

**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 27, 2023.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:02 p.m. and directed Sara Van Winkle, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi

Absent: 2 Commissioner Battisto and Commissioner Petella

Also Present: Tom Farace, Planning and Economic Development Manager, Sara Van Winkle Planning and Permitting Assistant and a representative from County Court Reporters

MINUTES:

Commissioner Menghini moved and Commissioner Morris stated a correction on the second page of the minutes to the name Fr. Mark Hughes corrected to Fr. Marek Jurzyk. Chairman Parisi asked to have the motion moved with the correction. Commissioner Menghini moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on November 13, 2023.

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Commissioner Petella

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioner Battisto and Commissioner Petella

The motion passed by unanimous vote.

Case #23-0043 – Veltiste IL – 720 E. North Avenue

Amendment to a Special Use Permit for an Adult-Use Cannabis Dispensary

Chairman Parisi swore in Ms. Medina Uddin, 720 E. North Ave, Carol Stream, Illinois, and asked her to provide her presentation.

Ms. Uddin stated she was here to request more time to complete the exterior projects of repaving the parking lot and landscape to the spring and or summer season 2024. She stated she is having a difficult time finding companies who will do this type of project before the end of the year due to weather. Ms. Uddin stated that they have had a conversation with their neighbors Jubilee Furniture Store to see if they wanted to repave the parking lot together in the spring and may add more parking by expanding lot lines for more spaces.

Tom Farace read the Staff Report and gave a brief description about Veltiste IL and their request of approval for an amendment to a special use permit for an adult use cannabis dispensary. The applicant is currently working on renovations and anticipates the dispensary opening shortly. One of the conditions of the approval needed for the special use included improvements to the parking lot and installation of landscaping, the applicant is requesting to extend the length of time in order to complete all the improvements. Mr. Farace continues by stating the existing parking lot in in poor condition, and the applicant has proposed to resurface and restripe the parking lot. In addition, overgrown landscaping around the building will be removed and replaced and or preserved and trimmed. This time of the year, both the landscaping and repaving the parking lot are not feasible. The applicant has proposed to complete the work by the spring. Staff supports the request and extended the timeframe to June 30, 2024. By staff recommending an even longer extension, it should allow more than sufficient time for the completion of the paving and landscape work.

No one was present in the audience or on line for questions.

Chairman Parisi asked for questions from the Commission.

Commissioner Menghini asked if the applicant will be able to uphold the three recommendations that staff has asked for.

Ms.Uddin responded yes and stated that the parking lot and landscape work will be complete by June 30, 2024.

Commissioner Meneghini asked if they would be able to comply with all three conditions.

Ms. Uddin stated yes.

Commissioner Meneghini had no further questions.

Commissioner Morris had no questions.

Commissioner Christopher asked if the work done would be a mill and resurface.

Ms. Uddin responded that she believed it would be.

Commissioner Christopher proceeded to let the applicant know he was at the property over the past weekend on Saturday, said there were several potholes throughout the parking lot, and could be a

hazard if not get worse as plow trucks will be in the lot over the winter and tearing up the asphalt even more.

Mr. Farace suggested to cold patch the potholes for the season as a temporary solution.

Ms. Uddin asked if that were something, an asphalt company would do in the winter.

Both Mr. Farace and Commissioner Christopher replied yes and Commissioner Christopher gave a brief explanation of what cold patching was.

Commissioner Meneghini moved the motion to recommend approval provided the applicant would suffice the requirement of utilizing cold patchwork where is needed and the three conditions staff has brought forward. Commissioner Tucek seconded the motion provided no further discussion.

The results of the roll call vote were:

- Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 2 Commissioner Battisto and Commissioner Petella

The motion carried by unanimous vote.

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

PUBLIC HEARING:

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Meneghini moved and Commissioner Morris seconded the motion.

- Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 2 Commissioner Battisto and Commissioner Petella

The motion is closed by unanimous vote.

NEW BUSINESS:

Tom Farace gave a brief update on local projects with in village including timelines of the projects, descriptions of the businesses, and when they could be opening.

Commissioner Christopher had questions in particular about the project next to the building that currently houses American Sale.

Mr. Farace answered letting him know that a Bodyworks will be the sole use on the property.

Commissioner Morris had a question about the annexations going on with in the Village.

Mr. Farace gave information about specific locations and timelines.

Mr. Farace wanted to mention also from the previous meeting about the limiting request of one cannabis dispensary and it was proposed as two and including a buffer of a 2.5 miles radius that another dispensary could not open with in. Mr. Farace continued to explain that per the village attorney this was a change to the amendment and will need to come back to the next meeting on January 8, 2024 for review.

Mr. Farace stated the Commission can vote on canceling the December 11, 2023, and December 26, 2023 meeting due to the lack of agenda item and the village hall is closed

Chairman Parisi asked to move the motion to cancel the meetings in December and Commissioner Menghini moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

- Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi
- Nays: 0
- Abstain: 0
- Absent: 2 Commissioner Battisto and Commissioner Petella

The motion passed by unanimous vote.

PRESENTATION:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:18 p.m. Commissioner Christopher moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

- Ayes: 5 Commissioners Tucek, Christopher, Morris, Meneghini, and Chairman Parisi
- Nays: 0
- Abstain: 0

Absent: 2 Commissioner Battisto and Commissioner Petella

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle

Sara Van Winkle
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 0 day of JANUARY, 2024.

[Signature]
Chairman