

**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 25, 2022.***

Mr. Farace stated since Chairman Parisi is unable to attend this meeting, an acting chairman needs to be appointed. Commissioner Meneghini nominated Commissioner Tucek and Commissioner Morris seconded the motion.

Acting Chairman Tucek 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: 4 Commissioners Meneghini, Morris, Petella and Acting Chairman Tucek

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

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

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on February 28, 2022.

The results of the roll call vote were:

Ayes: 3 Commissioners Meneghini, Morris, and Acting Chairman Tucek

Nays: 0

Abstain: 1 Commissioner Petella

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by a majority vote.

PUBLIC HEARING:

Acting Chairman Tucek asked for a motion to open the Public Hearing. Commissioner Meneghini moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

Case #21-0026 – LiUNA – 4N210 Old Gary Avenue

Rezoning upon Annexation

Special Use Permit for a Union Hall and Training Facility

Front Yard Building Setback Variation

Acting Chairman Tucek swore in Mr. Steven Edwards and Mr. Keith Vitale and asked them to give their presentation.

Mr. Edwards stated we are proposing three items: the zoning map amendment, the Special Use Permit for the union hall facility, and a variation for a reduction in the front yard setback.

Acting Chairman Tucek asked for questions or comments from the audience and there was none.

Acting Chairman Tucek asked Mr. Farace to provide a Staff Report.

Mr. Farace stated LiUNA is seeking approval to rezone the property on Old Gary Avenue once it is annexed into the Industrial District, along with a Special Use Permit and a front yard building setback variation request. The main facility LiUNA has is just north of the subject property, was annexed into the Village in the mid 1990s and was granted a Special Use Permit for a training center and union hall. About two years ago LiUNA purchased the property just directly south of their main facility. This building has been utilized for some additional training opportunities and they would like to annex this property into town. Whenever there is an annexation request there is an annexation agreement prepared and will be reviewed by our Village Board at a later date. Being reviewed tonight is rezoning the property to Industrial which matches the zoning designation of their main property to the north. Staff is supportive of rezoning this property for consistency purposes. They are also requesting a Special Use Permit for a union hall and training facility which is consistent with the main facility. On the subject property they are proposing some modifications to the front of the property along Old Gary Avenue. There are some parking spaces located in the Old Gary Avenue right-of-way due to Old Gary Avenue being widened in the past. This will be modified so the parking setback will be maintained with Village codes along with some landscaping along the property frontage. There will also be some hard surfaced, additional parking in the back of the property and the two driveways, or curb cuts, that are along Old Gary will be reconfigured so they still have access to the property as well as the rear of the property where the new parking lot is located. There will also be a shared access point with their main property to the north to have inner connectivity between the two properties. The main building will continue to be used as a training facility and the landscaping proposed will include additional trees, shrubs and groundcover that will provide the beautification and the screening you normally see along property frontages. Staff is supportive of the Special Use Permit and the modifications that support our current code and ordinances. There is a Variation being requested for a front yard building setback. In the Industrial District a building has to be setback either 40 or 60 feet depending on the width of the roadway itself. In the case of Old Gary Avenue, it is 60 feet. However, the right-of-way extends to only about 17 feet from the property line to the building which was an existing condition under DuPage County regulations at the time. There is a hardship because you couldn't pick up the building and shift it back 60 feet from Old Gary Avenue so staff feels comfortable supporting the setback variation. There is also some additional landscaping being proposed and some of the parking lot is being removed to meet those provisions for property frontages. Therefore, we are supportive of the rezoning, Special Use and the front yard variation requests.

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

Commissioner Meneghini asked Mr. Vitale if he was aware of Staff's conditions.

Mr. Vitale replied yes.

Commissioner Morris asked if the open site on the property will be used for outdoor training.

Mr. Vitale stated it would not be used for training but would probably be grassed and used as a patio area.

Commissioner Morris asked if they were thinking about putting another building on the site.

Mr. Vitale responded no.

Commissioner Petella asked what improvements will be made on or near the grass area.

Mr. Vitale stated they will remove asphalt and use concrete and generally beautify the property.

Commissioner Morris asked if the house located to the south of this property was owned by anybody.

Mr. Farace stated he believes it is not vacant and owned by somebody.

Mr. Vitale stated the house is owned by Mr. Donald Stark. The property has a 1,000 square foot house and a 15 car garage used to store elite cars.

Commissioner Morris asked if Mr. Vitale was going to purchase the Stark property.

Mr. Vitale responded no, not right now.

Acting Chairmain Tucek asked if LiUNA purchased this property.

Mr. Farace responded yes, they purchased the property.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, May 16, 2022, at 6:00 PM for review.

Case #22-0014 – Village of Carol Stream – 500 N. Gary Avenue
Zoning Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications

Acting Chairman Tucek swore in Mr. Tom Farace and asked him to give his presentation.

Mr. Farace stated this is another round of some modifications to the UDO. The following tweaks need to be made:

- Article 3 needs to have the word 'Crematory' added as a Special Use in the Industrial District
- Under Use Specific Standards in Article 4 there is a provision in 16-4-15 where we have to cross out the word 'Shadow Box' for allowable fences at certain properties because it is dependent on where the property is located and the criteria in the code.
- In Section 16-4-18 there is one strike out because it has the wrong citation for this section. It will be changed from 16-5-9 to 16-5-8.
- Article 5, Development Standards, under the parking requirements the word 'crematory' needs to be added.
- Under the Landscape Section, 16-5-6, the current wording for right-of-way landscaped areas will be changing. Rather than have a specific section, the Village is about to approve an Urban Forestry Management Plan and this will be cited in the UDO. This plan is being spearheaded by our Public Works and Administration Departments.
- The section 16-5-8 in the Fence Code has to do with the fencing and criteria we had for properties that are through lots (a lot with a street in front of the property and a street abuts the rear of the property) and having a certain type of fence style of wood or composite wood, shadow box style fence. Since a corner lot was not referenced as a through lot, we want to include these corner lots along roadways for consistency purposes. We also found two streets (not major streets) Birchbark Trail where no houses have driveways from this roadway, and Woodhill Drive, which did not meet the code for this section because under the current code, they could have any kind of fence. This would not show consistency so we are adding these two streets to follow the code as a shadow box style fence.
- In Section 16-5-8 we have certain stipulations for exemptions for fencing and wherever you have a single family residential property that's adjacent to a 'public' recreational use. So if it's adjacent to a park or just a publicly owned open space we allow someone to have a 6 foot fence versus just a 5 foot tall, standard fence. Since we do have some privately owned recreational properties (for example a homeowner's association has a green or garden space which is not owned by the Village or the Park District) we felt it makes sense for them to have a 6 foot tall fence as well. We propose the wording to state 'public' or 'private' uses.

We are hoping to modify the above provisions.

Acting Chairman Tucek asked for questions or comments from the audience and there were none.

Commissioner Morris asked if a person does not want a fence at all, are they required to have one.

Mr. Farace stated they are not.

Commission Morris asked if I'm located on Birchbark Trail, I do not have to put up a fence if I don't want to.

Mr. Farace replied that is correct.

Acting Chairman Tucek asked if all the fences need to be shadow box style.

Mr. Farace stated it depends on where the property is located and if your parcel is considered a through lot. So section 16-4-15 refers to any property in town so we need to remove the wording 'shadow box style'.

Commissioners Meneghini and Petella had no questions.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, May 2, 2022, at 6:00 PM for review.

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS: Cancel May 9, 2022, PC/ZBA Meeting

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:29 p.m. Commissioner Meneghini moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Christopher and Chairman Parisi

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.

Cliff
Chairman