

**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
November 13, 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 Christopher and Commissioner Morris seconded the motion. The motion passed by a unanimous vote.

Acting Chairman Christopher called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Sara Van Winkle, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 4 Commissioners Meneghini, Morris, Petella, and Acting Chairman Christopher

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Sara Van Winkle, Planning and Permitting Assistant; Patty Battaglia, Permit Systems Coordinator; 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 October 23, 2023.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

Case #22-0014– Bridge Street Properties (Villas of Fair Oaks)-1475 W. Lies Road

Zoning Map Amendment Upon Annexation

Special Use Permit for Planned Development

Preliminary Plat of Subdivision

Acting Chairman Christopher swore Ms. Caitlyn Csuk, Rosanova and Whittaker 445 Jackson Ave, Naperville, IL. Mr. Matt Brolly, Pulte Home 1900 E Golf Road Schaumburg, IL, Mr. John McHale, President Bridge Street Properties LLC 618 W Jefferson Naperville, IL and Mr. Michael May, Civil Engineer 2351 Mayfield Dr, Aurora, IL. Ms. Csuk stated she will provide the presentation on behalf of the petitioner and stated everyone would be available for questions.

Ms. Csuk stated a brief history of Pulte homes. She has included surrounding towns that currently have subdivisions that Pulte has built in recent years. Bridge Street properties/Pulte homes is currently seeking approval upon annexation to rezone the property to an R-4, which will include attached dwellings, with that they are proposing 32 duplex ranch style homes within 16 buildings on the property. Ms. Csuk continued the presentation by including parking information, options of amount bedrooms, sunrooms, or lofts. Ms. Csuk continued with elevation pictures, color schemes for the exterior, with emphasis on staying with in the Planned Development regulations.

Acting Chairman Christopher asked if there were any questions from online or the audience.

Mr. Farace has received a letter from a resident who is unable to attend the meeting that he will read into the record of the meeting (see attached). The letter is from Janet Hookaham, 3N642 Fair Oaks Road, Carol Stream, IL The letter states concerns that the 65 + years resident of Carol Stream has regarding the planned subdivision. One of two concerns stated is that 32 duplex units is too much density for the 9-acre property. The second concern is the amount of traffic increasing and to consider a three way stop at the corner of Fair Oaks and Lies Roads.

Acting Chairman Christopher swore Father Marek Jurzyk, Corpus Christi Catholic Church, 1415 W. Lies Rd. He is there on behalf of the church and supports the development. He continues to say it will improve the area visually, add beauty, value and increase safety to the church.

Acting Chairman Christopher asked if there were any other questions from the audience and there were none so he then asked for a Staff Report.

Mr. Farace introduces himself to the audience. He stated the information from the Staff Report and talks about the four items that were recommended to the builder from a previous courtesy review meeting. Mr. Farace makes a note that Bridge Street Properties introduced a concept plan September 2022. Recommendations were given to the developer at that time. In the Staff Report Mr. Farace reviews the requests and how the company has accommodated each of them. One request is rezoning the property from unincorporated to annexing the property into the Village of Carol Stream. The team along with the board is currently working on an annexation agreement that will be reviewed by the board shortly. Mr. Farace continues to talk about the other requests for the site to be considered a planned development. Mr. Farace continues to talk about other requests that have been met such as moving the retention pond, meeting parking requirements, landscape features and requirements. Mr. Farace continues to inform the board that the subdivision will also offer a homeowners association and other amenities on the property. Mr. Farace also briefly speaks about the property will not have the same façade. This includes having different elevations, color schemes, and garage design. He explains a few of the

proposed items with the commission members and audience. Mr. Farace concludes that the board is supportive and the development meets all requirements.

Acting Chairman Christopher asked for any comments or questions from the Commission.

Commissioner Meneghini asked Ms. Csuk if she was aware of the four conditions staff is recommending and if she would comply.

Ms. Csuk stated again in the staff report, have considered all four conditions, and have solutions for all of them she reviewed all of the statements and answers and referred back to her slide show and proposal for review.

