

**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
December 9, 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 explained that the presentation would include draft use specific standards and development standards, and introduced Ms. Jackie Wells, consultant from Houseal Lavigne Associates.

Ms. Wells stated that the UDO project is at the development stage and the presentation would review Articles IV, V and VI.

Ms. Wells stated that Article IV which is the use specific standards, does not exist in the current Zoning Ordinance. She stated that the Use Specific Standards apply to specific uses regardless of location, it is more streamlined and user friendly, and establishes higher standards.

Ms. Wells stated that there are 22 uses that include:

1. Single use attached dwellings, such as townhomes, row homes, and duplexes, and addresses orientation, parking and quality building materials.
2. Multi-unit dwelling, such as coach homes where there is a dwelling on top of another.
3. Out lot retail buildings, which is a new use, and includes buildings not attached to the main building such as the buildings along North and Schmale Roads outside of Caputo's.
4. Kennels and boarding facilities.
5. Drive-thru locations, including ATMs, restaurants, car washes, pharmacies, bank tellers, etc.
6. Outdoor Storage, which would include screening in specific districts, appropriate surfaces, types of containers that can be used for storage, and outdoor storage in residential districts.
7. Portable storage units, and will include size, placement and length of use.

Chairman Parisi asked to clarify residential accessory uses and limiting the amount of residential outdoor storage.

Ms. Wells referred to Section 411-E and stated that definitions would be clear and the number of structures would be limited.

Commissioner Morris referred to a kennel that burned down a few months ago and asked when that would be cleaned up.

Mr. Bastian stated that the property was unincorporated and it is up to the County to follow through.

Chairman Parisi asked if the Village has provisions about property maintenance.

Mr. Bastian stated that it is a violation of the property maintenance code and various other codes, and if it were in Carol Stream proper, it would have been taken care of by now.

Ms. Wells stated that the Development Standards, or Standards of General Applicability, are relevant for all uses throughout the Village, such as parking, fences and things that would be seen on most lots. She stated that they would include:

1. Performance standards, which include noise levels, vibration, and lighting, and could be either specific or general.

Chairman Parisi asked about the pros and cons of general versus specific standards.

Ms. Wells stated that a 'pro' would mean that if someone is complaining about noise levels, there is specific standard of decibel level that can be measured and enforced, She stated that a general standard could work in favor of either the Village or the property owner.

Commissioner Tucek stated that it would be easier to enforce if the standard is specific.

Chairman Parisi stated that if a measure is put in place then it would depend upon when the measure was taken. He stated that a general standard would react to the resident's tolerance to the nuisance and allows professional judgement.

Commissioner Tucek referred to the Pilot gas station and the residents concern about noise and asked if there had been any complaints.

Mr. Bastian stated that there were none.

Chairman Parisi asked the Commission if the code should be general or specific. The consensus was that the code should be general.

Chairman Parisi stated that he felt the measurement of 33% of outdoor lighting being lit for security purposes was high and asked to that how was concluded.

Ms. Wells stated that it is the same standard that was used in other towns and it is based upon the most modern industry standards for this type of outdoor lighting. She stated that the science is based on the space of shadow between lights so there are no dark pockets and stated that 33% is the maximum for non-business hours.

Chairman Parisi expressed concern about the night sky pollution.

Ms. Wells stated that the luminaries would be pointed down.

2. Off-street parking and loading such as shared parking, which allows for a reduction of required parking for uses that have different peak hours, maximum and minimum parking requirements; pedestrian circulation standards, off-street loading.
3. Landscape, including plant types and required landscape areas.
4. Screening for trash/recycling areas, truck parking areas, service yards, and loading docks, both ground and roof mounted mechanical units, and drive-throughs.

Chairman Parisi referred to screening for ground mounted mechanical units adjacent to residential properties being screened from public view, stating that the code suggests that it may only have to be screened on one or two sides, and recommended that it says must be completely screened.

Ms. Wells stated that it would.

5. Fences in all districts, including regards to height, conformity along corridors, placement and percentage of damage requiring a permit.

