

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 26, AT 7:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: October 22, 2018
- III. Public Hearing:
 - A. 18-0030 **Cima Developers, LLC (Pride of Carol Stream) - 260 S. Schmale Road**
Amendment to a Special Use Permit for an Automobile Service Station
Rear Yard Setback Variation
Front Yard Setback Variation
 - B. 18-0033 **American Litho – 175 Mercedes Drive**
Special Use Permit for Outdoor Activities and Operations – Air
Compressors
Variation for a Structure in the Front Yard
 - C. 18-0034 **Daylight Learning Center – 505 S. Schmale Road**
Amendment to a Special Use Permit for a Day Care Center Expansion
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
October 22, 2018.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Angelo Christopher, Dave Creighton, John Meneghini, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent:

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Meneghini seconded the motion to approve the minutes of the meeting of August 27, 2018.

The results of the roll call vote were:

Ayes: 7 Commissioners Creighton, Christopher, Petella, Spink, Meneghini, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING

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

The motion was passed by unanimous vote.

Case #18-0018 – St. Charles Building Partners – 211-231 E. St. Charles Road

Amendment to a Special Use Permit for Outdoor Activities and Operations
- Parking of Trailers
Fence Code Variation

Chairman Parisi swore in Ken Flanagan, Owner, St. Charles Building Partners, 211-231 E. St. Charles Road.

Mr. Flanagan gave a brief history of the subject property and explained that St. Charles Road originally went through the property along the front of the building and in 1980, the County curved the road. Mr. Flanagan stated that he is one of three owners of St. Charles Building Partners, which owns the multi-tenant building located at 221-231 E. St Charles Road.

Mr. Flanagan stated that they would like to put a fence along the south part of the property closest to the street to screen Bobcats and other equipment, and there is a fence on the west side of the building for parking of vehicles. He stated that there is arborvitae planted along the proposed fence area for additional screening.

Mr. Flanagan stated that the Staff Report addresses a couple of issues on the west end of the property. He stated that he has met with his attorney and they are in the process of taking action to clean up the west end and stop the sale of cars, as indicated in the Staff Report.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the Petitioner is seeking approval of a Special Use amendment for the expansion of the outdoor storage area at the 211 - 231 E. St. Charles Road, along with a variation of the fence code. He stated that it is a multi-tenant building with two auto repair shops, three contractors' offices, and a separate tenant space that's used for storage purposes by one of the tenants.

Mr. Farace stated that there are 41 parking spaces with access to the property from, two curb cuts, or driveways, along St. Charles Road. He stated that the property had been reconfigured several years back and was forcibly annexed into the Village, along with several other properties along St. Charles Road.

Mr. Farace stated that about 12 years ago, the property was rezoned from R-1 to I-Industrial, and that special uses that were granted to various businesses. He stated that there was a Special Use permit granted for the outdoor storage for both the east side of the property, for some larger, oversized vehicles to be stored; and also on the west side of the property, for some additional vehicle storage affiliated with one of the auto repair shops.

Mr. Farace stated that the proposal is to expand the outdoor storage area on the east side of the property to extend the fencing, and install a gate. He stated that the fencing would be six foot tall slatted chain-link fence, and that the slats would match the existing slats.

Mr. Farace stated that the parking requirements listed in the Staff Report based on the different uses of the different businesses, on the square footage, and on type of each business. He stated that some of the parking spaces are located within the storage areas on both the east and west sides. He stated that Staff has visited the property and has never seen a parking shortage, likely because business is either done in the building, within the service bays, or off site.

Mr. Farace stated that Staff doesn't feel that the loss of the six traditional parking spaces will be a problem if trailers are being parked in that area, and that Staff is comfortable with allowing the fence in that location.

Mr. Farace stated that Staff listed issues with the property maintenance in the Staff Report to be addressed along with the Special Use amendment request, citing the removal vehicles in the western-most outdoor storage area near the shared driveway, which don't appear to be affiliated with the auto repair shop. He stated that the shared driveway should not be blocked and that there is an inoperable vehicle, along with one or two vehicles that have for sale signs on their windows. He stated that Staff would like to make sure that that does not occur, and that there was a condition in the original Special Use, granted in 2006, stating that no selling of vehicles should be occurring on the property. Mr. Farace stated that there was also basic parking lot maintenance that should be taken care of, along with restriping the parking lot.

