

**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 10, 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 Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 1 Commissioner Battisto

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; 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 March 27, 2023.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Christopher and Petella

Absent: 1 Commissioner Battisto

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 Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

The motion passed by unanimous vote.

Case #23-0006 – BodyWorks Medical Center – 270-290 W. Army Trail Road

Amendment to a Special Use Permit for a Planned Development, Plat of Consolidation

Chairman Parisi swore in Mr. & Mrs. Babinski, owners of BodyWorks, and Mr. Dan Miletic, Civil Engineer from R.A. Smith.

Dr. Babinski stated we are here to petition for a new development. We provide medical and chiropractic services as well as physical therapy. We are outgrowing our current space on Gary Avenue and is very important for us to stay in Carol Stream. The entryway drive is in rough shape and we are going to make sure that this road gets repaved, and we will make sure the building and property is always maintained.

Mr. Miletic stated we have been working on this project with Village Staff for over twelve months now and it has been great working with Tom and Greg from Engineering.

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

Mr. Farace started his Staff Report by stating the applicant is seeking an Amendment to a Planned Development is being requested along with a Plat of Consolidation. The two parcels are located between the American Sale property to the west and the strip mall to the east. The site will be developed with about a 6,000 square foot, one story medical office building on the east side of the property. The west side will consist of the parking lot and dumpster enclosure area and the access will be from a shared driveway but maintained by the owner of this development. This is a unique property because a portion of Klein Creek runs through the west portion of this parcel and cannot be developed. There is proposed landscaping along the building, parking lot islands and screening on the north and south sides of the property which meets provisions within the UDO. The building elevations will be stone and masonry with decorative elements consisting of metal or steel canopies and nice storefront windows facing Army Trail Road. Staff is supportive of this project and is recommending approval.

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Tucek stated he feels it is a bit unfair for them to totally be responsible for the repair of the access drive.

Mr. Farace stated this was a private agreement.

Commissioner Petella asked about the breakdown of the parking spaces. What if ten years from now it is a real estate office. Is that enough parking spaces for a real estate office or retail of some type.

Mr. Farace replied the parking requirements are the same (4 parking spaces for 1,000 SF of net floor area). The proposed development slightly exceeds the parking requirement.

Commissioner Morris asked about the curvature of the entry way and why isn't that just a straight road. Did the state require that.

Mr. Farace replied that is how it was developed in the 90's. I think it was placed as far north as possible so these lots could be developed. This is an amendment to a lot that had a small retail building and oil change facility and that drive could have been configured based on the previous businesses.

Commissioners Christopher and Meneghini had no questions.

Chairman Parisi asked Mr. Miletic about the wetland area.

Mr. Miletic stated we will provide a bio swale that will take the run off from the parking lot and from the building in order to filter it. The petitioner has hired a wetland consultant to provide delineation which was reviewed by the Village Engineering team and the Village wetland consultant. We will be upgrading the area around Klein Creek because wetlands have a specific buffer space needed around them.

Chairman Parisi asked where the bio swale is located and what type of plantings are you proposing.

Mr. Miletic replied it is on the south side of the building and we are proposing native plantings like deep rooted, tall grasses that prevent erosion.

Chairman Parisi stated a bio swale is a good thing to do but does require maintenance. Are you willing to maintain that bio swale.

Dr. Babinski replied yes.

Commissioner Petella asked if the mechanicals will be located on the roof and the parapet does not look very high.

Mr. Miletic replied yes, they are on the roof and parapets are intended to screen the roof top units.

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

The results of the roll call vote were:

Ayes:	6	Commissioners Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Battisto

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, April 17, 2023, at 6:00 PM for review.

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 Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Battisto

The motion passed by unanimous vote.

PRESENTATION:**23-0017– Eaton – 125 Mercedes Drive***Gary/North Avenue Corridor Review – New Monument Sign*

Mr. Sobel from Mark Your Space stated in 2022 Royal Power Solutions was purchased by Eaton Corp. which is a global corporation and they would like to rebrand the property. Part of the rebranding would be the signs on the outside including the monument sign which is located at the corner of Mercedes Drive and Gary Avenue. The new proposed sign is about 12 feet wide by 95 inches tall and will be relocated about 30 inches to the north of the existing sign due to a tree.

Mr. Berisha stated the applicant is requesting a new monument sign due to Royal Power Solutions being taken over by Eaton. The proposed sign will be 8 feet in height and 12 feet wide which is wider than the existing sign but meets the maximum requirement of 96 square feet. The sign will be widened on the east side which will not affect any of the utilities. The landscaping plan is the same as submitted in 2019 but Staff would like to note that the stone outcroppings that were listed in the previous plan were not previously installed and we do recommend their installation this time. Staff does recommend approval of the monument sign.

Chairmain Parisi asked for questions or comments from the Commission and there were none.

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

The results of the roll call vote were:

Ayes:	6	Commissioners Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Battisto

The motion passed by unanimous vote.

NEW BUSINESS:

The Plan Commission viewed Part 2 of the PC/ZBA Training Video provided by the Illinois Chapter of the American Planning Association. There was a brief discussion about the video.

OLD BUSINESS:**OTHER BUSINESS:****ADJOURNMENT:**

At 6:48 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 1 Commissioner Battisto

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 24 day of APRIL, 2023.


Chairman