

**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  
November 11, 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, John Meneghini, Michael Battisto, Charlie Tucek, Daniel Morris, Chairman Parisi.

Absent: Frank Petella

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

Ms. Wells stated that she and Ms. Petersen were last in front of the Commission on August 26<sup>th</sup> talking about Article III, which is redrafting the districts. She stated that, based on the Village attorney's feedback, changes have been made to the residential districts. She stated that the zoning map would be the area of focus for this meeting.

Ms. Wells showed the existing zoning map and stated that there would not be much change to existing map and explained that there were four main residential districts, and that the Village attorney felt that consolidating the R-1 District into R-2, R-3, and R-4 would trigger a rezoning on a high number of properties. She stated that they are reintroducing the R-1 District and that based on the current standards, nothing is non-conforming. She stated that there would be no changes to the R-2, R-3, and R-4 Residential Districts for rezoning.

Ms. Wells stated that the new B-1 District would be for the Towne Center, B-2 would be neighborhood commercial, B-3 would be corridor commercial which are along North Avenue, Gary Avenue and Schmale Road.

Ms. Wells stated that the E District would be a combination of the existing R&D and B-4 Districts, which would include office uses.

Ms. Wells stated that there would be no changes to the I Industrial District for rezoning.

Ms. Wells referred to the proposed zoning map and stated that there are 119 parcels that would be rezoned.

Ms. Wells asked for questions. There were none.

Ms. Wells reviewed the changes to Article III, and suggested the R-1 District be called the Countryside Residential District, would be for large lots, single unit detached dwellings, churches, municipal buildings, parks, and that there would be no changes to dimensional standards.

Ms. Wells asked for questions.

Chairman Parisi asked why the R-1 District will be named Countryside Residential District, as it is all encompassing.

Ms. Wells stated that the residential homes in that district are could be larger lots, but that it could be changed.

Mr. Bastian stated that the district is primarily parks, schools and churches, and that there are no R-1 subdivisions. He stated that he would like the title of the district to reflect its contents.

Mr. Bastian stated that the Village would be sending out notices regarding any rezoning of properties, which may raise concerns.

Commissioner Tucek asked that if this goes through as presented, who would be the biggest opponent of the changes.

Mr. Bastian stated that they are not proposing anything controversial, that they are trying to streamline processes and resize districts to match what is out there.

Chairman Parisi asked what the agenda for the December 9<sup>th</sup> meeting is expected to include.

Ms. Wells stated that it would include use specific provisions, development standards, and signs.

Mr. Farace asked if the audience had any questions.

Mr. Tony Stefancic, real estate broker and Carol Stream resident 961 Royal Glen Lane, Carol Stream, stated that he feels that the fancy names are confusing. He stated that he is concerned about providing more uses in commercial districts in areas that are extremely deficient in the marketplace. He stated that there are roughly 32 percent vacancies in office. He stated that more flexibility is needed in those areas when somebody comes in and wants a use in a certain area.

Mr. Robert McNees, attorney, 195 Hiawatha Drive, asked to clarify what an employment district is, and if the industrial and business sectors would be upset to find out they're not in an employment district. He suggested a different word for employment district.

Mr. McNees stated on behalf of the Chamber of Commerce, he expects that businessmen might be concerned if they're being shifted, or if there are additional regulations that come along with changes in their zoning classification. He stated that he hopes that the Chamber might be helpful with the details.

Mr. McNees expressed concern over properties that may be rezoned. He stated that if a PUD is rezoned and burns down, it will have to conform to the new zoning standards.

Mr. Bastian stated a parcel that is a PUD will stay as a PUD.

Mr. McNees asked what the point of doing a new zoning code is if all the old rules are going to apply going forward.

Ms. Wells stated that bringing the majority of properties into the underlying zoning, a homeowner will already know that they are conforming to the zoning requirements

Commissioner Battisto stated that this is an exercise to make the Village easier to work with. He stated that outside of updating some of the verbiage to just be in this century, which is something that is needed as an organization and as a community, the exercise is to better define certain areas so the Commission doesn't have to be consulted on every variance.

Mr. Stefancic reiterated his stance on making things more flexible.

Chairman Parisi stated that Ms. Wells and Mr. Bastian were stating that was the next step.

Ms. Wells stated that they are trying to add in more general categories in order to capture changes in the market.

Mr. McNees asked if the Comprehensive Plan would be modified to reflect the zoning changes.

Mr. Bastian stated that they are trying accomplish the goals of the Comprehensive plan with the zoning.

Chairman Parisi asked for a motion to adjourn.

Commissioner Battisto moved and Commission Tucek seconded the motion.

**OTHER BUSINESS:**

Mr. Farace stated that the next UDO workshop would be December 9, 2019.

**OLD BUSINESS:**

**NEW BUSINESS:**

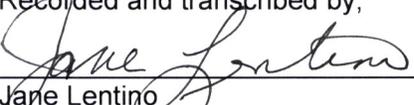
**ADJOURNMENT:**

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

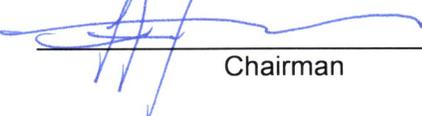
The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

  
\_\_\_\_\_  
Jane Lentino  
Community Development Secretary

Minutes approved by Plan Commission on this 25 day of NOVEMBER, 2019.

  
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Chairman