Mr. Farace stated that the landscaping included some arborvitae, that mysteriously appeared along the area where the new fence will be located, and that Staff feels that it is acceptable that they remain, but thought some spruce trees might provide extra screening of that area since it's closer to St. Charles Road. He stated that there is an approved landscape plan for the property and that any missing or dead landscaping should be addressed in the springtime. He also stated that any missing or broken slats in the existing fencing should be taken care of when the new fence gets installed.

Mr. Farace stated that a fence code variation is being requested because the Village's fence code does not allow a fence to go past the front of the building, and that the fence is going 44 to 45 feet closer to St. Charles Road. He noted that there is a continuous slatted fence along the north side of St. Charles Road and that the requested fence will align with a fence on the property to the east.

Mr. Farace stated that Staff feels comfortable allowing the fence to go past the front of the building based on the unique configuration of the property as long as there is adequate screening, and is supportive of the request for the Special Use amendment and Fence Code variation with the conditions listed at the end of the Staff Report.

Chairman Parisi asked for questions from the Commission. Commissioners Tucek, Petella, Meneghini, Creighton, Christopher and Chairman Parisi had none.

Commissioner Spink mentioned that there were stipulations as to when the landscaping had to be installed and asked if there is any stipulation as to when the fence had to be installed.

Mr. Farace asked Mr. Flanagan if he was planning on installing the fence right away.

Mr. Flanagan stated that he hoped that, if the request is approved, the fence would be installed by Thanksgiving.

Mr. Farace stated that, if the Commission wants, Staff could recommendation that the fence needs to be installed by the end of November.

Chairman Parisi suggested that the recommendation be put into the motion.

Commissioner Spink stated that she would like the recommendation put into the motion.

Chairman Parisi asked for a motion to recommend approval of case #18-0018.

Commissioner Spink moved to approve with the stipulation that the fence be installed as soon as possible in accordance with the weather and contractor availability, and with Staff recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent:

The motion was approved.

This case will go before the Village Board of Trustees on Monday, November 5, 2018, at 7:30 PM for formal approval.

Case #18-0032 – Schneider National – 127 E. Elk Trail

Special Use Permit for Outdoor Activities and Operations – Parking of Truck Cabs

Chairman Parisi swore in Len Olson, Schneider National, 127 E. Elk Trail.

Mr. Olson stated that Schneider National is currently in the process of obtaining a building permit for a fence and gate system. He stated that in conjunction with the permit, they are seeking a Special Use permit to allow for the cab parking along the north side of the property. He stated that they are seeking slots for six cabs that will support daily operations of trailers coming into and going from the dock area. He stated that, as part of the Special Use, they are planning to include privacy slats in the fencing to reduce any visibility to sites on the north side of the property outside of the dock area.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that again the Petitioner is seeking approval of a Special Use permit for outdoor activities and operations in the form of the parking of the truck cabs on the north side of property 127 E. Elk Trail. He stated that it is multi-tenant building and Schneider National uses the northern 60% of the building. He stated that Tyndale House, a publishing company in town who owns the property, uses the southern portion of the building strictly for storage, and that they have one or two employees retrieve books, magazines, or whatever they have in the building ,and bring it back to their main facility on Executive Drive.

Mr. Farace stated that a logistics company has numerous trucks coming in and out and that, due to specific contract requirements, need to secure the rear part of the property, as well as portion of the north and south sides. He stated that a fence would wrap around that area and then there would be a gate system so it would be secured.

Mr. Farace stated that the zoning code allows the storage of trailers that are parked physically at loading docks. He stated that, according to their schematic plan, they would have trucks parked at the loading dock areas, which is that's perfectly acceptable in the industrial parks. He stated that the additional storage of cabs on the north side of the parking is what requires approval of a Special Use permit.

