

**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
March 25, 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: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Absent: 3 Commissioner Battisto, Petella and Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Bravo Berisha, Assistant Planner; Sara Van Winkle Planning and Permitting Assistant, and 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 February 26, 2024.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by 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: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

Case #24-0007 – Christ Presbyterian Church – 805 & 845 E. Geneva Road
Zoning Amendment, Special Use Permit-Place of Worship, Plat of Consolidation

Chairman Parisi swore in Tracy Kasson-Real Estate Lawyer-Rathje Woodward LLC, 300 E Roosevelt Rd, Wheaton, IL 60187. Mr. Kasson gives a brief summary of the properties and the three agenda items that bring him and his clients to the meeting. He gives a history of the property and information on why the property needs rezoning, the need for the special use permit, and finally consolidating the two properties for more space for parking. He then introduces Jon Nielson, Senior Pastor at Christ Presbyterian Church-Wheaton, 1300 Crescent Street Wheaton, IL 60187. Pastor Nielson gives a history on his congregation. He states the congregation is currently using a space in Wheaton for services, he has anywhere from 300-500 parishioners ranging in a variety of ages. He states that their current location they are using is not ideal for worship, Sunday school, or any special events the church may have. The new location would give them the space to do all activities while growing the congregation. Pastor Nielson then introduces Christopher Lauriat from Rise Point Architecture, 200 N Harrison St, Unit 101 Algonquin, IL 60102. He is there to share a few architectural design plans they have for the space. He talks briefly about adding seating, building out a common area in the middle, walling off some space for classrooms, adding on parking on the south lot and an additional back exit in the building. He states the outside of the building will stay the same since it is structurally in good shape and find nothing that needs updating or changed. Mr. Kasson approaches the podium for closing statements regarding the project. He states the other businesses in the area and points out that there are several other types of places of worship near the area. Along with the businesses that will be nearby, states this will be a wonderful addition to the area and to Carol Stream.

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

Chairman Parisi asked for Bravo Berisha, Assistant Planner, to read the staff report. Mr. Berisha gives a brief summary on what the church requests approval for on the following items associated with the development of a new Presbyterian Church in the former Blue Book services building. In addition, they want to include the adjoining property for an expanded parking lot to accommodate the population of the church. Mr. Berisha continues giving an explanation on why they are requesting a Zoning Map Amendment to rezone the property from B-3 General Business to O-S Office and Service District. In addition, they are requesting a special use permit for a place of worship and finally to consolidate two parcels into a single parcel. Mr. Berisha gives a brief description on what the internal and external changes are planned and the construction of additional parking for the building. Staff is supportive of the project and deem it acceptable with conditions of approval.

Chairman Parisi asks the commission if they have any further questions or comments

Commissioner Meneghini has no questions or comments.

Commissioner Morris asks about the vacant areas around the building and has some questions where the business Grease Monkey is located and the old 7-11 building. Mr. Kasson confirms what the businesses are in each building to answer Commissioner Morris.

Commissioner Tucek has some general comments regarding the additional exits they building has proposed. He gave a scenario if the building was at max capacity for emergency vehicles to access the building the easiest, why not add the exit to the other side of the building where the road is more accessible.

Chariman Parisi asks Mr. Berisha if the case has gone through an engineering review. Mr. Berisha answers yes Engineering has reviewed the case.

Commissioner Meneghini moved and Commissioner Morris seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, April 1, 2024, at 6:00 PM for review.

Case #24-0011 – North Ave TM LLC (Mainfreight) – 27W364 North Ave
Sign Variation

Chairman Parisi swears in Christian Buckwalter, Arco/Murray 3110 Woodcreek Downers Grove, IL 60515. Mr. Buckwalter gives a brief history about Mainfreight and talking about their global image and how asking for the sign variance for a roof mounted sign is a way for the company to promote its brand.