Commissioner Morris asked Mr. McHale since there was a concern in previous meetings if the drainage had been adjusted so that the church driveway and parking lot do not flood. Mr. Morris notices on the plans according to the slide show that the builder has changed so all water will move towards Fair Oaks and drain. Mr. McHale answers yes, there were no further questions.

Commissioner Petella asked if the school districts have been notified that a new subdivision was being built and if the schools will be able to handle an influx of students if that would be the case. Mr. Farace states that it has been brought up to the annexation agreement review along with being proposed as a primarily a 55 year and over subdivision. Ms. Csuk had prepared a slide on her proposal and projected 4 students, based off the village code and how many bedrooms are being offered for each unit.

Commissioner Petella also asks about if the fire department has been notified and wanted to state that he agrees with the resident who wrote the letter and agreed about the three way stop at Fair Oaks and Lies. Mr. Farace states that he in addition to talking to the fire department that engineering is involved and they agree and appreciate the changes and feedback and a three way stop is not warranted at the intersection.

Acting Chairman Christopher asked if the units would include sprinklers for the fire department. Ms. Csuk answered no and Mr. Farace notes that the buildings will have to meet any applicable fire codes.

There were no further comments or questions from the Commission.

Since a few residents did not comment when offered earlier in the meeting, Acting Chairman Christopher offered for residents to come forward to speak.

Acting Chairman Christopher called up to the podium Robert Dutmaric 3N488 Fair Oaks, West Chicago, IL He is wondering the price point of the duplexes and the HOA fees. Ms. Csuk answers by letting the resident know the price point will be approximately \$500,000 and the HOA fees will be approximately \$350 per month. Mr. Dutmaric also asks are there restrictions on how many people can live in the dwelling. Mr. Farace answers with referring to village code and ordinances.

Acting Chairman Christopher called up to the podium Nancy Platana, 28W211 Judith Court, Carol Stream, IL, asks how drainage will work with different elevations. She asks since Judith Court is on septic they need proper draining in order for the septic to work properly. Her additional question is will the subdivision build a privacy fence to back up the property. Most of the properties do not have privacy fences. Mr. Farace and Ms. Csuk refers back to the slide show proposal to show the new drainage that has been proposed along with a new retention pond and draining into the streets. Ms. Csuk also answers that there will not be a privacy fence included in the plan designs.

Commissioner Mengheni moves to motion and Commissioner Petella seconded the motion to recommend approval with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, December 4th, 2023, at 6:00 PM for review.

Case #23-0035– C.I.E Properties, LLC – 2N275 Morton Road

Special Use Permits for Truck Repair and Outdoor Storage

Variations for Fence in Front Yard and Parking

Rezoning from B-3 to I-Industrial

Acting Chairman Christopher swore in Mr. Robert McNees, McNees and Associates, 195 Hiawatha Drive, Carol Stream, IL, and asked the representative to the applicant to provide his presentation.

Mr. McNees is there as a representative for CIE Trucking Company otherwise known as CIE Transport and is currently located at 300 Park Blvd Suite 335, Itasca, IL. They would like to relocate their headquarters from Itasca to Carol Stream. They have purchased a parcel about a year ago at St. Charles Rd and Morton Rd that is approximately 2.26 acres. CIE would like to develop a transport truck repair and storage facility. CIE would like to build a 7,350 square foot building and devote approximately 4,470 square feet for two truck repair bays. The rest of the building's square footage will be dedicated to office space. There will be a parking lot with 47 parking stalls for trucks and 8 parking stalls for employee parking, including one accessible stall. Mr. McNees continues to describe the materials used for the building, color scheme, foundation landscape, and fencing.

Acting Chairman Christopher asked if there were any comments or questions from the audience and there were none but Bravo Berisha assistant planner received a letter from a resident that was unable to attend the meeting so he asked to read the letter.