Mr. Farace stated that Schneider National is proposing to eliminate about 20 standard parking spaces on the north side of the building, and to restripe creating angled spaces for the cabs. He stated that the cabs can then be intermixed, as needed, with the different trailers, which are free standing. He stated that it is easier to have the cabs parked in spaces as opposed to in front of the trailers.

Mr. Olson stated that the main intention would be to park the cabs along the north side of the property at the end of a shift and overnight, so a driver could come back the next morning, go hook up to the appropriate trailer, and be on his way. He explained that the way that loads are scheduled is such that the driver from the previous day wouldn't necessarily know what trailer to hook up to, and to get the right pieces of equipment lined up. He stated that without the additional parking there would be a lot of jockeying around the next day to get the right cab matched up to the right trailer, and that it would be more or less an overnight staging area.

Mr. Farace stated that there would be a loss of about 20 parking spaces. He stated that Staff looked at the numbers for both Schneider and for the Tyndale storage area, there seems to be adequate parking. He stated that there are virtually no employees for Tyndale, and it doesn't seem that Schneider has many employees. He stated that the Schneider employees park along the Gary Avenue side and a little bit on the north side, but they would have the secured system with the gates for both the north side and also for the south side.

Mr. Farace stated that Staff is supportive of the request and mentioned that there have been a few instances where some cabs have been parked along Gary Avenue, which is not permitted by code, and want to be sure that the cabs are going to be parked on the north of the property and in the dock area.

Mr. Farace stated that Staff has spoken with representatives from Tyndale House and there were some ash trees removed a couple of years ago due to emerald ash borer issues which will be replaced next spring, and will provide additional screening in conjunction with the slatted fence that will be installed.

Mr. Farace stated that Staff is recommending approval of the request, making sure that all the cabs are on the north side within the angled parking spaces.

Chairman Parisi asked for questions from the Commission. Commissioners Creighton, Meneghini, Petella, Tucek had none.

Commissioner Christopher asked Mr. Farace if the request was going through the Fire District and their night access.

Mr. Farace stated that the Fire District has looked at the request and there would be Knox locks.

Commissioner Spink asked if there would be security cameras throughout the outside and lighting facing the cab parking.

Mr. Olson stated that there will be security cameras.

Commissioner Christopher stated that the existing building has existing shoebox lights.

Mr. Olson stated that there were no plans to add additional lighting, but there is existing lighting.

Commissioner Spink asked if the trucks will be able to fill their gas tanks or if they go elsewhere.

Mr. Olson stated that there would be no fueling on site.

Chairman Parisi asked Mr. Farace to clarify the location of the fence line in relationship to the curb.

Mr. Farace referred to the slide.

Chairman Parisi asked for a motion to recommend approval of case #18-0032.

Commissioner Spink moved to approve with Staff recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent:

The motion was approved.

This case will go before the Village Board of Trustees on Monday, November 5, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

Commissioner Meneghini moved and Commissioner Spink seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

OTHER BUSINESS:

Mr. Farace reminded the Commission to RSVP to the open house for the new Village Hall which will be on Saturday, October 27, 2018, with the dedication at 8:30am. He stated that it will be open to the public at 10:00am.

OLD BUSINESS:

NEW BUSINESS:

Chairman Parisi announced Commissioner Spink's retirement from the Plan Commission/Zoning Board of Appeals, and that this was to be her last meeting. He thanked and applauded Commissioner Spink for 15 years of service.

Commissioner Meneghini thanked Commissioner Spink for 15 years of service and thanked her for her tutelage.

Commissioner Spink was presented her resolution.

ADJOURNMENT:

At 7:30pm Commissioner Spink moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 26, 2018

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
The applicant is requesting approval of an Amendment to a Special Use Permit for an Automobile Service Station in accordance with Section 16-9-4 (C)(3) of the Carol Stream Zoning Code; a Variation in accordance with Section 16-12-2 (C)(5) of the Carol Stream Zoning Code to reduce the rear yard setback for an automobile service station fuel dispenser island and canopy on the south side of the property; and a Variation in accordance with Section 16-13-2 (F)(2)(b) of the Carol Stream Zoning Code to reduce the front yard parking setback along St. Charles Road.

