

**REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS
GREGORY J. BIELAWSKI MUNICIPAL CENTER, CAROL STREAM, DUPAGE COUNTY, ILLINOIS**

DECEMBER 12, 2005

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

Chairman John Bentz called the Regular Meeting of the Combined Plan Commission / Zoning Board of Appeals to order at 7:30 p.m. and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Spink, Weiss, Michaelson, Hundhausen, Sutenbach and Bentz
Absent: Commissioner Vora
Also Present: Village Planner Don Bastian and Recording Secretary Progar

MINUTES:

Commissioner Hundhausen moved and Commissioner Spink made the second to approve the Minutes of the Meeting of November 28, 2005 as presented. The results of the roll call vote were:

Ayes: 6 Commissioners Spink, Weiss, Michaelson, Hundhausen, Sutenbach and Bentz
Nays: 0
Absent: 1 Commissioner Vora

PUBLIC HEARING:

**#04307: David Schonback, NE corner of St. Charles Road and Morton Road
Rezoning (Preannexation)
Continued from 10/24/05 meeting**

Mr. Bastian stated that the petitioner has asked for another continuance of the this case and after consulting with the Village Attorney it has been determined that since there have been numerous other requests to continue due to incomplete plans, a final 60 day continuance should be granted and if the submittal is not timely or complete at that time the matter should be withdrawn and the petitioner start the process all over again.

Commissioner Hundhausen moved and Commissioner Weiss made the second to continue this matter one final time to February 13, 2006. The results of the roll call vote were:

Ayes: 6 Commissioners Spink, Weiss, Michaelson, Hundhausen, Sutenbach and Bentz
Nays: 0
Absent: 1 Commissioner Vora

**#05060: Regency Centers, Heritage Plaza
Planned Unit Development – Amendment**

Mr. Bastian said that Tony Haslinger of Regency Centers has filed an application to amend the Planned Unit Development Plan for Heritage Plaza Shopping Center. The request is for approval of an amended development plan for the southwestern area of the shopping center, to construct an additional 10,200 sq. ft. of inline space. They are also working to prepare a revised

plan for the development of the remaining vacant land. Regency Centers is in the process of responding to the most recent staff commentary letter, so it is appropriate to continue this matter to January 9, 2005 as requested.

In response to questions, it was determined that no specific tenants for the inline shops have been identified and that Regency also must address all of the remaining land around the project on the PUD amendment plat.

Commissioner Spink moved and Commissioner Michaelsen made the second to continue this matter to the meeting of January 9, 2006. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

At 7:45 p.m. Commissioner Spink moved to close the public hearing. Commissioner Michaelsen made the second. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

NEW BUSINESS:

Mr. Bastian invited the Commissioners to a Holiday celebration at the Holiday Inn immediately following this meeting. He commented that since Chairman John Bentz has announced his resignation, he is also informing the Combined Board that this will be his last meeting as Village Planner as he has accepted another position outside of municipal government.

Each Commissioner spoke of congratulations to Mr. Bastian and commended him on the excellent work he has done for the Commissioners with his excellent staff reports and recommendations. He will be missed.

At 7:50 p.m. Commissioner Sutenbach moved and Commissioner Spink made the second. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD