

Village of Carol Stream

Joint Special Meeting of the Village Board and Plan Commission/Zoning Board of Appeals

Presentation-Amended Comprehensive Plan for the Village of Carol Stream

Gregory J. Bielawski Municipal Center
500 N. Gary Avenue, Carol Stream, IL 60188

May 16, 2016
6:00 p.m. – 7:22 p.m.

Meeting Notes

ATTENDANCE:

Mayor Frank Saverino, Sr.
Trustee Matt McCarthy
Trustee John LaRocca
Trustee Rick Gieser
Trustee Mary Frusolone
Trustee David Hennessey
Trustee Greg Schwarze

Joseph E. Breinig, Village Manager
Bob Mellor, Assistant Village Manager
Don Bastian, Community Dev. Dir.
Ed Sailer, Police Chief
Bill Cleveland, Asst. Director of Engineering
Tom Farace, Plan/Economic Dev. Mgr.
Dee Spink, Plan Commission Member
David Creighton, Plan Commission Member
John Meneghini, Plan Commission Member
John Carlisle, CMAP Asst. Planner

The meeting was called to order at 6:00 p.m. by Mayor Frank Saverino, Sr. and the roll call read by Assistant Village Manager Bob Mellor. The result of the roll call vote was as follows:

Present: Mayor Saverino, Sr., Trustees Hennessey, LaRocca, Gieser, Schwarze, Frusolone and McCarthy

Absent:

Village Clerk Laura Czarnecki arrived at 6:06 p.m.

Presentation-Amended Comprehensive Plan for the Village of Carol Stream

Community Development Director Don Bastian introduced John Carlisle, assistant Planner from CMAP, who presented the Amended Comprehensive Plan for the Village of Carol Stream as follows:

Phase 1:

- Village Board kickoff presentation
- Steering committee meeting
- Key person interviews
- Focus groups
- Chamber of Commerce meeting

- Public workshop

Phase 2:

- Meeting with steering committee
- Public visioning workshop

Phase 3:

- Meeting with steering committee
- Public open house
- Public hearing (today)

CAROL STREAM
WE WANT TO HEAR FROM YOU!

Wednesday, **Fire Protection District**
March 11, 2015 **365 North Kuhn Road**
6:00 to 8:00 p.m. **Carol Stream, IL 60188**

Carol Stream is moving forward with the creation of a comprehensive plan, which will help guide development and decision making in the Village for years to come. Now is the time to build upon the success of the initial public meeting, when participants helped define community values and identified key issues and opportunities in Carol Stream.

Please join us on **Wednesday, March 11** for a Visioning Workshop, the next step in creating the Carol Stream comprehensive plan. At this workshop, you will help determine how the Village looks in 2030. This is a great opportunity to share and discuss the future of Carol Stream with your family, neighbors, and friends.

Join us and spread the word about the **March 11** meeting — everyone is welcome!

RSVP to Jessica Gershman at jgershman@cmmap.illinois.gov or 312-386-8631.

To learn more about the project, visit <http://cmmap.is/ita-carol-stream>.

In partnership with
Chicago Metropolitan Agency for Planning

Sponsored by the Federal Highway Administration, Federal Transit Administration, U.S. Department of Housing and Urban Development, Illinois Department of Transportation, and the Chicago Community Trust.