APPLICANT/ CONTACT:
Dan Soltis
Cima Developers, LP
30W180 Butterfield Road
Warrenville, IL 60555



CASE #: 18-0030
LOCATION: 260 S. Schmale Road
PROJECT NAME: Cima Developers, LP (Pride of Carol Stream)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 Service District	Corridor Commercial (Pride of Carol Stream Gas Station)	Corridor Commercial
North	B-2 General Retail District	Corridor Commercial (Augustino's)	Corridor Commercial
South	B-2 General Retail District	Corridor Commercial (Culver's)	Corridor Commercial
East	B-1 Local Retail District	Institutional (Fire Station #29)	Institutional
West	B-3 Service District	Corridor Commercial (Multi-Tenant Building)	Corridor Commercial

The property outlined above is located at the southwest corner of Schmale and St. Charles Roads.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The proposed automobile service station modification is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Variation Application, Cover Letter from Dan Soltis dated October 12, 2018, Public Notice, Site Geometric Plan (Exhibit A), Site Circulation Plans (Exhibits B-1, B-2, B-3), Landscape Plan and Details (Exhibits C-1 and C-2), and Sign and Canopy Details (Exhibits D-1, D-2, and D-3).

BACKGROUND:

Dan Soltis, Vice President of Real Estate with Cima Developers, requests approval of an Amendment to a Special Use Permit for an automobile service station for the construction of a diesel fuel canopy and associated fuel dispensers on the south side of the PRIDE of Carol Stream gas station. The subject gas station is located at the southwest corner of Schmale and St. Charles Roads, and currently has a centrally located service building on the property with canopy-covered gas dispensers on the east and west sides of the property (including diesel gas dispensers on the far west side of the property). With the configuration of the proposed diesel fueling canopy and dispensers, a setback variation is requested for a canopy and dispenser encroachment from the south property line, and a variation is also requested to allow parking spaces to encroach into the front parking setback along St. Charles Road due to their relocation from the south side of the property.

For reference, the subject property has received the following approvals over the years:

Ordinance No. 80-09-61	Special Use Permit for an Automobile Service Station and Setback Variations for Building, Canopy and Pump Island Encroachment
Ordinance No. 91-11-78	Special Use Expansion and Canopy Setback Variation
Ordinance No. 94-03-20	Special Use Expansion for a Mini-Mart and West Side Pump Installation
Ordinance No. 94-11-100	Special Use Expansion for West and East Side Gas Canopy Additions
Ordinance No. 96-08-61	Special Use Revision for A Restaurant Addition Inside the Mini-Mart
Ordinance No. 97-11-76	Special Use Amendment for a Diesel Pump Addition on the West Side of the Property

Staff Analysis

SPECIAL USE AMENDMENT- AUTO SERVICE STATION

As illustrated on the submitted site plan (Exhibit A), a canopy with three diesel fuel dispensers will be located on the south side of the property. PRIDE of Carol Stream has been operating in the Village for over 30 years, and has provided diesel fuel since the late 1990s. According to the applicant, the additional diesel fuel dispensers will provide added diesel fuel options in the community given our large industrial base and trucking operations.

Vehicles can enter the site from driveways along St. Charles Road or Schmale Road to access the diesel fuel dispensers, and the applicant has provided truck turning template/site circulation drawings which illustrate how trucks can enter the site, maneuver safely through the site, and exit the site from the various access points. To accommodate truck circulation, existing gas

dispensers on the west side of the west canopy will be removed and replaced with two, one-sided gas dispensers, with signage proposed on the existing west canopy denoting truck entrance for diesel fueling on the south side of the property (see signage package for details). Likewise, single-sided dispensers are proposed on the north and south sides of the diesel fuel canopy, with a double-sided dispenser proposed in the middle of the canopy. The proposed black aluminum canopy will have brick columns to match the columns on existing canopies on the property, and will be 16 feet in height to accommodate the proposed the height of the proposed truck traffic.

