



Carol Stream

Village of Carol Stream Comprehensive Plan

June 2016



KEY OPPORTUNITY AREA 2 – INFORMATIONAL PACKET

Opportunity Area #2: North Avenue / County Farm Road Node

Existing conditions

Opportunity Area #2 includes the area on all four quadrants of the North Avenue/County Farm Road intersection. It includes an 11.5-acre site and 2.0-acre site on the northeast quadrant, an 8.2-acre site on the southeast quadrant, a 16.4-acre site on the northwest quadrant, and a 23-acre site on the southwest quadrant. It should be noted that a large portion of the southeast quadrant is within the floodplain.

While most of the area is not incorporated into the Village, all of these parcels are in Carol Stream's planning jurisdiction, and the Village has begun strategic annexations near this area. The sites have a mix of industrial, quasi-industrial, motel and other low-intensity obsolete buildings, as well as a pet cemetery within the northeast quadrant. Used-car and motorcycle dealers are at the southwest quadrant. On the south side of St. Charles Road west of County Farm Road is a large park owned by the Winfield Park District. To the east of the sites on County Farm Road on both the north and south sides of North Avenue are the Carol Stream Park District Bark Park and Red Hawk Park. Wheaton Bible Church is west of the northwest quadrant of North Avenue and County Farm Road. The church, which is connected to Village utilities, occupies an extremely large parcel.

Recommendations

A future land use plan for this area is illustrated on the following page. Assuming the availability of North Avenue frontage for commercial development, other auto-related retail uses could be pursued, which would reinforce the existing car-oriented businesses. Several brokers have indicated that car or other motor vehicle dealers could be a possibility on North Avenue within this area or one of the sites in Opportunity Area #3. A family-oriented restaurant that would be close to the parks should be considered, as should fast-food restaurants on the south side of North Avenue, making it easy for commuters heading to I-355 to stop for food or beverages in the morning.

While a number of brokers have expressed that some limited retail development would be an option here, several felt that the area was too sparsely populated or developed to attract most retailers. As a solution to this, and to create a transition between new commercial and industrial development along North Avenue and existing large-lot single-family homes on Vale Road, small townhome developments on each side of Ethel Street are a possibility. Future development in this area will likely depend on land assembly, which would combine smaller parcels into larger redevelopment sites. Larger parcels would benefit redevelopment by allowing more room for parking, stormwater management, and fewer access points. Potential demolition of obsolete buildings would likely be part of parcel consolidation. If the area is annexed, it may be appropriate to consider creating a TIF district to help fund improvements that would spur redevelopment.

Clean and modern industrial uses are also part of the vision for this area. Currently, a large amount of acreage is dedicated to outdoor vehicle storage, which is not the highest and best use of land. Because industrial uses attract workers and a daytime population, industrial development contributes to the local tax base by creating a larger market for consumer spending and sales tax. In addition, some warehouses and showrooms generate sales tax revenue because they are the point of sale. Overall, retail development would not be the only path to growing the sales tax base, and with multiple development avenues to pursue, the Village will remain flexible and respond to the market demands for the area.

Key Opportunity Area #2: NORTH AVENUE AND COUNTY FARM ROAD NODE

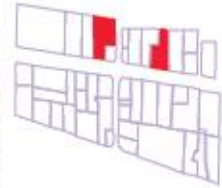
In recent years, the Village has begun strategic annexations near the intersection of North Avenue and County Farm Road. Although the majority of parcels within this area are outside the Village, they are within the Village's planning jurisdiction. Village sewer and water utilities are in the ground along both sides of North Avenue as far west as Morton

Road. Many of the existing uses are approaching obsolescence and reflect a 1950s-era development character. Some of the existing uses are shown on this graphic including an old motel, pet cemetery, former gas station (now an e-cigarette store) and several industrial and commercial service businesses with outdoor storage. The area is bounded on the

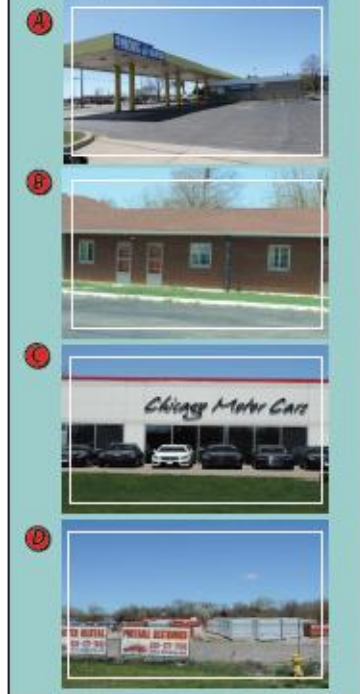
north by single-family residential, on the east and south by public open space, and by vacant property to the west across Morton Road Road.

A number of billboards and cell towers exist within this area primarily south of North Avenue.

Current zoning
■ B-3 service district
 Gary North Avenue corridor overlay district
 □ Unincorporated parcels



Examples of Existing Uses



Source: Chicago Metropolitan Agency for Planning, 2016.