Chairman Parisi asked for questions from the audience. Resident Ann Peduzzi, 2N665 Morton Road, West Chicago, IL 60185 approaches the podium and Chairman Parisi swears her in. Mrs. Peduzzi has three main concerns with the request. Mrs. Peduzzi's first concern is why the company is asking for a sign variation now and not at the time of the original zoning submission. Mrs. Peduzzi continued the discussion by also asking what type of lighting or how bright the sign or globe will end up. She is aware the lights will be facing downward but has concerns with the height level of the sign and the brightness of the bulbs. She used the church across the street as an example and continued by discussing the limited brightness of lights in their parking lot and within their steeple and how things seem to be on a timer schedule. Her last comment is wondering if Mainfreight would consider a similar idea, and possibly relocate the globe to be closer to North Avenue for better visibility.

Chairman Parisi asked if Mr. Buckwalter would consider answering each concern in order presented, starting with the first one about why the sign was not part of the original application.

Mr. Buckwalter is back at the podium to answer the questions. The first one he addresses is the reason the sign was not included in the original application. Mainfreight had wanted to put it on the southwest corner of the building with a building mount sign, but stated when it was presented they were advised against that at the time. Mr. Farace stated that there were a few proposals, but did not recall the sign presented on that part of the building or facing towards North Avenue.

Chairman Parisi asks on behalf of Ann Peduzzi, how bright the sign light will be. Mr. Buckwalter does not have the current lumens calculations but confirms that the lights will not be any brighter on the sign than they are in the parking lot.

Chairman Parisi asked if there were any other questions from the petitioner. There are none and asked to move to the staff report.

Chairman Parisi asks Tom Farace to review the orientation of the building before starting the staff report. Mr. Farace points out in the plans provided the front office entrance of the building faces Morton Road and the truck spaces face North Avenue with the truck terminal portion. The company is looking at the

front of the building on Morton Road for the sign to be located. Mr. Farace begins the staff report. He gives a brief overview of where the company is from, a description of the building, and specifics on the proposed globe element that will function as a sign. The sign is proposed on the roof of the office portion of the building, which requires a variation. Staff supports the request to provide the building with Mainfreight's brand, but requests discussion by the Commission if monument signs should be allowed if the globe sign is allowed, along with providing other conditions of approval for the request.

Discussion with the Commission ensued regarding placement of the globe element, and recommended shifting it to the southwest corner of the building. Mr. Farace indicated that a new variation would need to be requested and publicized since the globe would not be on the roof of the building anymore. The majority of the Commission also recommended a condition of approval that monument signs would not be allowed on the property if the globe sign is installed.

Chairman Parisi asked for a motion to continue case number 24-0011 to the next available PC/ZBA meeting scheduled on April 22, 2024 with the amendments added for the new height requirements, provide information about moving the sign to the southwest corner of the building, and information on the operation and lumens of the sign once installed. Commissioner Meneghini motioned and Commissioner Tucek second the motion.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

This case will continue to the next available PC/ZBA meeting scheduled on Monday, April 22, 2024 6:00 PM for review.

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

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

PRESENTATION:**Case # 24-0015 – Pecoraro Veterinary Service – 465 E. Gundersen Drive**
Plat of Consolidation

Chairman Parisi swears in Harry Fournier, Fournier Law Firm, LTD. 2001 Midwest Road Suite 206, Oakbrook, IL 60523 on behalf of Pecoraro Veterinary Service. Mr. Fournier gives a brief description of the property and informs the board that part of the requests from the planning commission is to consolidate the two parcels into one parcel.

Bravo Berisha reads the staff report. He states the PC/ZBA met on February 26, 2024 requests from Pecoraro Veterinary Services were reviewed and recommended for approval to rezone the property from O-S and Service District to a B-3 general business. In addition, the plan commission granted approvals for a fence in the front yard. A condition of approval was to consolidate the two existing lots. The applicant is asking for a plat of consolidation review. The applicant has submitted and staff from Community Development, Engineering, and the Village Clerk's office all have reviewed and find it acceptable for approval.

Chairman Parisi asked if the commission had any questions there were none.

Commissioner Morris moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

The motion passed by unanimous vote.

