

**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
February 12, 2024.***

Chairman Parisi 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: 5 Commissioners Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 2 Commissioners Battisto and Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Sara Van Winkle, Planning and Permitting Assistant.

MINUTES:

Commissioner Meneghini moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on January 8, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Christopher

The motion passed by unanimous vote.

Case #24-0004– Oppidan Holdings LLC-245 Kehoe Blvd.

Chairman Parisi swore in Mr. Drew Johnson, Oppidan Investment Company, 400 Water Street, Excelsior, MN 55331. Mr. Johnson gave a brief background of the company and a short description of what the size of the data center would be. He brought a few prototype photos on a slide show of other data centers they have built around the country. He concluded by letting the board know they agreed with all recommendations from the staff report.

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

Mr. Farace provided a Staff Report by stating that the applicant is requesting approval for a fence variation and a foundation landscape variation. Mr. Farace gives a brief description of the proposed data center where it will be located and gave some history of the land usage in the past. He stated that it does not require a special use approval. He continued by giving a brief description on each variation was and what has been proposed. He stated due to the type of business and security measures a fence located in the front of the building is recommended. Mr. Farace continues with the requirements for the landscaping variation and gives the proposed and examples of what was recommended also exceptions due to some structural details of the building. Mr. Farace concludes that staff is supportive of the proposed variations and recommends approval subject to conditions.

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

Chairman Parisi asked for a motion. Commissioner Petella moved with staff recommendations Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

This case will go before the Village Board on Tuesday, February 20, 2024, at 6:00 PM for review.

PUBLIC HEARING:

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

PRESENTATION:

Case #24-0005– Charger Park Subdivision- 1348 and 1351 Charger Court.

Mr. Farace has a brief presentation for Charger Park, 1348 and 1351 Charger Court. The Village of Carol Stream, who owns the property, in partnership with the Carol Stream Park District, has submitted a plat of subdivision for Charger park, located at the west end of Charger Court. Mr. Farace gives a brief history on the property and states currently there is a small playground and sanitary sewer lift station located there. The Village would deed the lot that is approximately 0.531 acres in size that has the small playground already located on it. The village would then have the 1.279 acres of land that the sewer lift is already located. Staff from Community Development, Engineering, and Administration have reviewed the plat and deem it acceptable.

Chairman Parisi asked if there were any audience questions

Chairman Parisi then asked if the board members had any questions.

Commissioner Tucek had no further questions

Commissioner Morris asks why we need to break up the plat and asks if there are ownership issues.

Mr. Farace answers that it is more funding issues than ownership. If the park district ever wanted to make improvements, they would need to own the land.

Commissioner Meneghini had no further questions.

Chairman Parisi had a question about the access road and where it leads to and who will be responsible for it.

Mr. Farace answers that the access road he believed is the Village's property; he also continued that there would be a blanket easement area when the plat is divided.

Chairman Parisi asked for a motion. Commissioner Petella moved with a positive recommendation to approve Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

ADJOURNMENT:

At 6:14 p.m. Commissioner Meneghini moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

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 25 day of MARCH, 2024.


Chairman