Staff initially had concerns with the proposal given the limited size of the property, potential issues with on-site circulation, and how truck traffic could possibly affect other traffic on the property. The applicant has made modifications to the site layout including providing one-sided diesel fuel dispensers at the south canopy to limit the amount of truck traffic that will utilize the diesel fuel dispensers at a given time (and could have potentially impacted traffic flow and parking spaces on the property), providing truck turning template plans which illustrate that the largest-sized semi-truck can maneuver safely through the site without affecting other traffic patterns, and relocating other site amenities such as the existing bike rack, flag pole, and Amazon locker to accommodate traffic flow to satisfy staff's concerns. The site circulation plans have been reviewed by the Engineering Services Department which deems them acceptable.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in §16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

The inclusion of additional diesel fuel dispensers at the subject property will provide a convenient amenity for industrial businesses in the community and surrounding trucking operations.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Traffic safety aspects have been improved with updated site circulation plans and modifying the number of fuel dispensers on the property so as not to endanger the public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The installation of additional diesel fuel dispensers and a fuel canopy represents an investment in the property that should not be injurious to the use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Surrounding properties are primarily developed, and staff does not believe there should be any impacts on the normal and orderly development and improvement of surrounding commercial properties.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are already in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The project will conform to all applicable codes and requirements.

ZONING CODE VARIATIONS

The applicant requests approval of two Zoning Code variations associated with the diesel fuel canopy/dispenser installation. The first variation request is to allow the canopy and dispensers to encroach into the rear setback. According to Section 16-12-2 (C)(5) of the Zoning Code, automobile service station fuel dispensers and canopies are to be setback at least 35 feet from all lot lines. The proposed diesel fuel canopy will be setback approximately 13.98 feet from the south property line, and the southernmost fuel dispenser/island will be setback approximately 16 feet from the south property line. Likewise, the central fuel dispenser/island will be setback approximately 32 feet from the south property line. In order to reduce the impact of the proposed canopy on the property to the south (Culver's), the applicant proposes to install additional landscaping to the south of the canopy to provide a buffer between both properties. Proposed landscaping includes seven Spruce trees and additional low-growing Junipers to screen the canopy from the property to the south. Staff can support the variation request given the supplemental landscaping that is proposed to be installed to screen the canopy and fuel dispensers from the adjacent property to the south. It should also be noted that the subject property has received variations in the past for setback variations for canopy and fueling dispenser encroachments (see Page 3 of the staff report for background on the property), and that other automobile service

stations in the Village have received setback variations for canopies to encroach into setbacks, including stations at the southeast and northwest corners of Gary and North Avenues.



View of Gas Station Property from Culver's Property

The second variation request is to allow reduce the parking setback along St. Charles Road from 20 feet to approximately 8.87 feet. Currently, there are parking spaces along the south property line, and these parking spaces will need to be relocated to accommodate the proposed diesel fuel canopy and dispensers. Six parking spaces are proposed along the north side of the property in an existing paved area, but will be located closer to the north property line than normally allowed per Code. Staff can support the setback variation request given the tight parameters of the site. If the applicant were to meet the front parking setback requirement of 20 feet along the north property line, there would not be an adequate drive aisle width for two-way traffic to maneuver through the east/west drive aisle to the north of the gas station building, and parked vehicles would be encroaching into the drive aisle. Likewise, the applicant proposes to install additional plant material along the St. Charles frontage to soften the appearance of the parking area, including evergreen and deciduous shrubs and ornamental grasses.



Northern View of Property – Proposed Location of Parking Spaces

ZONING CODE VARIATIONS FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-15-6(D) of the Zoning Code:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The property has successfully operated as a service use over the years, and it is reasonable to assume that it would continue to yield a reasonable return if the proposed variations were not granted. However, staff notes that if the applicant were to comply with the code regarding both the canopy/dispenser setback along the rear of the property and the parking setback along the front of the property, the layout of the proposed diesel fuel canopy and dispensers and the relocated parking spaces would need to be reconfigured, and most likely reduced, to accommodate space on the relatively small site.

2. The plight of the owner is due to unique circumstances.

While the property is not unique to other commercially-zoned corner lots in the Village, its small size restricts the manner in which setback requirements can be achieved for service station canopies, fuel dispensers, and parking spaces. The applicant is providing other mechanisms, such as landscape screening, to mitigate any potential negative effects due to reduced setbacks.