The letter is from Ron Misjak Jr. on behalf of his parents Ronald Sr and Sandra Misjak the owners of 27W340 St Charles Rd., West Chicago, IL 60185 (see attached). The letter states that the homeowners have no objections with the proposed use development but have a number of engineering concerns that they feel will greatly affect their property. The letter continues to state the conditions they have concerns with where the water was proposed to drain which is located at the S/E corner of their building. The retaining wall and the structural and integrity of the wall is insufficient to meet demand. They further discuss the concerns they have when trucks are backing up into parking spaces, any extra barrier should be proposed to help with safety and protection from their home and any accidents the trucks may get into while parking. The final concern is privacy. Mr. Misjak feels with all the trucks parking only 5 feet away this will diminish the feeling of the front of their property. Mr Misjak is suggesting for the fence to continue on the east end of his building at the N/W corner.

Acting Chairman Christopher asked if there were any other questions from the audience and there were none so he then asked for a Staff Report.

Mr. Berisha reads the information from the Staff Report. Mr. Berisha states that CIE Transport has proposed they would like to relocate from Itasca to Carol Stream. CIE is proposing to build a truck repair facility and offices on the property they purchased in 2022. CIE is requesting for the zoning map amendment. To have land be rezoned from B-3 to I-Industrial. The subject property is designated for future industrial uses and based on surrounding properties the designation would be most appropriate. Mr. Berisha continues to talk about the request for the special use permit for auto repair and service. He describes the materials the building will be made from, parking lot and the amount of spaces, the color scheme and landscape. Mr. Berisha continues to discuss two variations that have been requested by the applicant. Variations from the applicant regarding parking spots and reducing onsite parking to allow truck parking. An additional variation proposed by the applicant is to install an eight-foot privacy fence along the west and south side of the property. Typically, a privacy fence is not allowed in the front of a building. The fence variation requested can be supported by staff and agrees it's necessary for the property.

Acting Chairman Christopher asked for questions from the Commission.

Commissioner Petella asked when the employees come to pick up their semi Trucks for work, where will they park their cars.

Acting Chairman Christopher swore in Kevin Cox 1880 Duffy Lane, Bannockburn, IL 60015. He was there on behalf of the manager and stated that the parking spots will always be at 50% full due to all working different times and days.

Commissioner Petella then asked will truck and car spots be intermixed.

Mr. Cox answered by stating that they will try to keep car parking to one side of the building but there will be plenty of open spots available for anyone to park in.

Commissioner Petella then referred to the resident letter and asked the Community Development department if Engineering had taken a look at it and had anymore information or concerns about it.

Mr. Berisha stated that engineering has looked at it and does not have any concerns with drainage.

Commissioner Morris asks why the fence does not go along all four sides of the building. He states it will help when trucks are backing in for extra safety.

Mr. Cox answers by stating that they will not be extending the fence along that fourth side. Instead for safety measures a few ideas have been talked about, an elevated curb or metal bollards could be installed if requested.

Commissioner Meneghini had no questions.

Acting Chairman Christopher asked about what will happen with storm water and if there is a current storm trap there.

Acting Chairman Christopher swore in Bob Walker Bono Civil Engineering 4234 Meridian Pkwy North Aurora, IL He states that there is not an existing basin and the storm water will then run into the road. They will have a storm voids in the pavers on the property to help with that.

Commissioner Meneghini moved and Commissioner Patella seconded the motion to recommend approval with no further discussion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 20, 2023, at 6:00 PM for review.

A short recess was requested.

Case #23-0038 – Dev Patel /Veltiste IL – 720 E. North Ave

Zoning Text Amendment-Limit on Cannabis Dispensaries (Continued from 10/23/2023 meeting)

Acting Chairman Christopher swore in Dev Patel –Veltiste IL 414 Parkview Place, Burr Ridge, IL and Medina Uddin- General Manager Veltiste IL 720 E. North Ave Carol Stream, IL. Mr. Patel started the presentation by giving a background on himself and Ms. Uddin also gave a brief description and background on herself. Mr. Patel has listed several reasons on his presentation slide show on why Carol Stream should put a cap on how many dispensaries should be allowed in the village. Mr. Patel discusses different examples of towns that do not have a cap and the outcomes of those cannabis businesses. He continues by letting the board know statistics, models, and examples of local dispensaries in the area. He concluded his presentation with this information.

