

**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 28, 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 Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioners Battisto and Petella

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

MINUTES:

Commissioner Christopher moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on February 14, 2022.

The results of the roll call vote were:

Ayes: 3 Commissioners Christopher, Meneghini, and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Morris and Tucek

Absent: 2 Commissioners Battisto and Petella

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 Meneghini seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

Case #22—0002 – Weiss Commercial Properties – 167-169 Easy Street

Amendment to a Special Use Permit for Outdoor Storage in the form of a Salt Storage Bin

Chairman Parisi swore in Mr. Craig Weiss and asked him to give his presentation.

Mr. Weiss stated he has a Special Use Permit for outdoor storage for 167-169 Easy Street. He is requesting approval of an amendment to allow a second salt storage bin and to remove some of the current truck storage to support that.

Commissioner Parisi asked for questions or comments from the audience and there was none.

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

Mr. Farace stated the applicant is seeking an amendment to his previously approved Special Use Permit for outdoor storage to install another salt storage bin. Mr. Weiss owns and operates both the 163-165 as well as the 167-169 buildings which are connected with a shared driveway. His lawn service and snow removal company is on both properties, and a few years back, Special Use Permits were granted for both properties for outdoor storage of trucks and trailers. The 163-165 Easy Street property did also receive approval for the installation of a salt storage bin. However, when the 167-169 East Street property received the outdoor storage approval, a salt bin was not approved at that time. There is adequate parking to accommodate the required parking demand for the property. Weiss Commercial Properties is the only business in that building so Staff is recommending approval of this Special Use Amendment for this request.

Chairman Parisi asked if there were any comments or questions from the Commission.

Commissioner Morris asked what is the identical structure next to the already erected salt storage bin and what do you do with the salt at the end of the season.

Mr. Weiss responded it is the other salt storage bin and we are good at ordering so we end the season with very little salt left. Maybe we have 20 tons remaining which is covered and protected so it does not end up in the storm sewer system.

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

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, March 7, 2022, at 6:00 PM for review.

Case #22-0005 – Muehlfelt Enterprises Inc. – 211 E. St. Charles Road
Amendment to a Special Use Permit for Outdoor Storage in the form of Two Storage Containers

Chairman Parisi swore in Mr. Josh Muehlfelt and asked him to give his presentation.

Mr. Muehlfelt stated they put two steel buildings up in order to store plastics and materials. We are a sewer/water company that does a lot of work in Wheaton, Carol Stream and Glen Ellyn. This was done to protect our equipment and material we use in every day work.

Commissioner Parisi asked for questions or comments from the audience and there were none.

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

Mr. Farace stated Muehlfelt Enterprises is seeking an amendment to a Special Use Permit for outdoor storage. The building is a multi-tenant, industrial building with five or six businesses in the building. This property was annexed into the Village, and at that time, there were some Special Uses and Variations that were approved. A few years ago there was an amendment to those Special Uses that was granted for the outdoor storage on the east side of the property was expanded. Muehlfelt has some storage items in the eastern portion of the property where they have two tenant spaces in this multi-tenant building. They also are recently located in the western most tenant space at 211 that was previously a repair type business. The provisions for the fenced in storage area on the west side of the property was storage for vehicles associated with that repair use. The metal storage buildings installed by the applicant do not fit in with the criteria of the previous Special Use so an amendment is required. Staff looked at parking which is adequate and how the overall appearance of the new storage structures fit in with regards to the building itself. Staff feels comfortable with supporting this Special Use Amendment request.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Meneghini asked if the applicant is familiar with the three conditions the Staff has recommended.

Mr. Muehlfelt stated no, I am not.

Mr. Farace stated where the conditions are located in the Staff Report and read them to Mr. Muehlfelt.

Mr. Muehlfelt responded he understands the conditions and will comply.

Commissioners Christopher, Morris, Tucek and Chairman Parisi had no questions.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, March 7, 2022, at 6:00 PM for review.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS: Cancel March 14, 2022, PC/ZBA Meeting

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:15 p.m. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

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 27 day of JUNE, 2022.

[Signature]
Chairman