3. The variations, if granted, will not alter the essential character of the locality.

The proposed canopy and fueling dispensers, along with the front parking spaces, will still maintain a safe and suitable distance from property lines and roadways. Furthermore, there are retaining walls which provide additional safeguards along the north and south sides of the property, and as such, granting additional setback variations on the property should not alter the essential character of the locality.

4. The particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience.

As previously stated, the increased setbacks applicable to corner lots constrains the manner in which an automobile or truck-centric use like a gas station can be developed or improved upon, but landscaping, a reduction of fuel dispensers, and safe traffic flow will allow for the modifications to be developed in a safe and effective manner.

5. The conditions upon which the petition for the variations is based would not be applicable generally to other property within the same district.

There are other corner properties in the Village that are developed with gas stations, and several of these properties have also received setback variations for canopy, fueling dispenser, and parking encroachments.

6. The granting of the variations will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

The location of the proposed diesel canopy and fueling dispensers on the south side of the property, and the parking spaces on the north side of the property, should not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

Recommendation

Staff has reviewed the applicants' requests and believes the enhancements to the property have been effectively designed so as not to adversely affect traffic flow or neighboring properties. Therefore, staff recommends approval of an Amendment to a Special Use for an Automobile Service Station, a Zoning Code Variation to reduce the rear yard setback for an automobile service station fuel dispenser island and canopy on the south side of the property, and a Zoning Code Variation to reduce the front yard parking setback along St. Charles Road, for Cima Developers (PRIDE of Carol Stream), Case No. 18-0030, subject to the following conditions:

1. That the landscape materials must be installed as shown on the landscape plan and that all materials must be maintained in a neat and healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis; and
2. That all trash dumpsters and recycling containers placed outdoors must be kept within a code compliant trash enclosure, and that the enclosure gates must be closed and latched at all times, except when trash containers are being accessed by employees or emptied by the trash collection service;
3. That if there is evidence in the future of trucks parking on the property for an extended period of time, then additional mechanisms shall be put in place to alleviate said extended parking issue, which may include installation of signage and the property owner entering into an agreement with the Carol Stream Police Department to allow ticketing of parking violators;
4. That all terms and conditions of Ordinance Nos. 80-09-61, 91-11-78, 94-03-20, 94-11-100, 96-08-61, and 97-11-76 not specifically revised herein shall be hereby reaffirmed by reference; and

5. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2018 Staff Reports\18-0030 Cima Developers LP Pride of Carol Stream SUP VAR 260 S Schmale.docx



Do Not Write in This Space	
Date Submitted:	8/24/18
Fee Submitted:	1640.00
File Number:	1870030
Meeting Date:	11/26/18
Public Hearing Required:	<input checked="" type="checkbox"/>

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188
 PHONE 630.871.6230 ▪ FAX 630.665.1064
www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

- Name of Applicant CIMA DEVELOPERS, LP Phone 630.653.1700
 Address 30W180 BUTTERFIELD RD. WARRENVILLE, IL Fax 630.791.8283
60555
 E-Mail Address dsoltis@cimadevelopers.org
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____

Name of Owner CIMA DEVELOPERS, LP Phone 630.653.1700
 (required if other than applicant)
 Address 30W180 BUTTERFIELD RD WARRENVILLE, IL Fax 630.791.8283
60555
 Name of Architect WT GROUP / TODD ABRAMS P.E. Phone 224.293.6391
 (if applicable) CFM
 Address 2675 PRATUM AVE, HOFFMAN ESTATES, IL Fax 224.293.6444
60192
- *Common Address/Location of Property 260 SCHMALE RD
- Requested Action (check all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Gary/North Avenue Corridor Review
<input type="checkbox"/> Planned Unit Development – Preliminary	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Unit Development – Final	<input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1)
<input checked="" type="checkbox"/> Special Use Permit (requires Form C)	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Subdivision – Preliminary	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Subdivision – Final	<input type="checkbox"/> Zoning Change
	<input type="checkbox"/> Other

Describe requested action SPECIAL USE AMENDMENT REQUEST FOR PROPOSED DIESEL CANOPY ADDITION AT OUR PRIDE OF CAROL STREAM LOCATION, AND SETBACK VARIATION REQUEST(S) FOR THE CANOPY ON THE SOUTH LOT LINE AND VARIATION REQUEST FOR PARKING ON THE NORTH LOT LINE.