Case #24-0017 – Housing Trust Group – 575 W. Lies Road
Courtesy Review – Senior Apartment Development

Chairman Parisi swears in Lawrence Freedman, Ash, Anos, Freedman & Logan, LLC 95 Revere Drive-Unit G, Northbrook, IL 60062. In addition to Mr. Freedman, he calls up two other colleagues who are part of the presentation. Chairman Parisi swears in Jordan Finkelman, Vice President of Development, HTG, 3225 Aviation Avenue 6th floor, Coconut Grove, FL 33133 and Jamin Nollsch, Senior Project Manager, Urban Works, 125 South Clark Street Suite 2070, Chicago, IL 60623. Mr. Freedman turns the presentation over to Mr. Finkelman. He gives a brief history about Housing Trust Group and what type of projects they develop, and provides information on projects at other locations including a recent apartment development in Arlington Heights. Mr. Nollsch then continues the presentation discussing details of architectural information, what the exterior and interior of the building will look like, amenities offered, and pursuing a NGBS Green and Net Zero certification with the project. Mr. Finkelman continues to speak about how many units will be in the building. He shows an example of the unit mix and rents based on annual income. He speaks in more detail about the timeline and that they have a conditional approval already received from IHDA-Illinois Housing Development Authority. By receiving approval from IHDA, they can make the apartments a part of affordable housing for fifty-five and older demographic. Mr. Finkelman concludes and thanks the commission for hearing their presentation.

Chairman Parisi asks Mr. Farace to read the staff report. Mr. Farace gives a brief history on the Hahn property, and gives a description of what HTG/Turnstone is planning with the 32 unit, three-story apartment building for seniors. He reviews the plans, parking spaces, and senior demographics of the area. He continues by letting the commission know that this a preliminary review, and HTG is looking for feedback at this time. If the projects moves forward, it will then go to planning for a formal review.

Chairman Parisi asks the commission for any comments or questions.

Commissioner Tucek has a few comments and one question. He states that Jan Smith would be a big proponent on how they are planning to utilize the space. His one question is asking about another entrance due to how busy Lies Road is and how hard to enter and exit the property will be. He also commented on the look of the building, which might stand out with surrounding neighborhoods.

Commissioner Morris asks what is the state or city rule percentage of low cost housing they have to provide in Illinois and or Carol Stream.

Mr. Farace answers he believes it is a statewide rule for a town to have at least 10 percent deemed affordable. Mr. Morris asks if Carol Stream is at that, Mr. Farace answers he is not sure about exact percentage, but Carol Stream does have a good amount of affordable housing and is above the minimum standard. A discussion continued about where affordable housing is located in Carol Stream. Discussion also ensued on proposed rental options, and how this project will be different that a low-income housing development that might accept housing vouchers.

Chairman Parisi makes a few comments. He likes the scale and elevations of the building. He appreciates the different materials and colors used. He continues by stating that he is excited that they are seeking certification to be a net zero building. He gives some information to them regarding other net zero buildings in the suburbs and recommended for them to look and can give contact information to them if they have questions. Chairman Parisi concludes that he thinks it would be a great addition to Carol Stream. He thanked them to for coming in and for a very thorough presentation.

Sue Wiemer with Turnstone Development, the partner on the proposed project, approaches the podium and asks if they do move forward with the project, does the commission feel they will get push back from residents about the affordable rent component.

Chairman Parisi stated that if they present the same information regarding the funding structure and that this project will not be considered Section 8 housing but rather affordable units for the average senior resident in the area, he believes that should be sufficient information for the residents and board members.

NEW BUSINESS:

PC/ZBA Training

Points to Remember Memo

Mr. Farace provided a memo with summary points from the training video that the Commission watched last year, and the memo has points that should be used when reviewing cases. The memo also has links to resources that can be used to educate themselves on a variety of planning and zoning topics.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace stated the April 8, 2024 meeting could be canceled due to no cases for that date.

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Tucek moved and Commissioner Morris seconded the motion to cancel the April 8, 2024 meeting. All members were in favor of cancelling the April 8, 2024 meeting.

ADJOURNMENT:

At 7:33 p.m. Commissioner Meneghini moved and Commissioner Morris seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Morris, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 3 Commissioner Battisto, Petella and Christopher

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 28 day of MAY, 2024.


Chairman