

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, MAY 10, 2021 AT 6:00 P.M.

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

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: April 26, 2021
- III. Public Hearing:
 - A. **21-0006 – Midwest Star Group – 180 Easy Street**
Special Use Permit for Motor Vehicle Service
Special Use Permit for Outdoor Activities and Operations in the form of storage of trucks and trailers
Zoning Code Variation
Fence Code Variations
Continue to May 24, 2021, PC/ZBA Meeting
 - B. **21-0007 – Midwest Star Group – 130 Easy Street**
Special Use Permit for Outdoor Activities and Operations in the form of storage of trucks and trailers
Special Use Permit for Parking Lots for motor vehicles not incidental to a permitted use
Zoning Code Variation
Fence Code Variations
Plat of Consolidation
Continue to May 24, 2021, PC/ZBA Meeting
- Presentation:
- IV. Old Business:
- V. New Business:
- VII. Report of Officers:
- VI. Adjournment:

**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 26, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Mr. Farace, Planning and Economic Development Manager, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Tucek, Morris, Meneghini, Petella and Chairman Parisi

Absent: 2 Commissioners Christopher and Battisto

Also Present: Tom Farace, Planning and Economic Development Manager

MINUTES:

Commissioner Tucek moved and Commissioner Petella seconded the motion to approve the minutes of the Regular Meeting held on April 12, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Tucek, Morris, Meneghini, and Petella

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 2 Commissioners Christopher and Battisto

The motion passed by majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Petella, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was passed by unanimous vote.

Chairman Parisi stated the following case will be voted on for a continuance.

21-0006 – Midwest Star Group / 180 Easy Street – Special Use Permit for Motor Vehicle Service and Outdoor Activities and Operations; Fence and Zoning Code Variations

Chairman Parisi asked for a motion for a continuance for Case No. 21-0006. Commissioner Petella moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was passed by unanimous vote.

This case will go before the Plan Commission/Zoning Board of Appeals on Monday, May 10, 2021, at 6:00 PM for review.

Chairman Parisi stated the following case will be voted on for a continuance.

21-0007- Midwest Star Group / 130 Easy Street – Special Use Permit for Outdoor Activities and Operations and Parking Lots; Fence and Zoning Code Variations; Plat of Consolidation

Chairman Parisi asked for a motion for a continuance for Case No. 21-0007. Commissioner Petella moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was passed by unanimous vote.

This case will go before the Plan Commission/Zoning Board of Appeals on Monday, May 10, 2021, at 6:00 PM for review.

Chairman Parisi asked if there was anyone with comments and Mr. Farace stated there is one person on Zoom, Mr. Julian Sanchez. Mr. Sanchez stated he joined the meeting via Zoom for a school project through Glenbard North High School.

Mr. Farace stated this meeting was held only to approve a continuance of both project cases to Monday, May 10, 2021.

Mr. Sanchez stated okay.

Mr. Farace apologized and stated the last meeting would have been a good meeting for a school project, and tonight's meeting was postponed because the applicant needed more time to work on their plans.

Mr. Sanchez stated that was not a problem and told Mr. Farace to have a nice day.

Mr. Farace replied for Mr. Sanchez to have a good evening too.

Chairman Parisi asked if anyone else was online and Mr. Farace stated there was not.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Petella moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Tucek, Morris, Meneghini and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:05 p.m. Commissioner Petella moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Meneghini, Tucek, Morris, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher and Battisto

The motion was passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream

Plan Commission/Zoning Board of Appeals Memorandum

TO: Plan Commission/Zoning Board of Appeals Members

FROM: Tom Farace, Planning & Economic Development Manager

THROUGH: Donald T. Bastian, Community Development Director

DATE: May 7, 2021

RE: **Midwest Star Group / 130 and 180 Easy Street – Special Use Permit for Outdoor Activities and Operations, Special Use Permit for Truck Repair, Special Use Permit for Parking Lots for Motor Vehicles Not Incidental to a Permitted Use, Zoning Code Variations, Fence Code Variations / Case Nos. 21-0006 and 21-0007**

Requests for Special Use Permits and Variations were originally scheduled for review at the April 26, 2021 Plan Commission/Zoning Board of Appeals meeting for Midwest Star Group at 130 and 180 Easy Street, and were continued to the May 10, 2021 PC/ZBA meeting to allow additional time to modify plans for the 180 Easy Street parcel. Additional time is still needed on the project. Therefore, staff recommends that the case be continued to the May 24, 2021 PC/ZBA meeting.