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | General Application (Form A) |
| <input checked="" type="checkbox"/> | General Variation Application (Form B-1) |
| <input type="checkbox"/> | Sign Code Variation Application (Form B-2) |
| <input type="checkbox"/> | Fence Code Variation Application (Form B-3) |
| <input checked="" type="checkbox"/> | Special Use Application (Form C) |
| <input type="checkbox"/> | Application for Development Approval (Form D) |
| <input type="checkbox"/> | Gary/North Avenue Corridor Application (Form E) |
| <input type="checkbox"/> | Plat of Survey with Legal Description |
| <input type="checkbox"/> | Site Plan |
| <input type="checkbox"/> | Landscape Plan |
| <input type="checkbox"/> | Plat of Annexation |
| <input type="checkbox"/> | Preliminary Subdivision Plat |
| <input type="checkbox"/> | Final Subdivision Plat |
| <input type="checkbox"/> | Preliminary Planned Unit Development Plan |
| <input type="checkbox"/> | Final Planned Unit Development Plan |
| <input type="checkbox"/> | Drawings of Proposed Signs |
| <input type="checkbox"/> | Horizontal Building Elevations |
| <input type="checkbox"/> | Floor Plan |
| <input type="checkbox"/> | Proof of Ownership or Written Consent From Property Owner |
| <input type="checkbox"/> | Project Narrative/Cover Letter |
| <input type="checkbox"/> | Application Fee \$ <u>1440</u> |


Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have received a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

DAN SOLTIS
Print Name

Signature
8-16-18
Date



Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

GENERAL VARIATIONS

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Code and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the Zoning Code.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your request.)

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

NO - WITHOUT THE ABILITY TO MAXIMIZE DIESEL SALES
AND PROVIDE IMPROVED DIESEL ACCOMODATIONS, THE
SITE WILL CONTINUE TO BE AT A DISADVANTAGE WITH
COMPETITION

2. That the plight of the owner is due to unique circumstances.

YES - CURRENTLY THE SITE PLAN DOES NOT
ALLOW FOR THESE PROPOSED ACCOMODATIONS
AND IMPROVEMENTS

3. That the variation, if granted, will not alter the essential character of the locality.

NO - THE VARIATION WILL NOT ALTER THE
ESSENTIAL CHARACTER OF THE LOCALITY

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

N/A

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were carried out.

YES - THE CURRENT LAYOUT DOES NOT ALLOW FOR
DIESEL EXPANSION WITHIN THE SETBACK DUE TO
THE SIZE OF THE PROPERTY

6. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.

NO - OUR REQUEST IS UNIQUE TO FUEL SALES
USES

7. That the granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

NO - THE GRANTING OF THE VARIATION WILL NOT
BE DETRIMENTAL TO THE PUBLIC WELFARE OR
INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS
IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED.

8. Other pertinent information or reason for the request.



FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.

YES. THE DIPSEL ADDITION WILL BE ADDED OFFER

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

NO. THE ADDITION WILL NOT BE DETRIMENTAL TO, OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

NO. THE ADDITION IS CONSISTENT WITH CURRENT USE AND IS CONSISTENT AND COMPATIBLE WITH SURROUNDING LAND USES AND ZONING, AND WILL NOT HAVE ANY DETRIMENTAL INFLUENCE ON EACH OR ANY SURROUNDING PROPERTY

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

NO. THE DIPSEL ADDITION WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

YES

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

YES

7. Other pertinent information or reason for request.
-
-



RECEIVED
OCT 18 2018
COMMUNITY DEVELOPMENT DEPT.
CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

October 12, 2018

Village of Carol Stream
Plan Commission/Zoning Board of Appeals
500 North Gary Avenue
Carol Stream, IL 60188

RE: The PRIDE of Carol Stream- 260 Schmale Road- Diesel Canopy Addition- General Application -Setback Variance Request and Amendment to Special Use Request

To Whom It May Concern:

Please allow me to introduce myself. My name is Dan Soltis and I am the Vice President of Real Estate for CIMA Developers, LP representing Ownership of The PRIDE of Carol Stream location at 260 Schmale Road. Please accept this letter as part of our General Zoning Application submittal for our proposed Diesel Canopy addition. As part of this General Application for Public Hearing and Development approval request, our Zoning application requires a request for **two (2)** Variances for setbacks, as well as an Amendment to a Special Use.

