

**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 12, 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: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Absent: 1 Commissioner Petella

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

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on August 22, 2022.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Christopher

Absent: 1 Commissioner Petella

The motion passed by a majority vote.

Case #22-0042– Bridge Street Properties – 1475 W. Lies Road

Courtesy Review – Duplex Development Proposed

Chairman Parisi asked Mr. Farace if he would like to provide an introduction.

Mr. Farace stated this is a new process that was established in the Unified Development Ordinance (UDO). The Courtesy Review process allows a developer or property owner to present a proposal before the Plan Commission and Village Board for review and feedback. This can be done for a variety of scenarios such as: if a property can be annexed into the Village, or if a property is going to be rezoned or if something might be slightly different than what our Village Comprehensive Plan indicates. This process allows them to present their proposal and receive some informal feedback. There is no recommendation or voting for a Courtesy Review.

Chairman Parisi directed Mr. John McHale to present his proposal.

Mr. McHale stated he is from Bridge Street Properties and here to propose a duplex development on the 9.4 acre piece at the northeast corner of Lies and Fair Oaks Roads. To the east we have Corpus Christi Catholic Church. To the west we have the 700 acre West Branch of the forest preserve. I am coming to you because currently the property is unincorporated so we would need annexation into the Village and rezoned to an R-4 to allow duplexes. Our concept plan will bring a maintenance free living product to town with different floor plans, an aging in place product with a maintenance free aspect. This property intrigued me because the location is right across the street from the forest preserve. This type of product gets aging in place, empty nesters, or young couples and young families. The proximity to the forest preserve with the bike paths is a great location. The front elevation product, not set in stone, shows an attached two-car garage with separate entrances. We will not be doing a 3 or 4 unit building or a townhouse product. This would strictly be a duplex product to appeal to that empty nester, age in place or young family that really do want that maintenance free lifestyle. There were preliminary discussions with Village engineering staff and my engineering group, and it looks like we can develop the property if annexed, rezoned and receive approval at both Plan Commission and Village Board at a formal presentation.

Chairman Parisi asked Mr. Farace for any other highlights on annexation or rezoning.

Mr. Farace stated as described there is single family residential to the north and south, the church to the east and the forest preserve to the west. Density is about 4.22 units per acre with the entire property being a little over 9 acres and showing some areas that could be set aside for water detention. The access would be along Lies Road. Mr. McHale is seeking some feedback on the duplex proposal.

Chairman Parisi asked for comments from the Commission.

Commissioner Meneghini had none at this time.

Commissioner Morris mentioned relocating the water detention ponds so it does not possibly cause flooding at the church. He stated it seems like a heavy density for the amount of buildings being erected on the allotted amount of land. He is concerned if one guy would be allowed to come in and buy four or five of these buildings in regards to upkeep, and mentioned the one entrance off Lies Road maybe relocate to Fair Oaks Road.

Mr. McHale stated the reason the entrance is off Lies Road at this point is because we thought Fair Oaks Road already has heavier traffic and we wouldn't want an exit on an already busy road. When we do come with a formal presentation, we will have a traffic study.

Commissioner Christopher commented on picking up 10 more units and have an underground storm system. More dry land is better than wet land. He also mentioned adding another entrance/exit for emergency purposes.

There was a brief discussion about water management and flooding.

Commissioner Tucek stated this development is needed in the Village and he suggested to keep the south side of the path more open without this big buffer of shrubs or trees and no fence. He also mentioned this could be a development for senior living only which is also needed in town.

There was a brief discussion about HOA bylaws.

Commissioner Battisto asked Mr. McHale to explain his concept of 'no maintenance'.

Mr. McHale replied there are two ways to do 'no maintenance'. You can have the HOA be in charge of everything or you can leave maintenance to the owner but button up on what is allowed.

Commissioner Battisto requested Mr. McHale be cognizant of water management because of an issue with flooding in that area and he suggested this might be a good product for a 55 and older senior living community.

Commissioner Meneghini agreed with the 55 and older senior living community and there should be another entrance/exit.

Chairman Parisi suggested a second entrance lined up with the access road into the forest preserve and he likes the two-story option with no tri-levels or urban walkups. He is not concerned with the density, there is plenty of landscaping as a buffer, but suggested relocating the storm water detentions by placing the units on the corners and leave the middle open for a possible recreation area maybe with a park and a gazebo. Possibly use a combination of storm trap and a dry pond. This might allow for more units also.

Commissioner Tucek asked Mr. Farace about Judith Street and water run-off from the landfill, and if we annex this land, is there any liability on the Village's part for soil remediation.

Mr. Farace stated he is somewhat familiar but does not know the background since this property is unincorporated. I do know they are connected to our Village water lines.

Mr. McHale thanked the Commission for their time.

This case will go before the Village Board on Monday, September 19, 2022, at 6:00 PM for review.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:37 p.m. Commissioner Christopher moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioners 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 10 day of OCTOBER, 2022.

[Signature]
Chairman