

**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 26, 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: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Absent: 3 Commissioner Battisto, Meneghini and Tucek

Also Present: Bill Cleveland, Engineering Services Director; Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Patty Battaglia, Planning and Permitting Assistant

**MINUTES:**

Commissioner Petella moved and Commissioner Christopher seconded the motion to approve the minutes of the Regular Meeting held on May 22, 2023.

The results of the roll call vote were:

Ayes: 2 Commissioners Morris and Petella

Nays: 0

Abstain: 2 Commissioner Christopher and Chairman Parisi

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion did not pass and will be voted on at the next PC/ZBA meeting.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

**Case #23-0028 – Sierra Residence – 345 Shawnee Dr.***Fence Code Variation*

Chairman Parisi swore in Mr. Bill Cleveland, Engineering Services Director for Carol Stream.

Chairman Parisi asked if we should go straight to Staff Report and Mr. Cleveland agreed.

Mr. Berisha stated the Village is currently completing the stabilization project along Klein Creek. They removed some existing vegetation along the rear yards of the subject property as part of the project. In addition, the multi-use path has been extended beyond the property. In order to provide screening, which was lost with the removal of vegetation, fencing has been installed along the rear of the property. The code states a single unit residential property may erect a 6 foot tall fence along a rear or side yard line which abuts a property that is not used for dwelling purposes or specifically dedicated to park use or storm water detention. However, the code does state that it has to be along the rear lot line, and in this case, the rear lot line is actually on the creek so the fence needs to be placed approximately 20 feet in. This is why the variation is being requested. Staff has reviewed and we recommend approval.

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

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked if the 20 feet from the creek to the new fence is still the homeowner's property or does that become Carol Stream easement property.

Mr. Cleveland stated it has always been a drainage easement and we are including a walkway easement in there as well now.

Commissioner Morris stated then it really isn't their property.

Mr. Cleveland stated it is their property to the center of the creek. Easements are typically still your property. It just gives other entities rights to use that property.

Commissioner Christopher had no questions.

Commissioner Petella asked if they are paying taxes on that property and are they getting a benefit out of it.

Mr. Cleveland stated yes they are paying taxes and asked if the benefit was on a fence.

Commissioner Petella stated ok, that's all I have. Thank you.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

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

**Case #23-0029 – Owens Residence – 349 Shawnee Dr.**

*Fence Code Variation*

Mr. Berisha stated the Village is currently completing the stabilization project along Klein Creek. They removed some existing vegetation along the rear yards of the subject property as part of the project. In addition, the multi-use path has been extended beyond the property. In order to provide screening, which was lost with the removal of vegetation, fencing has been installed along the rear of the property. The code states a single unit residential property may erect a 6 foot tall fence along a rear or side yard line which abuts a property that is not used for dwelling purposes or specifically dedicated to park use or storm water detention. However, the code does state that it has to be along the rear lot line, and in this case, the rear lot line is actually on the creek so the fence needs to be placed approximately 20 feet in. This is why the variation is being requested. Staff has reviewed and we recommend approval.

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

Chairman Parisi asked for questions or comments from the Commission.

Commissioners Morris, Christopher and Petella had no questions.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

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

**Case #23-0027 – Village of Carol Stream– 500 N. Gary Avenue**

*Zoning Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications*

Chairman Parisi swore in Mr. Farace and Mr. Berisha.

Mr. Berisha stated Staff is requesting approval for the following text amendments as listed in the Staff Report:

- Definitions and District Specific Standards pertaining to Electric Vehicle (EV) charging stations in Articles 2, 3 and 4.

Mr. Farace stated Staff is requesting approval for the following text amendments as listed in the Staff Report:

- New regulations pertaining to Community Gardening/Urban Farming
- Additional standards regarding Residential Rainwater Collection Systems

Chairman Parisi asked for questions or comments from the Commission.

Commissioner Petella had no questions.

Commissioner Christopher asked if the text amendment is for the EV chargers for pedestal and/or wall mount.

Mr. Farace replied the charging stations themselves are geared more to the free standing one.

Commissioner Christopher stated that means that it will be a wall mount like those installed in car dealerships and places.

Mr. Farace stated we would review those more from a building code perspective than from an aesthetics or location perspective.

Commissioner Christopher stated the lower the voltage you feed these EV chargers the longer it takes to charge the battery. You could be there 4 hours if you use a 120V. A lot of places are coming across the demand for electric for the fast chargers so your done in 20 minutes instead of waiting 3-4 hours so they can go 300 miles.

Commissioner Christopher then asked if a permit is required for a rainwater collection system.

Mr. Farace stated it would depend on the extent of what someone is going to install. If they are installing a rain barrel at the corner of their house, then no, you probably do not need a permit.

Chairman Parisi asked if a permit is needed for an irrigation system.

Mr. Farace replied yes.

Commissioner Morris asked if the free standing charging stations are strictly in commercial properties or could they be in a church parking lot or where else can they be.

Mr. Farace replied anywhere someone wanted to install them.

Commissioner Morris asked if you can put one in your driveway.

Mr. Farace replied typically the residential chargers are located inside the garage. Maybe an apartment complex might have them if there are no garages.

Mr. Morris asked if the fee is charged by the owner of the charging station or the owner of the property.

Mr. Farace replied it could depend on whatever deal they have that was put in place. The Village does not get involved in that. If a shopping center wants to install ten EV charging stations, that would be between the charging company and the shopping center owner.

Chairman Parisi asked what is the difference between a charging station accessory and a primary.

Mr. Berisha replied the primary stations are more like a fuel sales station or a station with multiple charging stations. The accessory would be only one.

Chairman Parisi stated and that is why the charging station is a Special Use for the B-1 and B-3 Districts.

Chairman Parisi asked if there would be advertising. I'm assuming if I'm at a charge point, I'm going to want to advertise what I'm selling.

Mr. Farace stated if they have signage on the piece of equipment that gives their contact information and name of the company, we don't look at that as advertising necessarily.

Chairman Parisi asked how did you guys come up with the heights of trees regarding the Residential Gardening. Or, is just the structures associated with growing.

Mr. Farace stated we are talking more about the structures that are used in conjunction with gardening.

Commissioner Parisi stated he thinks this will be difficult to enforce. He then asked what if there is a cornfield in the back and a farm house in the front.

Mr. Farace stated these are more geared toward single family.

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

The results of the roll call vote were:

- Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by majority vote.

This case will go before the Village Board on Monday, July 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 Petella seconded the motion.

The results of the roll call vote were:

- Ayes: 4 Commissioners Christopher, Morris, Petella and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 3 Commissioners Battisto, Meneghini and Tucek

The motion passed by unanimous vote.

**PRESENTATION:**

Annual Progress Report – Comprehensive Plan Implementation

PC/ZBA Training Video – Part 4

**NEW BUSINESS:**

There was a brief discussion regarding several properties.

**OLD BUSINESS:**

**OTHER BUSINESS:**

Mr. Farace stated the July 10, 2023 meeting can be canceled due to no cases for that date.

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to cancel the July 10, 2023 meeting.

**ADJOURNMENT:**

At 7:02 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Meneghini, Tucek

The motion passed by unanimous vote.

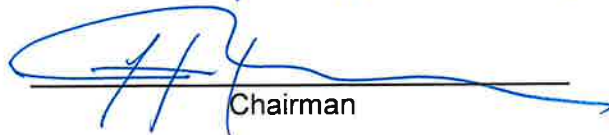
FOR THE COMBINED BOARD

Recorded and transcribed by,



Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 25 day of SEPTEMBER, 2023.

  
Chairman