

**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
February 14, 2022.***

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: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Absent: 2 Commissioners Morris and Tucek

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant

MINUTES:

Commissioner Battisto moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on December 13, 2021.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 2 Commissioners Morris and Tucek

The motion passed by a majority vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

Case #22--0007 – Village of Carol Stream – 500 N. Gary Avenue
Zoning Text Amendment – Unified Development Ordinance (UDO)-
Miscellaneous Modifications

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated these are some minor modifications to the UDO.

The first change is toward adding some stipulations for video gaming cafes. We have several full service restaurants in town and sports bars that allow video gaming to occur if you have a liquor license and a full service kitchen. However, for the last several years the Village Board has not allowed the gaming Cafes like a Shelby's or a Stella's where there is not a full kitchen per say. They have somewhat modified their stance on the gaming cafes and just recently amended the code to allow them with certain stipulations, so we want our zoning code to mirror those stipulations that have already been approved in the liquor license section of the municipal code. The definition for a video gaming café is listed as a Permitted Use in the B-3 District. These are the commercial properties along the major commercial corridors like North Avenue, Army Trail Road and Schmale Road. The gaming cafes would not be allowed in the smaller strip malls along Gary Avenue or Elk Trail. We also have Use Specific Standards, listed in the memo, that base things on size restriction and other stipulations for the cafes themselves.

We also have some modifications we are proposing for vehicle sales to amend the Use Specific Standards that are already in place. In order to tighten up the internet-based sales we have seen at some existing and smaller dealerships, we want to make sure they do not have a negative impact on some of the surrounding businesses that might be located in our Industrial District.

In addition, we would like to make a change with Group Homes. We define them as Family Community Residences and Group Community Residences. These are based on the number of individuals that can be located in each home. We inadvertently switched whether one could be a Permitted Use or a Special Use. We need to ensure the code is specific so a Family Community Residence is a Permitted Use and a Group Community Residence is a Special Use.

Lastly, we had a provision in our parking code for self-storage facilities stating there should be one parking space for every storage unit. Since this is not accurate, we are reverting to our previous zoning standards which were 4 parking spaces per every 100 storage units.

We are looking for a positive recommendation from the Plan Commission for the provisions listed above.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Christopher asked if a license is required for gaming.

Mr. Farace stated a gaming license is required.

Commissioner Petella asked if the amount of gaming machines allowed is six.

Mr. Farace stated the maximum number of gaming machines per business is six.

Commissioners Battisto, Meneghini, and Chairman Parisi had no questions.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi
 Nays: 0
 Abstain: 0
 Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 22, 2022, at 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi
 Nays: 0
 Abstain: 0
 Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

NEW BUSINESS:

Case #22-0008 – Village of Carol Stream – 500 N. Gary Avenue Annual Review of Zoning Map

Mr. Farace stated we performed our annual review of our Zoning Map and found a handful of projects for rezoning:

- Plat of Re-subdivision at the Caputo's Shopping Center where we subdivided the property from two lots to six.
- The Dynamic Investments project at 680 E. North Avenue was rezoned from B-2 to Industrial.
- Some additional zoning map amendments (after the UDO was approved) for some properties owned by the park district, school district and a church property, needed to be rezoned to R-1.
- Properties at the northeast corner of North Avenue and County Farm Road were annexed and rezoned to B-3 as well as consolidated from two lots to one.
- Carol Stream Animal Hospital project on Elk Trail was rezoned from R-4 to B-2.
- Some additional rezoning of Village owned parcels that are part of the water reclamation center along Kuhn Road were rezoned from B-4 to R-1.

Mr. Farace stated we are looking for a positive recommendation from the Plan Commission to move forward with the 2022 Zoning Map.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Petella asked about Caputo's Shopping Center lots and if it is still within the TIF District.

Mr. Farace stated there were two lots; the main grocery store building on one lot and the second lot was everything else. Ownership wanted each outlet building to have its own lot. Therefore, that is how it is subdivided now. It is still under the TIF District and common ownership.

Commissioners Battisto, Christopher, Meneghini, and Chairman Parisi had no questions.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 22, 2022, at 6:00 PM for review.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:11 p.m. Commissioner Meneghini moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Christopher, Meneghini, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Morris and Tucek

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia

Patty Battaglia

Planning and Permitting Assistant

Minutes approved by Plan Commission on this 28 day of FEBRUARY, 2022.


Chairman