Key Recommendations

The majority of the parcels located within this key redevelopment area are outside of the Village of Carol Stream but within the Village's planning jurisdiction. The Village should be open to potential development proposals in this area and consider potential annexations as they come forward. Future land uses in this area should be

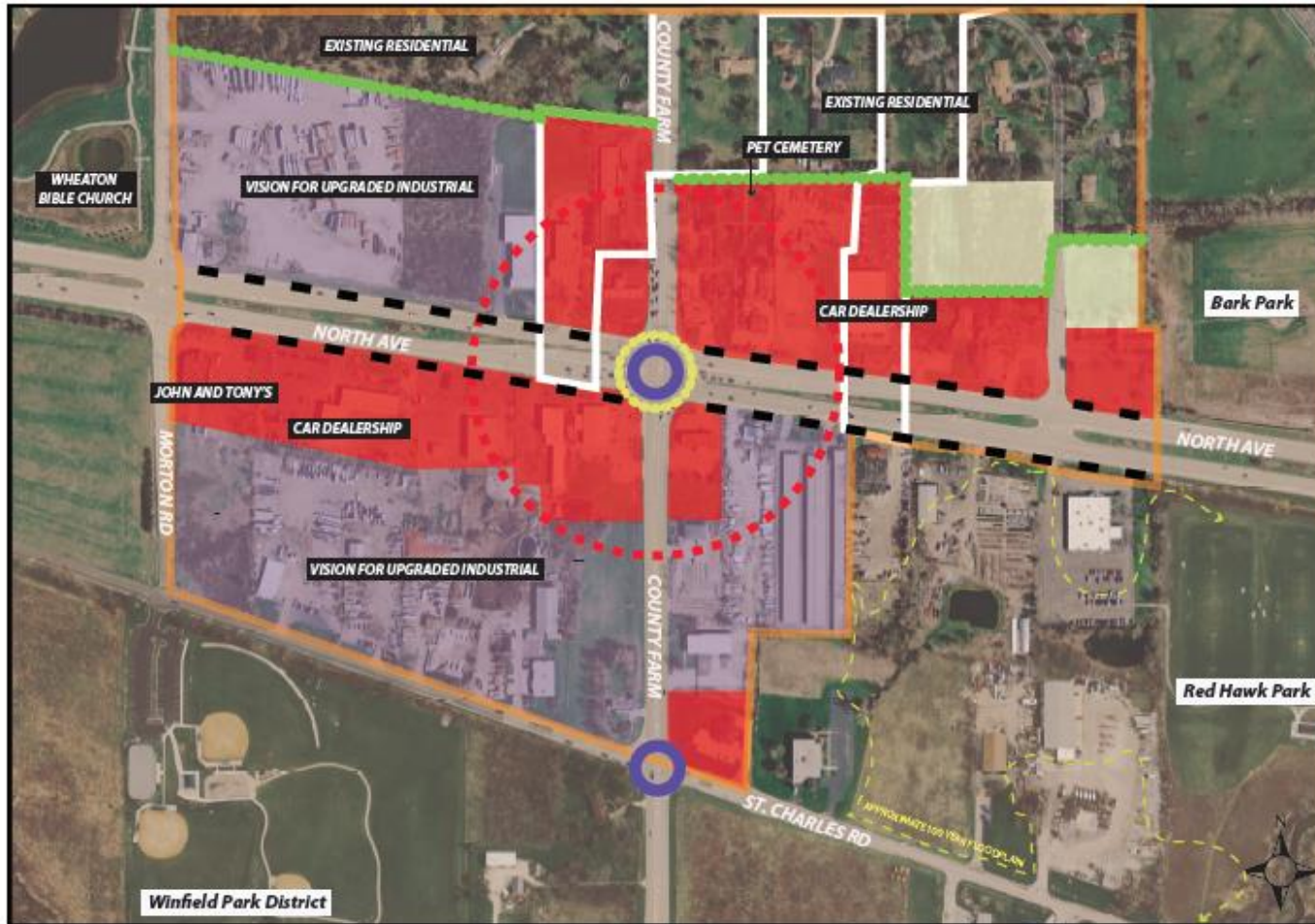
considered flexible, either commercial, residential, or industrial depending upon market realities and developer proposals. This concept illustrates a retail node centered upon the intersection of North Avenue and County Farm road through both parcels identified for future retail and a circle meant to depict a possible

larger retail development. Future development for either retail or industrial will depend upon parcel consolidation.

Although North Avenue is not envisioned to be a pedestrian friendly street, the intersection with County Farm road should include pedestrian

crosswalks, pedestrian signage, a refuge area for pedestrians/bicyclists unable to cross the street in a single light change.

Access and egress points (curb cuts) along North Avenue should be minimized to improve circulation and flow.



Legend

- ⬢ Corridor commercial/retail is illustrated to show the approximate area that retail is appropriate, however, this can change based upon developer proposals and parcel consolidation. Although specific parcels are identified, the circle represents how the amount of retail can change based upon market feasibility.
- Active industrial uses can include light industrial, or office headquarters for an industrial business.
- Single family uses include townhomes, duplex, and triplex.
- Improved Intersection to include more highly visible pedestrian crossings and refuge area within the North Avenue median.
- Existing signalized intersections
- Improved buffering
- Minimize curbcuts
- Study area
- Current Village boundary shows most of the area as being unincorporated.

Source: Chicago Metropolitan Agency for Planning, 2016.

It is important to note that these illustrations are only concepts and do not commit the Village or developers to this future reality. In addition, the numerical ranges of physical dimensions, building footprints, facades, parking design, and all other details should be decided upon at the time of development. Though these illustrations can be a guide and reflect the desired character of the subareas, they are subject to change.

Please visit the Village’s website at www.carolstream.org. to view the 2016 Comprehensive Plan in its entirety. For further information, contact the Community Development Department at 630.871.6230 or communitydevelopment@carolstream.org.

