

**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
June 24, 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 Christopher, Battisto, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioner Petella and Meneghini

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

MINUTES:

Chairman Parisi asked for a motion to approve the minutes. Commissioner Tucek moved and Commissioner Battisto seconded the motion to approve the minutes of the Regular Meeting held on May 28, 2024.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Petella and Meneghini

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 Tucek seconded the motion.

The results of the roll call vote were:

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

Nays: 0

Abstain: 0

Absent: 2 Commissioner Petella and Meneghini

The motion passed by unanimous vote.

Case #24-0026 – Evergreen Elementary School – 1047 Evergreen Dr.*Special Use Permit-Building Addition*

Chairman Parisi swore in Daniel Miletic, Civil Engineer at Ra Smith, 55 Shuman Blvd, Suite 375, Naperville, IL 60563 applicant for Evergreen Elementary School special use permit application along with VP Trinh, project architect with Arcon, 2050 S Finley Rd Suite 40, Lombard, IL 60148. Chairman Parisi also swore in Jim Woell, Superintendent for Benjamin School District, 28W250 St. Charles Rd, West Chicago, IL 60188. Mr. Miletic will have Mr. Woell continue with the presentation. Mr. Woell gives a brief history. Mr. Woell has been with the district for the past 6 years. The school currently houses 375 students and in the past 5 years. Mr. Woell has seen a steady increase in population of the students. Over the past year, the school has conducted a demographic enrollment study that takes information such as number of births in the area to give an estimate on where enrollment numbers may be in the next 5 years. The study has proven that estimated numbers will increase anywhere from 20-168 students and the need for additional classrooms will be a necessity. Mr. Woell continues to talk about the steps they have taken to keep families informed of the projects by holding forums throughout the school year. Mr. Woell also informs the commission that the school district plans to utilize their cash reserve they have been saving and releasing cash bonds to fund the project. At this time, they will not be increasing taxes or using tax dollars for the project. They are anticipating breaking ground in October. Mr. Woell concludes that the district and families are on board with the project and the school has addressed all concerns including drop off and pick up procedures if there is an influx of students.

Chairman Parisi asks if there are any questions from the audience

Mike Quealy, 1084 Buckskin, Carol Stream, IL 60188 approaches the podium. Chairman Parisi swears him in. Mr. Quealy gives a brief history on himself and states he is a long time resident of Carol Stream. He states that his concerns are a few items about this project happening. He is concerned how close the school is coming to his property with the addition. He is also concerned that the school is utilizing estimated data instead of exact or more concrete numbers to build an addition. He makes a final comment about the traffic patterns with drop off and pick up and the concerns he has now without an influx of students.

Mr. Parisi invites Mr. Woell back to the podium to address the questions and concerns.

Mr. Woell states that the school is already to capacity without the influx of students. He states that there is not population needs but programming needs that require additional classrooms. Mr. Woell addresses the drop off and pick up concerns on Buckskin and stated to the resident he will address that individually to each resident who has a concern or comment.

Chairman Parisi invites resident John Prusko, 1062 Buckskin, Carol Stream, IL 60188. Chairman Parisi swears in Mr. Prusko, a resident of Carol Stream for several years. He also has concerns about pick up and drop off and influx of students. Mr. Prusko has multiple questions and concerns about drainage and how it will change and improve once the addition has been completed.

Chairman Parisi answers Mr. Prusko's concerns. Chairman Parisi stated that the Superintendent would address pick up and drop off concerns on Buckskin with him. Chairman Parisi continues to reassure the resident that the engineering department will review the storm water report and the project will need to comply with village and county codes and conditions in order for the project to be approved.

Chairman Parisi asks if there are any other questions from the audience

Mr. Quealy approaches the podium again with additional concerns. He gives a history of the neighborhood and flooding issues in the past.

Chairman Parisi reassures him that engineering will review the storm water report once available. Bravo Berisha, Assistant Planner will read the staff report. Mr. Berisha gives a brief history of the school and data the school has collected to support in favor of building an addition that will add 6 new classrooms and benefit the influx of student population. Mr. Berisha states that staff is supportive of the request and is recommending it.

Chairman Parisi asks if there are any questions from the Commission

Commissioner Battisto asks according to the plans, if the addition will be 97 feet or more away from property lines. In addition, his second question is if the storm water report has been completed.

Mr. Miletic approaches the podium and answers yes the new addition will be 97 feet away from any property lines and no the storm water report had not been completed yet. An initial report has been already sent to engineering to review.

Commissioner Battisto asks if Mr. Miletic or Mr. Woell are aware of any water management issues on the property. Both answered no.

No questions from Commissioner Tucek or Christopher

Commissioner Morris asks if there was a plan in 10 years if the population continues to grow.

Mr. Woell answers that there is a plan in place for 10 years from now. The new design will show a straight hallway that would be able to support 4 more classrooms if there is another influx of students

Chairman Parisi had no questions

Commissioner Battisto moved and Commissioner Christopher seconded the motion with no further discussion.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

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

PUBLIC HEARING:

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

The results of the roll call vote were:

- Ayes: 5 Commissioners Christopher, Battisto, Morris, Tucek and Chairman Parisi

Nays: 0
Abstain: 0
Absent: 2 Commissioner Petella and Meneghini

The motion passed by unanimous vote.

PRESENTATION:

Annual Progress Report – Comprehensive Plan Implementation

Mr. Berisha gave an overview of the projects and initiatives worked on over the past year.

NEW BUSINESS:

There was a brief discussion regarding several properties and projects in Carol Stream.

OLD BUSINESS:

OTHER BUSINESS:

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

Chairman Parisi asked for a motion to cancel the meeting. Commissioner Christopher moved and Commissioner Battisto seconded the motion to cancel the July 8, 2024 meeting. The motion passed by unanimous vote.

ADJOURNMENT:

At 6:48 p.m. Commissioner Morris moved and Commissioner Tucek seconded the motion to adjourn the meeting.

The results of the roll call vote were:

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

The motion passed by unanimous vote.

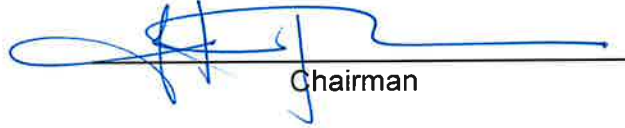
FOR THE COMBINED BOARD

Recorded and transcribed by,

Sara Van Winkle

Sara Van Winkle
Planning and Permitting Assistant

Minutes approved by Plan Commission on this 21st day of AUGUST, 2024.


Chairman