

**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
May 28, 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 Battisto, Petella, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioner Christopher and Meneghini

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

MINUTES:

Commissioner Tucek moved and Commissioner Morris seconded the motion to approve the minutes of the Regular Meeting held on April 22, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by a unanimous vote.

PUBLIC HEARING:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

Case #24-0019 Safeway Transportation Services Corporation – 250 N. Schmale Rd.
Special use Permits – Outdoor Vehicle Storage and Repair and Service

Chairman Parisi has Robert McNees- McNees and Associates, LLC 195 Hiawatha Drive; Carol Stream approaches the podium and swears him in. Mr. McNees is there on behalf and representing the applicant and will give a brief background on Safeway Transportation Systems. The applicant is requesting approval for a special use permit for outdoor vehicle storage and repair with services for school busses. Mr. McNees continues that the school districts in the area, Glenbard Township High School 87 and Glen Ellyn School District 41 are requesting for a storage and repair for their buses to be nearby the schools they are providing services. Mr. McNees continues to state that Dynamic Investments currently owns the current property and plan to lease it to Safeway. The property currently has the correct zoning the business needs and requires no changes to the office space, has adequate parking, and the maintenance garage that is desired. Mr. McNees briefly describes the parking will be able to maintain 42 smaller buses and up to 10 larger buses. In addition, the facility will also be able to house 8 employees, 3 mechanics, and all bus drivers on a rotating basis. The building will not require any new wall or monument signs, and will keep all existing landscape. Mr. McNees concludes the applicant would greatly appreciate the Village's approval on this project.

Chairman Parisi asks the audience is there are any questions or comments, there is none.

Chairman Parisi then asks Bravo Berisha, assistant planner to read the staff report.

Mr. Berisha thanks Mr. McNees for an excellent presentation. He states that his staff report gives similar facts and information about the property and history of the company that Mr. McNees has stated.

Chairman Parisi ask the commission if there are any further questions or comments. There are none.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed with staff recommendations by unanimous vote.

This case will go before the Village Board on Monday, June 3, 2024, at 6:00 PM for review

24-0024 – Village of Carol Stream – 500 N. Gary Avenue
Text Amendment – Unified Development Ordinance (UDO)-Miscellaneous Modifications

Chairman Parisi swore in Mr. Farace.

Mr. Farace stated staff is recommending the following text amendments for miscellaneous modifications to the UDO:

- Outdoor Storage in the Industrial District. The amendment was inadvertently removed from the table 16-3- 11(E) (Permitted and Special Uses) and use-specific standards in Article 4 of the UDO. Staff recommends including “outdoor storage” in Table 16-3-11 (E) and within use –specific standards in Section 16-4-18 of the UDO
- Parking Lot Striping Color. Staff recommends modifying code language for parking lot striping, to align with IDOT and Manual on Uniform Traffic Control Device (MUTCD) standards.
- Fences on lots with Industrial Uses. Staff recommends removing the allowance for a fence in the exterior side yard for industrial uses, and this will match the prohibition for lots with businesses uses to install fences in exterior side yards.
- Solar Panel – Aesthetics. Solar panels have become a common practice in Carol Stream; staff believes it is a good environment practice. Staff recommends adding standards to the UDO that would prohibit installation of electric panels and conduit installed in front of the home or business. It is more common to install in the rear of a building or home but if such circumstance comes up, the Community Development Director will need to approve it to be necessary.

Mr. Farace concludes that staff recommends approval of text amendments for miscellaneous modifications to Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards) of the UDO.

Chairman Parisi asks the commission if there are any questions or comments.

Commissioner Battisto has none

Commissioner Tucek comments he also approves that any kind of conduit or electrical panel that is in the front of the home or building should match walls or equipment to be aesthetically pleasing.

Commissioner Morris asks if parking lot striping will have to be white or yellow on personal property parking lots.

Mr. Farace answers yes for all properties with public parking according to IDOT.

Chairman Parisi has a question about the solar panel would be considered equipment.

Mr. Farace stated no the solar panels are not considered equipment. He stated that everything that needs to be installed for the panels, with the exception of actual panels.

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Battisto seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, June 3, 2024, at 6:00 PM for review

PUBLIC HEARING:

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

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

NEW BUSINESS:

PRESENTATION:

Case #24-0006 – Bridge Street Properties/Villas of Fair Oaks – 1475. W Lies Rd
Final Plat of Subdivision

Chairman Parisi swore in John McHale – Bridge Street Properties, PO Box 5726, Naperville, IL He is there today representing the company and requesting approval of the final plat of subdivision for the Villas of Fair Oaks. Mr. McHale gives a brief description about the property; it will be designated as single family unit attached duplex development which fits with in this designation. He is seeking approval of the final plat that has 32 lots proposed, with two public roadways.

Chairman Parisi has Tom Farace read the staff report. Mr. Farace gives the history of the plat and the changes and updates Bridgestreet has done since November. The Plat has 32 lot spaces and 2 major roadways. Community Development, Engineering, and the Clerk’s office have reviewed the plat find it acceptable and recommend it for approval.

Charmain Parisi then asks the commission if there are any questions or comments

Commissioner Morris asks why the hole for the detention area is so deep.

Mr. McHale states its part of the earthwork that needs to be done and reassures the commission it will be filled back in and landscaped properly.

Commissioner Petella asks exactly how deep the hole is.

Mr. McHale did not have the engineering report so could not give exact depth.

Commissioner Tucek asks about overnight parking for residents or guests
Mr. McHale states there will be no need for overnight parking there will be enough parking for all units.

Commissioner Battisto asks if this is the same plat from preliminary meetings.

Mr. Farace answered yes

Chairman Parisi asked for a motion to approve. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

Mr. Farace asks to cancel the June 10, 2024 PC/ZBA Meeting due to lack of agenda items

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:26 p.m. Commissioner Tucek moved and Commissioner Petella seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Christopher and Meneghini

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 26 day of AUGUST, 2024.


Chairman