

**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
June 27, 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: 4 Commissioners Battisto, Petella, Tucek and Chairman Parisi

Absent: 3 Commissioners Christopher, Meneghini and Morris

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

MINUTES:

Commissioner Petella moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on April 25, 2022.

The results of the roll call vote were:

Ayes: 2 Commissioners Petella and Tucek

Nays: 0

Abstain: 2 Commissioner Battisto and Chairman Parisi

Absent: 3 Commissioners Christopher, Meneghini and Morris

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 Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Meneghini and Morris

The motion passed by unanimous vote.

Case #21-0019 – Family Life Christian Center – 362 S. Schmale Road
Special Use Permit to operate as a place of worship

Chairman Parisi swore in Mr. Stuart Petersen, Attorney, and Mr. Daniel Hochstatter, Senior Leader at Family Life Christian Center and asked them to give their presentation.

Mr. Petersen stated we are proposing a place of worship at 362 S. Schmale Road that is currently vacant. We are a growing church currently located on West Geneva Road where we have rented for about 8 years and would like to provide more services for the community. We plan to have a house of worship, offices, an area for the children from the membership and would eventually like to have a community-based living room to include coffee, snacks and bakery goods. We would like to offer the worship area to other community groups such as boy scouts, small playgroups or drama groups. We are hoping to bring in some foot traffic from the surrounding businesses. Our only concern was parking so we initiated a shared parking agreement with the business located to the south at 350 S. Schmale Road. The building to the north also has an abundance of parking and they said would agree to a shared parking agreement in the future if needed.

Mr. Hochstatter stated we have been a church in operation for about 17 years. We have been renting at various locations prior to the last eight years. In the past, we struggled to get 70 people in the doors, but this past Sunday we had 134 people and need more space. We also have a kid's ministry with 34 children. Our payroll has been met every month and we have raised an additional \$475,000 for the purchase of this building, which has come from the people in the community. We are hoping the Living Room will also entice the neighborhood to just come in and enjoy a cup of coffee. We hope to benefit the community at large spiritually, give them a place to call home, and be there for them. We want to keep growing by working and doing good in the Village of Carol Stream.

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

Mr. John Ciesla, from the audience, asked what Mr. Hochstatter's vision was for the Living Room.

Mr. Hochstatter replied the idea was to have co-working space with desks set up during the week for anyone in the community where they can sit, just relax, get some work done, meet with someone or have a cup of coffee.

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

Mr. Farace stated Special Use is being requested for a place of worship at 362 S. Schmale Road. The property is zoned OS (Office and Service District). Previously, the 11,000 square foot building was occupied by an alarm service company. It was primarily an office and warehouse use building. The church is proposing to relocate here for congregation use and several ancillary type uses as well. The interior space will be renovated to include the worship space (to seat 126 occupants) proposed in the rear of the building, office and student spaces for the limited number of employees, classes, bible study and kids activity area. In addition, the Living Room space will be in the front of the building as a meeting space. The parking requirements are one parking space for every three seats that would require a little over 40 spaces for both employees and worshipers on Sunday morning and other gatherings occurring during the week. Exterior building modifications include some additional doors and windows, and the removal of some overhead doors on the back of the building so the worship space is more comfortable. There will also be a small kitchen area for the food preparation for the Living Room in the front. There will be an upgrade to the fire safety system since this will now be an assembly use instead of an office and warehouse use. Any other code deficiencies will be addressed as well. The parking lot is not in ideal shape so the applicant is proposing two phases. First phase will consist of pothole patching and sealcoating for the first year, and then substantial repair work the second year. Striping will also be done and shows 62 parking spaces, however, an additional space is required for accessible parking. The second phase would include landscaping to the front of the building and an outdoor seating area that will

be covered by a porch or roof overhang. The applicant will work with staff on the logistics of this project and this phase would be completed in a three-year time frame. Staff is supportive of the project and recommends approval with the conditions listed at the end of the report.

Chairman Parisi asked for clarification on the parking deficiency.

Mr. Farace said per code there should be 69 spaces and they only have 60 spaces overall. However, they are working on a shared parking agreement with the property directly to the south, which has 13-14 parking spaces that the church can utilize over the weekend, which will be their peak time of use. Those office workers from the property to the south are not in the offices on Sunday morning. If the Commission recommends approval of this project tonight, it will go to the Village Board for approval along with the shared parking agreement. In the future, if the church enters into a shared parking agreement with the property to the north, that would allow more than sufficient parking.

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

Commissioner Tucek stated he did not have any questions, but commented on people backing out of spaces and turning around in the parking lot to leave.

Mr. Petersen replied the offices to the south are not open on the weekend and we will be conducting two services.

Mr. Hochstatter added the lot directly to the north has 70 total spaces and they have minimal activity on a Sunday.

Commissioner Petella asked about a handicap space in the additional parking area to the south stating it should be located near the door of the building

Mr. Petersen said we will make sure handicap accessible parking is closest to the door of the building.

Commissioner Petella mentioned the distance from the parking lot to the north during inclement weather and also asked if they were going to install lighting in the parking lot.

Mr. Petersen stated they will add parking lot lighting.

Commissioner Petella asked if they would have PADS where people would be staying on the property overnight.

Mr. Petersen said we will not have PADS at this point.

Commissioner Petella asked if the Health Department would be involved since they are serving food.

Mr. Farace stated they would be involved.

Commissioner Petella asked what will be your hours of operation.

Mr. Petersen said on a weekday basis from 8 a.m. – 8 p.m. but as often as possible.

Commissioner Petella questioned the setbacks.

Mr. Farace stated the building is over 50 feet away from the proposed monument sign.

Commissioner Battisto had no questions but wanted them to understand if they do grow and want to provide other services, they need to seek approval from the Village.

Mr. Petersen said they understand and will come back for certain approvals.

Mr. Hochstatter stated we are well aware of obtaining future approvals.

Chairman Parisi stated he had no comments but wanted to address Commissioner Tucek's concern of coming in and out of parking lot spaces. The width of the lot allows enough space for circulation.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Meneghini and Morris

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, July 18, 2022, at 6:00 PM for review.

NEW BUSINESS: Annual Progress Report-Comprehensive Plan Implementation Information Only

Mr. Farace stated this is our annual review of our progress reports of our comprehensive plan. We have had another busy year and this is for informational purposes.

Commissioner Battisto said he has been on the Commission for a couple years now and he is always impressed with Tom Farace and his team/staff. Everyone is very thorough and does an exceptional job, which makes the job of the Plan Commission easy.

Commissioners Petella and Tucek agreed.

Chairman Parisi added that he has been in front of other Plan Commission Boards as a presenter and said, Tom, you are the most organized, meticulous and the nicest Planning Manager compared to others. Thank you.

OLD BUSINESS:

OTHER BUSINESS: Cancel July 11, 2022, PC/ZBA Meeting

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

The results of the roll call vote were:

Ayes: 4 Commissioners Battisto, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Meneghini and Morris

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:41 p.m. Commissioner Battisto moved and Commissioner Petella 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.

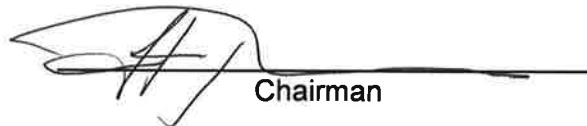
FOR THE COMBINED BOARD

Recorded and transcribed by,



Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 22 day of AUGUST, 2022.


Chairman