Acting Chairman Christopher asked if there were any other questions from the audience

Chairman Christopher invites resident Braxton Montaya, 438 Hunter Drive, Carol Stream, IL to the podium. Mr. Montaya states he is there in support of the business. He is a medical and recreational cannabis user. He stated he was excited to hear a cannabis dispensary was opening in Carol Stream. He states that he is favor of the cap to see this business succeed.

Chairman Christopher invites Monsuer Offman 211 N Harlem, Chicago, IL to the podium, supporter and friend of Mr. Dev Patel. Mr. Offman is also a Cannabis business owner. Mr. Offman discusses his own experience opening his business in Michigan. Mr. Offman had to liquidate his business in 6 months due to not having a cap on cannabis businesses. Mr. Offman continues to give other examples of his own experience in the cannabis business. He is in support of the cap to see his friend have a chance at a successful business.

Acting Chairman Christopher asked if there were any other questions from the audience

Tom Farace then reads his staff report and gives a history on what was recommended for approval earlier in the year and that Mr. Patel is seeking approval for a cap of this type of business in Carol Stream. Mr. Farace continues with an explanation and more examples from other businesses and other states that were included in the packet. Mr. Farace also discusses how the board has talked about this a few months back and decided not to put a cap and let the amount of dispensaries be dictated by the market.

Acting Chairman Christopher asked for questions from the Commission.

Commissioner Meneghini just made a comment that there possibly should be a cap since it's a unique business.

Commissioner Morris states he would like to have an additional discussion on putting a cap in place.

Commissioner Petella makes a statement about the Village should not have just one and states that its not up to the Village to how successful his business will be.

Mr. Patel comes back to the podium to thank the board for listening to his presentation and appreciates that their answer is not a no but that they are considering it. He continues to discuss on why there should be a cap and that the village should consider allowing another dispensary on the other side of town.

Mr. Farce briefly discusses that another dispensary is looking at a similar location near Mr. Patel's business.

Acting Chairman Christopher moved and Commissioner Morris seconded the motion to approve with a limit of 2 dispensaries and a buffer of 2.5 miles between dispensaries.

The results of the roll call vote were:

- Ayes: 3 Commissioners Meneghini, Morris, and Acting Chairman Christopher
- Nays: 1 Commissioner Petella
- Abstain: 0
- Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

This case will go before the Village Board on Monday, November 20, 2023, at 6:00 PM for review.

PUBLIC HEARING:

Acting Chairman Christopher asked for a motion to close the Public Hearing. Commissioner Petella moved and Commissioner Morris seconded the motion.

NEW BUSINESS:

PRESENTATION:

Case #23-0042 – Veltiste IL/Bisa Lina Cannabis – 720 E North Avenue
North Avenue Corridor Review-Approval for Façade Modifications

Mr. Dev Patel with Ms. Medina Uddin give a brief description on what they do at their dispensary. Ms. Uddin then starts the presentation. Ms. Uddin give information and meaning behind Bisa Lina and some medical benefits and information. They continue what their medicinal and recreational cannabis can do for patients. They are presenting why they want to paint the entire exterior purple and gold. They want to brand and give patrons a visual and feeling before stepping inside the building.

Mr. Farace then reads his Staff Report. He discusses the regulations on façade information and then gives a brief description of what the North Ave Corridor expects. He states staff has no problem with having the top of the building painted with purple and gold colors, they are not supporting to have all the whole exterior of the building painted.

The Commissioners concurred with staff's recommendation Commissioner Morris moved and Commissioner Petella seconded the motion to deny the request with no further discussion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 8:43 p.m. Commissioner Petella moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

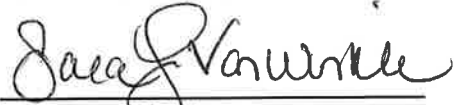
Abstain: 0

Absent: 3 Commissioners Battisto, Tucek and Chairman Parisi

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,



Sara Van Winkle

Planning and Permitting Assistant

Minutes approved by Plan Commission on this 27 day of NOVEMBER, 2023.



Acting Chairman