Carol Stream

FY15-0069

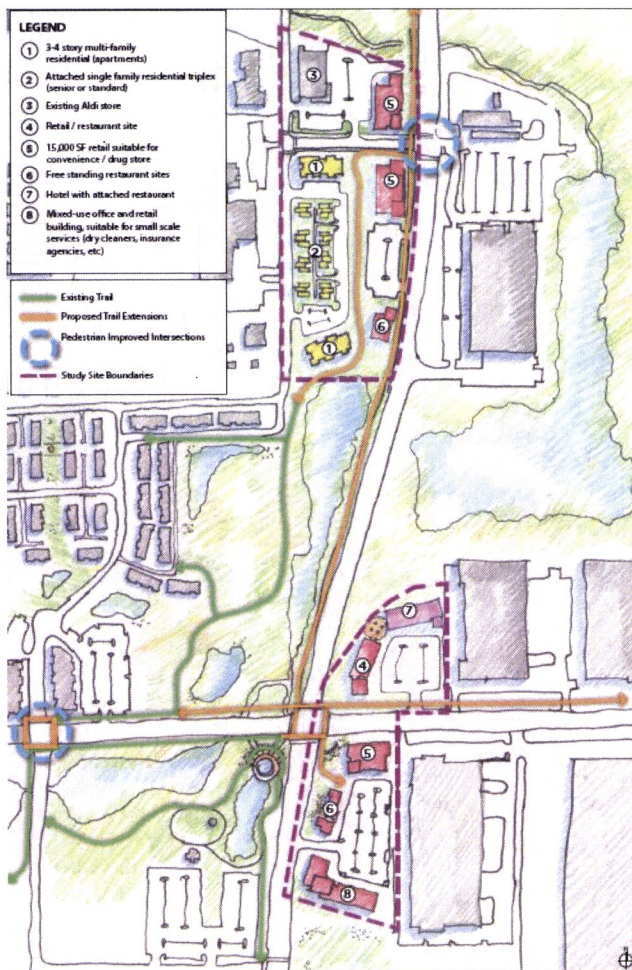
What We Heard...

- Issues
 - Visible underutilized sites
 - Lack of central place
 - Physical barriers and disconnectedness
 - Flooding, watershed protection
- Vision
 - Envision **future land use**, opportunity areas
 - Strengthen local **character**
 - Expand mixed use, walkability
 - Promote housing stability, adaptability
 - Foster business growth
 - Improve **transportation** network, especially supporting walking, biking, transit

- Continue investment in **water, natural resources** management, and explore innovative solutions

Plan Structure

- Chapter Topics
 - Vision
 - Land Use
 - Economic Development
 - Housing
 - Transportation
 - Natural Resources
 - Image & Identity
 - Next Steps



Future Land Use

- New industrial (light industrial focus)
- New residential
- New commercial supported by new residential or industrial

- Parcel and site concept flexibility
- Three Opportunity Areas:
 1. Town Center: Gary Ave/Stark Drive; Gary Ave/Lies Road
 2. North Ave/County Farm Road
 3. North Ave/Bennett Drive