Commissioner Morris asked about existing fences that don't comply.

Ms. Wells stated that the fence would be considered non-conforming and would have to be brought up to code if there was a repair of 50% or more.

Mr. Bastian suggested adding a graphic that illustrates the different types of fence design.

Chairman Parisi stated that the placement of a residential fence in the front yard seems to have changed, and suggested graphics to further illustrate proper placement of fencing.

Ms. Wells stated that a fence in the front yard would have to be 50% open for visual purposes.

Commissioner Tucek asked at what point a resident will have to replace a non-conforming fence with a conforming fence.

Ms. Wells stated at 50% of the section of fence.

Mr. Bastian clarified that only the rear facing fence along a major roadway would have to be replaced.

6. Solar Energy Collection Systems, including building mounted systems and free standing systems for both primary use and accessory use.

Ms. Wells stated that many communities are not comfortable with the height requirement needed for wind energy and asked the Commission for feedback as to whether or not they were interested drafting the standards for wind energy systems as well.

Chairman Parisi stated that it should not be allowed on residential properties, and asked if there are different requirements in the industrial area; and where Carol Stream places in regards to successful wind energy generation.

Ms. Wells stated that wind energy is an accessory use to a building, it may be an architectural requirement and not necessarily to offset energy costs, and that a larger area may be needed to achieve successful wind energy generation.

Chairman Parisi asked for feedback from the Commission.

Commissioner Morris stated that it should not be in the residential area and he felt that there was not enough room in the Industrial district.

Commissioner Battisto stated that the technology is not advanced enough.

Commissioner Tucek stated that he doesn't know that much about the technology.

Commissioner Meneghini stated that it sounds like it won't work.

Chairman Parisi stated that he is on the fence because solar energy started out the same way and now ComEd is subsidizing it. He stated that even in the Industrial district, the scale is inappropriate to the community because of the size of the technology.

7. Sign Standards, including gasoline price signs, menu boards, and temporary real estate signs, as it applies to size, location, and duration of commercial and noncommercial signs.

Ms. Wells referred to a 2015 Supreme Court case that concluded that sign speech is protected under the first amendment. She stated that the Sign Code will be revised to eliminate content based regulations.

Ms. Wells stated that signs requiring a permit would be wall signs, monument signs, shopping center monument signs, awning or canopy signs and projecting signs. She stated that on-site traffic directional signs and window signs would not require a permit.

Ms. Wells stated that temporary signs that would require a permit include wall mounted and ground mounted banners, feather signs and sidewalk signs. She stated that real estate signs would fall into this category. She stated that yard signs, booster signs, real estate signs and political signs would not require a permit.

Ms. Wells stated that they are proposing percentages of electronic messaging on electronic message boards, as well as timing of messaging transition for health and safety reasons.

Chairman Parisi asked about requiring LED lighting for electronic signs to be able to control the brightness, especially at night.

Ms. Wells stated that there would be a provision in the code.

Ms. Wells stated that there will be provisions for safety, maintenance and abandonment of signs, as well as illegal signs and nonconforming signs, written into the code, and suggested a 10 year amortization from the adoption of the code for box signs to be transitioned into a conforming sign.

Chairman Parisi stated that the groundwork is the right groundwork for the changes that have been proposed in the Comprehensive Plan.

Chairman Parisi asked for a motion to adjourn the 6:00pm meeting.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion,

OTHER BUSINESS:

Mr. Farace stated that the next UDO workshop would be April, 2020.

OLD BUSINESS:

NEW BUSINESS:

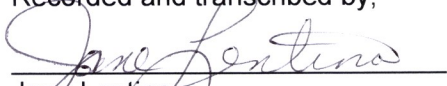
ADJOURNMENT:

At 7:00pm Commissioner Meneghini moved and Commissioner Christopher seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

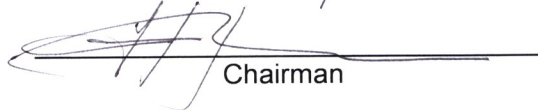
FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 27 day of JANUARY, 2020.



Chairman