished it will have included everything that could be brought before the Commission.

Ms. Petersen stated that this is something that needs to be established in the administrative section of the code so when a new business presents itself to Community Development and asks what they need to do, they should be going through formal written submittal process with Staff, which should be codified so they get all relevant information prior to the determination being made.

Commissioner Tucek asked if in 25 years some of these larger religious properties that are now churches decide they are getting out of the church business and into faith-based housing for seniors, can they do whatever they want on their piece of land as long as it's religious based, and does it automatically get rezoned?

Ms. Wells stated that churches are currently part of the residential R-1 zoning district and they would be able to do what anyone else is able to do with their property in that district. She stated that if they wanted to go become a senior life care facility they would have to ask to be rezoned.

Ms. Petersen stated that they would still have to meet the definition of place of a worship as a religious facility. She stated that faith based housing would not qualify under the zoning definition.

Ms. Wells stated that Staff asked Houseal Lavigne to elaborate on accessory dwelling units which are proposed to be special use in the R-1 and R-2 zoning districts. She stated that they would be restricted to internal, such as a basement or attic apartment, or an attached accessory dwelling unit. She stated that detached accessory dwelling units would not be included.

Ms. Wells stated that certain provisions should be addressed, such as if there is adequate parking, limit of unit size and whether or not the property owner needs to be living onsite.

Commissioner Christopher asked if those provisions only came into play if the addition was added square footage.

Ms. Wells stated that the accessory dwelling unit would have to meet all of the Building Code requirements.

Commissioner Christopher asked to clarify that if you're adding to the interior of an existing single family dwelling only a permit would be required, and not a rezoning of the property.

Ms. Wells stated that it would be a special use.

Commissioner Tucek asked to revisit the R-1, R-2, and R-3 residential zoning districts, and how it affects the houses put on those properties if someone were to rebuild.

Ms. Wells stated that the current requirement is 15,000 square feet in the R-2 District, and that if someone wanted to rebuild they would have to come to the Commission to develop on that property. She stated by tweaking the lot sizes, fewer people would have to come to the Commission for variances.

Ms. Petersen stated that the lot coverage ratio is also included.

Ms. Petersen asked if the Commission felt that they were moving in the right direction.

Commissioner Creighton stated that they are doing a great job.

Ms. Petersen asked that, if there are any questions, to please contact Mr. Farace.

Ms. Wells stated that the next step will be to develop use provisions and development standards, and they were looking to meet in November

Mr. Farace stated that the next UDO meeting would be November 11, 2019, which is Veteran's Day, and the Village will be open.

OTHER BUSINESS:

OLD BUSINESS:

NEW BUSINESS:

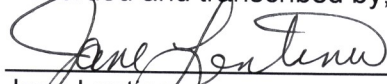
ADJOURNMENT:

At 7:00pm Commissioner Creighton moved and Commissioner Petella seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

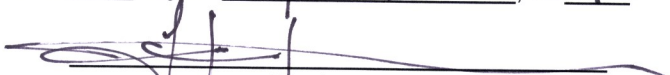
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 9 day of SEPTEMBER, 2019.


Chairman