Figure 3.2. Future land use

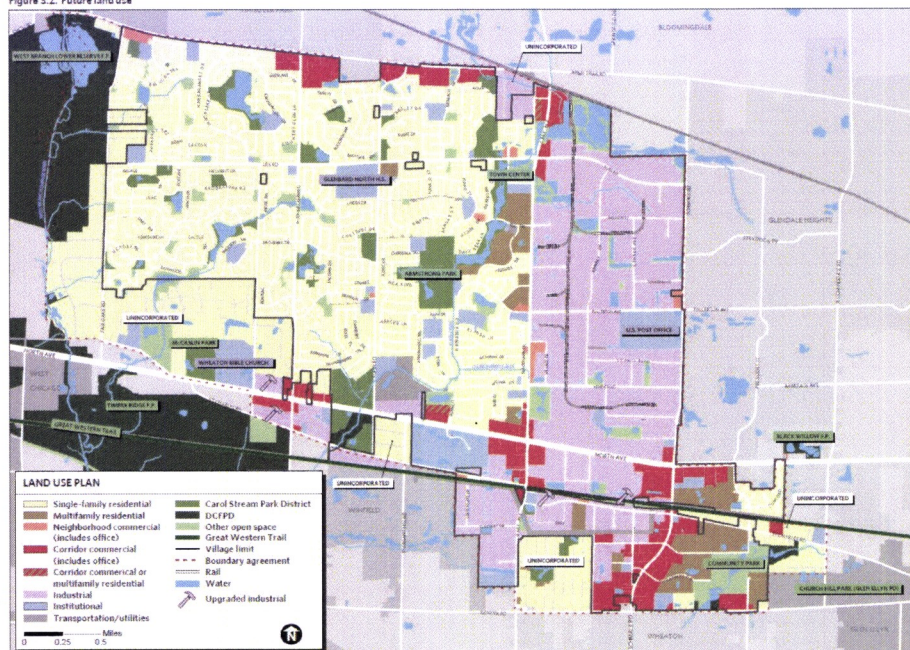
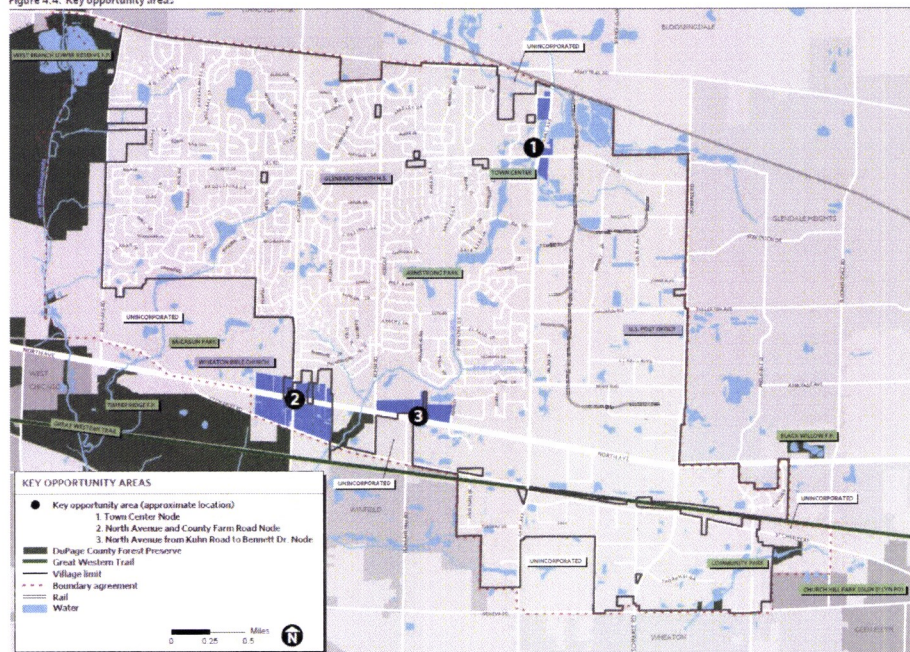


Figure 4.4. Key opportunity areas



Trustee Gieser asked if the Comprehensive Plan prevents any new, unanticipated future land use plan from being developed. John Carlisle stated no and that the plan is not a regulatory document. Village Manager Joe Breinig stated the plan is dynamic and subject to change and is adaptable.

Community Development Director Don Bastian reviewed the Public Engagement and outreach efforts.

Public Engagement & Outreach

- **Steering Committee Meeting #1 – February 24, 2014**
- Kickoff meeting, project overview, discussion of existing conditions
- **Public Meeting #1 – April 23, 2014**
- Comp Plan overview, strengths & weaknesses, keypad polling
- **Steering Committee Meeting #2 – January 12, 2015**
- Review Existing Conditions Report; preview of Visioning process
- **Public Meeting #2 – March 11, 2015**
- Public Visioning Workshop
- **Steering Committee Meeting #3 – February 3, 2016**
- Review and comment of Draft Comprehensive Plan
- **Public Meeting #3 – March 16, 2016**
- Review and comment on Draft Comprehensive Plan
- **Plan Commission Public Hearing – May 9, 2016**
- Recommended approval 5-0

Media Coverage...

The screenshot shows a news article on the website 'mySuburbanLife'. The article title is 'Bastian: It's not too late to weigh in on Carol Stream's future' by Don Bastian. It includes a photo of Don Bastian and text describing the village's planning process, including a public visioning workshop and the use of MetroQuest surveys.

The screenshot shows a news article on the website 'mySuburbanLife' titled 'Village begins work to complete strategic plan' by Joe Hyland. The article reports on a meeting with Assistant Director Don Bastian, the Chicago Metropolitan Agency for Planning, and various community representatives. It details the village's goal to complete a strategic plan and the involvement of various stakeholders.

