

**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 26, 2024.***

Mr. Farace stated since Chairman Parisi was absent an Acting Chairman would need to be nominated. Commissioner Petella made a motion to nominate Commissioner Tucek and Commissioner Meneghini seconded the motion. The motion passed by a unanimous vote.

Acting Chairman Tucek 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 Petella, Battisto, Meneghini, and Acting Chairman Tucek

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

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

MINUTES:

Commissioner Petella moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on February 12, 2024.

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Battisto, Meneghini, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Battisto, Meneghini, and Acting Chairman Tucek

Nays: 0

Abstain: 0

Absent: 3 Commissioners Christopher, Morris and Chairman Parisi

The motion passed by unanimous vote.

Case #23-0047– Pecoraro Veterinary Services-465 E Gundersen Drive

Zoning Map Amendment, Fence Variation

Acting Chairman Tucek swore Ms. Annjolyn Knoll, DVM-Owner of Knoll Animal Hospital, 565 East St Charles Rd, Carol Stream, IL 60188. Also, Harry Fournier, Fournier Law Firm LTD, 2001 Midwest Rd, Suite 206, Oakbrook, IL 60523. Mr. Fournier is representing Pecoraro Veterinary Services and is present at the meeting for two matters the zoning map amendment the fence variation. He stated that Dr. Knoll is there to answer any questions that the audience or board members may have after the staff report.

Acting Chairman Tucek asked if there were any questions from online or the audience. There are none and asked Mr. Berisha, Assistant Planner to read the Staff Report.

Mr. Berisha gives the staff report and states the applicant is requesting approval of the zoning map amendment and variation to allow a fence be located in the front of the yard in accordance of the UDO. Mr. Berisha continues with a brief description of the business and their current location at 565 East St. Charles Rd and that they would like to relocate to 465 E. Gundersen Drive. The applicant is requesting to rezone the property at the new location from O-S to B-3 due to veterinary clinics are not permitted currently in that district. Mr. Berisha then gives a description of the layout of the building stating that the main floor would consist of the hospital, the 2nd floor for office and storage space, and the basement for kennel services and a staff lounge. Mr. Berisha also states that the outside will be two fenced in areas for animals one in the rear of the building and one in the front of the property. The front of the property is requiring a variation due to fences not permitted in front yards of buildings. Mr. Berisha concludes with it should be noted that the subject property consists of two lots. They are currently working on a Plat of Consolidation to consolidate the two lots into a single parcel. A condition of approval will require the approval of the plat prior to the issuance of building permits.

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

Commissioner Battisto made a statement and clarification how far in front the fence will go. He wanted to make the petitioner aware of all six conditions staff has as part of the recommendations of the approval.

Commissioner Petella asks if the building will have a 6 feet PVC fence all around the building. He states in town they typically go with wrought iron making it aesthetically pleasing. He wanted to know the reasoning why they were choosing that material. Dr. Knoll explained the reason they are requesting a privacy fence so the animals in the front fenced in area stay calm when other patients are walking in and out of the hospital. It is to prevent any kind of stress or excitement to the penned in animals.

Commissioner Meneghini asked if Dr. Knoll would be able to comply with the six conditions staff has requested. Dr. Knoll stated that they are simple requests that they can comply.

Acting Chairman Tucek did not have any further questions.

Acting Chairman Tucek asked for a motion, Commissioner Meneghini moved the motion to recommend approval for the zoning amendment and fence variation, Commissioner Petella seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote. This case will go before the Village Board on Monday, March 4, 2024, at 6:00 PM for review.

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

The results of the roll call vote were:

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

The motion passed by unanimous vote.

NEW BUSINESS:

PRESENTATION:

Case #24-0002 – Village of Carol Stream - 500 N. Gary Ave
Annual Review of ZoningMap

Mr. Berisha gave a brief description and stated that an annual updated zoning map for Carol Stream is required by state statute and the village is required to publish a current zoning map each year by March 31. For review and reference, a map has been prepared. The zoning map includes all zoning map amendments approved by the Village Board between January 1, 2023 and December 31, 2023. Mr. Berisha gives some brief examples of the zoning map changes.

Acting Chairman Tucek asked for any comments or questions from the Commission. There were no further questions or comments.

Acting Chairman Tucek asked for a motion to approve the 2023-2024 Zoning Map. Commissioner Petella moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

OLD BUSINESS:

Mr. Farace gave a brief update on construction projects in Carol Stream. He gave a few examples of business such as BodyWorks, and Mainfreight has started construction and moving very quickly with the projects. He gave an update on the first and original cannabis dispensary, Bisa Lina, that all inspections on our end were complete and waiting on the State of Illinois inspection. Once complete with that they should be opening very soon. Also, gave some information about the most two recent cannabis dispensaries, that one of the two that were presented and last month at the planning meeting, Altius has already applied for building permits and should start on construction very soon. Mr. Farace also reminded board members that in the month of March current board members will need to be aware of upcoming information sent from the clerk's office regarding the Statement of Economic Interest. Finally, Mr. Farace stated that there are no current agenda items for the March 11, 2024 meeting and the board make a motion to cancel it.

Acting Chairman Tucek asked for a motion to cancel the next PC/ZBA meeting on March 11, 2024 due to lack of agenda items Commissioner Meneghini moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

OTHER BUSINESS:

ADJOURNMENT:

At 6:19 p.m., Commissioner Petella moved and Commissioner Battisto seconded the motion to adjourn the meeting.


The results of the roll call vote were:

Ayes: 4 Commissioners Petella, Battisto, Meneghini, and Acting Chairman Tucek
Nays: 0
Abstain: 0
Absent: 3 Commissioners Christopher, Morris, 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 25 day of March, 2024.



Acting Chairman