

**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
September 13, 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 Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 7 Commissioners Christopher, Meneghini, Tucek, Petella, Battisto, Morris and Chairman Parisi

Absent: 0

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant; a representative from County Court Reporters

MINUTES:

Commissioner Tucek moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on August 23, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Meneghini, Tucek and Chairman Parisi

Nays: 0

Abstain: 3 Commissioner Battisto, Morris and Petella

Absent: 0

The motion passed by a majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Meneghini, Tucek, Battisto, Petella, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

Case #21-0046- BC Merchants – 490 Tower Boulevard – Special Use for Outdoor Activities

Chairman Parisi swore in Mr. Brian Ciske, applicant.

Mr. Ciske stated we operate a wholesale distribution company since 1999. When we moved into the new warehouse we saw there was no drainage inside so when the trucks pull in during winter time the sludge would fall off the trucks, fall on the floor and there are no drains. This means we would have to park the vehicles outside.

Chairman Parisi asked if there were any comments or questions from the audience and there were none.

Chairman Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the applicant is seeking Special Use approval for outdoor vehicle storage in the rear, or southeast corner, of the property at 490 Tower Boulevard. They are a wholesale distributor and occupy the entire building. The vans are supposed to be parked underneath a carport structure which covers about 11 spaces. Staff calculated the parking requirements for the building and there is more than adequate parking to meet the needs so staff is recommending approval of their request.

Chairman Parisi asked for comments or questions from the Commission and there were none.

Commissioner Petella moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Meneghini, Tucek, Petella, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, September 20, 2021, at 6:00 PM for review.

Case #21-0047 – Village of Carol Stream – 500 N. Gary Avenue – Zoning Text Amendment – Unified Development Ordinance (UDO) Miscellaneous Modifications

Chairman Parisi swore in Mr. Tom Farace and asked that he provide a Staff Report.

Mr. Farace stated this is the second round of Text Amendments for miscellaneous modifications to our UDO that address the following:

- Article 2 (Definitions)
- Article 3 (District Specific Standards)
- Article 4 (Use Specific Standards)
- Article 5 (Development Standards)
- Article 6 (Sign Standards) of Chapter 16 (Unified Development Ordinance) of the Carol Stream Code of Ordinances

Mr. Farace also stated the information online for the Residential District, R-3, shows everything is labeled R-3 District except in the table where it is listed as the R-2 District. We want to modify that to reflect the R-3 District and be consistent. Also, the main change we are proposing, in conjunction with the list above, is for massage establishments to apply for Special Use in the B-2, B-3 and OS Districts. For the past few years the Village has had licensing requirements for massage establishments and there are currently about seven or eight in town. Since there have been some issues with previous locations and their license had to be suspended or revoked completely, rather than these be allowed or permitted uses, we are proposing they have to obtain a Special Use Permit in the B-2, B-3 and OS Districts. This way if someone is wanting to operate a legitimate massage establishment, they will go through the review process before the Plan Commission, receive Village Board approval and pay an additional Special Use fee. Staff is looking for a positive recommendation to all of the above modifications to the code.

Chairman Parisi asked for any comments or questions from the Commission and there were none.

Motion to approve was made by Commissioner Christopher and seconded by Commissioner Petella with no further discussion.

The results of the roll call vote were:

Ayes:	7	Commissioners Meneghini, Tucek, Christopher, Battisto, Petella, Morris and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	0	

The motion passed by majority vote.

This case will go before the Village Board on Monday, September 20, 2021, at 6:00 PM for review.

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

Ayes:	7	Commissioners Meneghini, Tucek, Christopher, Petella, Battisto, Morris and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	0	

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:09 p.m. Commissioner Christopher moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Tucek, Meneghini, Petella, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

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 11 day of OCTOBER, 20 .



Chairman