Suburban Life • mysuburbanlife.com • Friday, May 2, 2014 • NWCD NEWS 4

Carol Stream, CMAP to develop new comprehensive plan

By LEE J. GAINES
mlj@suburbanlife.com

CAROL STREAM Carol Stream's Comprehensive Land Use Plan hasn't been updated since 1980.

"Really, they are supposed to be prepared much more frequently," said Don Bastian, the village's assistant community development director.

"Thanks to a partnership with the Chicago Metropolitan Agency for Planning, Carol Stream has begun a 14-month process to prepare a new plan that would ideally reflect feedback received from residents and business owners in the community.

But what exactly is a comprehensive plan?"

"The comprehensive plan, once it is complete, is supposed to contain goals and objectives for how a community wants to develop and grow and change over the years," Bastian said.

Usually plans contain a 10- or 20-year outlook, and the goals and objectives outlined in them serve as guidelines for village staff, the Plan Commis-

"The comprehensive plan, once it is complete, is supposed to contain goals and objectives for how a community wants to develop and grow and change over the years."

Don Bastian
Village assistant community development director

son and Village Board as they make decisions about various projects, initiatives and development proposals, he said.

It's a big project and very time-intensive. That's why most municipalities hire a planning consultant to prepare a comprehensive plan for the community, Bastian said.

Carol Stream has been struggling to find room in their budget to accommodate a consultant, considering all the other priorities that demand attention, he said.

So the village tried a different route.

CMAP is the official planning agency for northeastern Illinois, which includes Cook,

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Reisinger said the organization received a grant from the Illinois Housing Development Authority to implement a local technical assistance program, which helps communities such as Carol Stream update their own comprehensive plans free of charge.

CMAP is currently working with Carol Stream officials, residents and businesses to solicit feedback on a variety of subjects ranging from population, housing and transportation to community facilities and natural resources, said Nicole Woods, a CMAP associate planner and project manager for Carol Stream.

The first phase of the process aims to get a snapshot of where Carol Stream currently is, using both the feedback

received and related data, she said. Next, the agency will present an existing conditions report sometime this summer summarizing all the data received and some common themes to emerge from it.

Woods said CMAP will work with the community to develop an overall vision to guide them during the next 20 years.

The final phase includes the creation and adoption of the plan, which will outline the vision set and discuss the plans and policies needed to help achieve that vision, Woods said.

Both Bastian and Woods said it's too early to tell what that vision will look like.

One of the ways to implement some of the potential goals and objectives would be through updated zoning regulations, Bastian said. He added that the village plans to update their code following adoption of the plan.

At this point however, Bastian said he hopes to bring everyone to the table to the extent possible to hear what they have to say before coming up with ultimate objectives.

Article updated: 2/7/2014 4:40 PM

Carol Stream upgrading its planning strategy

By Joshua Welge

Carol Stream has nearly tripled in population over the past 30 years, and for the first time in three decades the village is upgrading its comprehensive plan — a document municipalities use that contains goals, objectives and strategies for development.

The village was awarded planning services from the Chicago Metropolitan Agency for Planning, or CMAP, in 2013 for the preparation of a new plan. With CMAP taking the lead on the project, the village estimates it will save close to \$120,000 it otherwise would spend on consultant services.

The village board approved a resolution of support for the project in January.

This week it appointed a 13-member steering committee to review and offer feedback to documents prepared by CMAP, and to participate in two to three public meetings.

"The comprehensive plan really serves as a vision for the community moving forward," said Trustee Don Weiss, a member of the steering committee.

Carol Stream's last plan was prepared in 1982 by the DuPage County Regional Planning Commission, when the village's population was 15,472. Much has changed since then, and the current population as of the 2010 census is 39,711. The plan, considered a road map in guiding land use laws such as zoning, is generally supposed to be done every 10 years and updated every five.

"A lot of our land area has been developed, there's been changes in infrastructure and roadways, businesses have moved in and out," said Don Bastian, the village's assistant community development director. "The fact of the matter is the 1982 document isn't really something we even talk about."

Bastian said there's no specific development that sparked the push to update the plan.

