

**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
May 22, 2023.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate 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: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Absent: 2 Commissioner Christopher and Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on April 24, 2023.

The results of the roll call vote were:

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

Nays: 0

Abstain: 1 Commissioner Battisto

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

NEW BUSINESS:

PRESENTATION:

Case #23-0021– RnR Resources Inc./Wayne Township – 27W031 North Avenue
North Avenue Corridor Review – Building Addition

Acting Chairman Tucek asked Mr. Randy Ramey to provide his presentation.

Mr. Ramey stated Wayne Township is seeking approval for a 1,625 square feet building addition located on the west side of the existing building to provide more space for senior activities and others who utilize the Township building.

Mr. Berisha started the Staff Report by stating the Wayne Township building includes several departments including a popular senior center. Seniors from Winfield Township are utilizing the services as well which has prompted this expansion to provide more space for senior activities. The addition will be 1,625 square feet on the west side of the existing building and provide a large activity room as well as storage space for tables and chairs. The addition will not be extinguishable from the existing building because it will be constructed with similar materials and colors. The applicant has also agreed to install safety bollards along the west side of the addition adjacent to the drive aisle. The building addition and the bollards will not extend passed the current parking lot striping. This will prevent the need for one way parking so the striping can remain as existing. Staff has conducted a parking study to ensure the addition will not affect the existing parking situation. Since the net floor area with the addition is 10,253 square feet, spaces required would be 41 and the total spaces are 147 so there will be a surplus of 106 spaces. With the conditions, Staff recommends approval.

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

Acting Chairman Tucek asked for questions from the Commission.

Commissioners Battisto and Meneghini had no questions.

Commissioner Morris asked if the two lanes would still be available for food pantry day when the cars line up on North Avenue. He also asked if the parking will remain along the fence.

Mr. Ramey stated the Village questioned this as well and the width for those two lanes will remain the same as well as the parking along the fence. He also stated we have future plans for parking with our neighbors and are working on that agreement.

Commissioner Petella asked if Mr. Ramey was aware of the recommendations that Staff has made.

Mr. Ramey said yes.

Acting Chairman Tucek asked if backing out of the disabled parking spots will be difficult until you get all the way passed the building.

Mr. Ramey stated that is why it's double-spaced so there is plenty of space for backing out, and there will be a space between the parking spot and the building wall. There will be three disabled spots across from the entrance to the senior center which are currently regular spots. Also, because people come in at different times, there is really not an overlap of vehicles coming through.

There were no further comments or questions from the Commission.

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

The results of the roll call vote were:

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| Ayes: | 5 | Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek |
| Nays: | 0 | |
| Abstain: | 0 | |

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

There was a brief discussion regarding zoning codes.

The Plan Commission viewed Part 3 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:

Mr. Farace provided the Commission an update on previous projects.

Mr. Farace stated the Commission can vote on canceling the June 12th, 2023, meeting due to the lack of agenda items.

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

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Chairman Parisi

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:51 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Battisto, Meneghini, Morris, Petella, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 2 Commissioner 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 24 day of July, 2023.

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Acting Chairman