

**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
October 23, 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: 7 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 0

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 September 25, 2023.

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by unanimous vote.

Case #23-0038 – Dev Patel/Veltiste IL – 720 E. North Avenue
Zoning Text Amendment – Limit on Cannabis Dispensaries

Chairman Parisi stated there was a request from the petitioner for a continuance.

Mr. Farace stated that is correct. He was not able to have all of his team members here tonight, so he requested a continuance for the next meeting on November 13, 2023.

Chairman Parisi asked for a motion to continue Case #23-0038 to November 13, 2023. Commissioner Petella motioned and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, Tucek and
 Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

The motion passed by a unanimous vote.

Case #23-0039– Family Life Christian Center – 362 S. Schmale Road

Chairman Parisi swore in Mr. Daniel Hochstatter from Family Life Christian Center.

Mr. Hochstatter stated we moved in last August and hoped renovations would be complete by the end of 2022. We had several delays which caused us to begin operating in this building in July of this year. Part of our Special Use Permit was to reseal and stripe the parking lot which was done November of 2022. Since then, the milling and paving was scheduled for this past September, but we would like to request a time frame extension to June of 2024 to complete this type of work.

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

Mr. Faraced provided a Staff Report by stating Family Life Christian Center received Special Use approval the summer of 2022 which included a phasing plan for interior work and exterior work (parking lot). As indicated, the parking lot was seal coated and restriped last Fall, but a component of the approval was milling it down and resurfacing it by September of 2023. Staff feels comfortable supporting the amendment of the Special Use to extend this work to be done and are recommending it be extended to the end of June, 2024.

Chairman Parisi asked for any questions from the Commission.

Commissioner Battisto asked if June is enough time so you do not have to come back.

Mr. Hochstatter stated we are confident June should be fine, but if there is room for a few more months, I would not say no to that either. My neighbor mentioned his lot needs work as well.

Commissioners Tucek, Christopher, Morris and Meneghini had no questions.

Commissoner Petella stated the lot does not look horrible.

Chairman Parisi stated we should give the church a little more time than June. He then stated if your neighbor is going to resurface his lot, maybe the lots can be redone at the same time it would help you out.

Chairman Parisi asked for a motion. Commissioner Petella moved with Staff Recommendations and added the condition to extend the deadline to July 31, 2024, and Commissioner Christopher seconded the motion.

The results of the roll call vote were:

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

The motion passed by a majority vote.

This case will go before the Village Board on Monday, November 6, 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: 7 Commissioners Battisto, Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 0

The motion passed by unanimous vote.

PRESENTATION:

The Plan Commission viewed the final segment of the PC/ZBA training video. Ms. Paula Freeze, Executive Director of Illinois Chapter of the American Planning Association, was also in attendance.

NEW BUSINESS:

Mr. Farace provided a brief update regarding previous cases.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:59 p.m. Commissioner Christopher moved and Commissioner Petella seconded the motion to adjourn the meeting.


The results of the roll call vote were:

- Ayes: 7 Commissioners Christopher, Meneghini, Morris, Petella, Tucek and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 0

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 27 day of NOVEMBER, 2023.


 Chairman