"However, Carol Stream does have properties that were developed over 50 years ago," Bastian said. "Are the uses of these properties still appropriate today given changing market conditions, the economy, transportation enhancements and community needs? We recognize that the exercise won't have the same focus as it would for a community with large areas of underdeveloped land, but there are a variety of community planning issues beyond simple land use considerations."

Among those issues will be the community's character and quality of life, recreational opportunities and open space, housing, population and economic health.

Bastian envisions the project taking 12 to 15 months. The steering committee plans to meet for the first time at 6 p.m. Feb. 24 to discuss a proposed timeline.

Promotion...


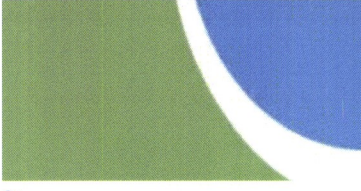
- Village Facebook Page**

25+ posts about the project and about upcoming meetings

Village of Carol Stream added 2 new photos

Project Steering Committee Reviews Draft Comprehensive Plan

On Wednesday, members of the Village's Comprehensive Plan Project Steering Committee met with Don Bastian, the Community Development Director and his staff to review the Draft Plan prepared by the Chicago Metropolitan Agency for Planning (CMAP). The next step in this multi-year process will be for the Village and its Steering Committee members to host a Public Open House in mid-March to be held at the Fire Protection Station.

Like Comment Share

Christopher Oakley Public Visioning Workshop

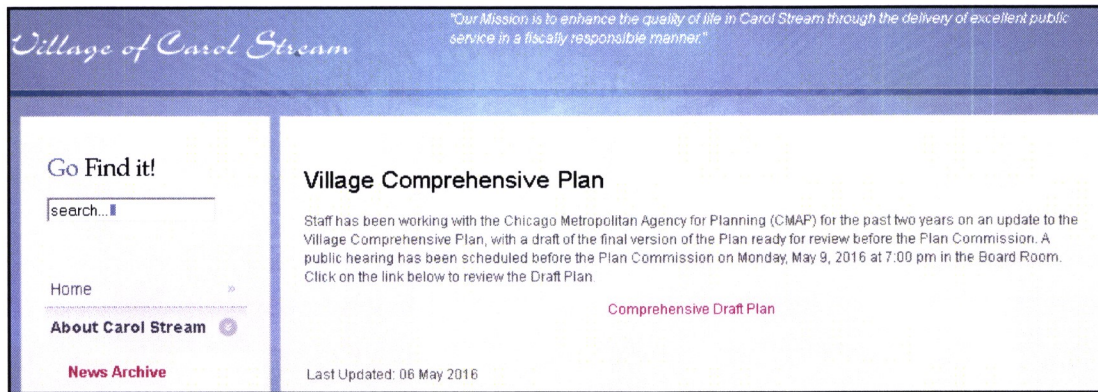
March 2, 2015

Attached are reminder flyers for the upcoming Community Visioning Workshop on the Comprehensive Plan project update. Community input is essential in this process so your participation is critical to ensuring the final update of the Comp. Plan reflects the vision of the entire Carol Stream community.



Like Comment Share

- **Village Website – Link to Plan documents**



- **E-Stream Newsletter and Village Happenings**

Next Steps...

- Final Revisions and Village Board Adoption (June)
- Using the Comprehensive Plan Moving Forward...
 - Provides guidance in review of development proposals
- Focus on three Opportunity Areas
 - Provides ideas for future projects and initiatives
- Pace shelters
- Gateway signs
- Study further bicycle/pedestrian enhancements
- Sign Code update
- Zoning Code update

Trustee Hennessey expressed an interest in aggressively pursuing development of the comprehensive plan.

There being no further business, Trustee McCarthy moved and Trustee Schwarze made the second to adjourn the Joint Special Workshop meeting. The meeting was adjourned unanimously at 7:22 p.m.

FOR THE BOARD OF TRUSTEES


Frank Saverino, Sr., Mayor

ATTEST:


Laura Czarnecki, Village Clerk

Minutes approved by the President and Board of Trustees on this

6th day of June, 2016.

Diana Czarneci
Village Clerk