

**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  
March 13, 2023.***

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; Bravo Berisha, Assistant Planner; 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 February 13, 2023.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Meneghini, Morris, and Tucek

Nays: 0

Abstain: 2 Commissioner Battisto and Chairman Parisi

Absent: 1 Commissioner 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 Tucek seconded the motion.

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 Commissioner Petella

The motion passed by unanimous vote.

**Case #22-0056– SBA Monarch Towers III, LLC/T-Mobile-877-901 E. Geneva Rd.**  
*Height Variation for a Stealth Antenna Tower (continued from the February 13, 2023 meeting)*

Mr. Farace stated the applicant contacted him earlier today stating they are changing the design for the top 40 feet of the tower.

Chairman Parisi swore in Mr. Eric Greenfield, associate of applicant, Mr. Mark Iacopetti, from SBA Monarch Towers III, LLC.

Mr. Greenfield stated they decided to change the design on the top 40 feet of the tower and Mr. Farace informed them they need to resubmit updated plans showing the changes. Mr. Greenfield then asked for a continuance to the March 27, 2023 meeting.

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

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        Commissioner Petella

The motion passed by unanimous vote.

**23-0008 – 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 staff is recommending the following text amendments for miscellaneous modifications to the UDO:

- Modify definition of *Microbrewery* to read 155,000 gallons or 3,690 barrels instead of 15,000 barrels per the recommendation of the Village attorney
- Contractor’s Office and Shop should only be listed as a permitted use in the Industrial District and should be removed as a permitted use in the B-3 District.
- Use Specific Standards to be changed from 16-4-16 to 16-14-15 and the following verbiage will be added to 16-4-17 Drive Through: *Size, appearance and location of additional appurtenances associated with the drive through use, including but not limited to clearance bars, speaker boxes, pavement markings, and ordering canopies, shall be evaluated as part the review of the drive through use.*

- Off-Street Parking and Loading updated to read *parking spaces may not be used for the regular storage or parking of vehicles, equipment or materials associated with the principal use on the property.*
- Permanent Signs Requiring a Permit will additionally read: *Should sign copy be incorporated onto a sign's backing plate, it shall be a dimensional copy with a minimum depth of two inches.*
- Extension of Annexation Agreements to be listed under 16-8-4 Petition Review and Approval (P) Annexation.

**PUBLIC HEARING:**

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

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 Commissioner Petella

The motion passed by unanimous vote.

**NEW BUSINESS:**

The Plan Commission viewed Part 1 of the PC/ZBA Training Video provided by the Illinois Chapter of the American Planning Association.

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

At 6:52 p.m. Commissioner Battisto moved and Commissioner Meneghini 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 Commissioner 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 MARCH, 2023.

[Signature]  
Chairman