To provide some background, The PRIDE Stores, Inc own and operate 12 PRIDE Fuel Facilities and Convenience store locations within the Chicagoland area. We have been operating in the Village of Carol Stream for over 30 years, and up until a few years ago also had our retail office located in the Village. We also own the Carols Court Retail Center and own and operate the PRIDE Carwash located at 293 Schmale Road.

The project will consist of an addition of an approximate 960 SF (24'x 40') diesel canopy on the south portion of the lot, with 3 new high-speed diesel dispensers. The new diesel dispensers will have two fueling lanes. **For clarification, there is no fueling capability on the north side of the northly fuel dispenser.** To accommodate the truck circulation, the current pumps on the westerly side of the west canopy will be removed and replaced with two (2) ONE-SIDED dispensers. The far west lane on the current west canopy will be just for passing trucks. There will be no fueling in that lane. The height of the canopy clearance will be 16' to more than accommodate full size trucks and directional signage will be added to the site to ensure proper circulation. The canopy will be located approximately 15' away from the south property line. According to Village Staff, Current Code (Section 16-12-2 (C) (5) states that automobile service station fuel pump islands and canopies must be set back 35 feet from all property lines. We are asking for an approximate 20' Variance request to allow for this canopy location. **The Zoning code also requires parking spaces to be set back 20 feet from a street right-of-way line. We**



CIMA DEVELOPERS, LP

30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

are also requesting an approximate 11' parking setback, as the parking spaces are located approximately 9' from the north property line.

This site has been providing diesel fuel to all size trucks since 1993. High Flow diesel dispensers are currently located on the far west side of the west canopy, and is currently accessed by box trucks and semi-trailers that enter the site on either of the two Schmale road access points as well as the St. Charles access point, and easily maneuver the site in all directions. Our Site Plan demonstrates that truck circulation for the proposed changes are optimal and do not cause any added disruption or circulation concerns. We anticipate the new diesel dispensers will produce an additional 10-15 trucks per day over our current truck daily count. We currently fuel approximately 5-10 truck per day now.

Our diesel sales have dropped significantly over the last several years (-50%) due to diesel competition that has developed on the North Avenue corridor and most recently due to the Pilot that opened a few years ago on North and Gary Avenue. The addition of diesel will allow us to revitalize the current business enabling us to continue to stay competitive in an ever increasing area, and allow an increased tax revenue base to the Village.

The PRIDE Stores, Inc has been in business for over 30 years in the retail/convenience store, fueling industry. We know our business, and our full review of the proposed site plan concludes that there is sufficient capacity for the anticipated flow of traffic based off review of trip generation, travel demand, operational measures, access, turning radius, maneuvering, internal circulation and safety.

Thank You for your review and we look forward to presenting our project to the Plan Commission, Zoning Board of Appeals, Village Council as well as appropriate Village Staff and Departments.

Sincerely,

Dan Soltis
CIMA Developers, LP

Certificate of the Publisher


Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Carol Stream, township of Bloomingdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on November 7, 2018 and the last publication of the notice was made in the newspaper dated and published on November 7, 2018. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on November 7, 2018.

Examiner Publications, Inc.

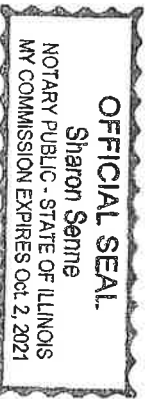
By: Publisher



Randall E. Petrik, Publisher, Examiner Publications, Inc.

Subscribed and sworn to before me this 7 day of November, A.D. 2018.

Notary Public



PUBLIC NOTICE FILE # 18-0030

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Blawieki Municipal Center, 5000 N. Gary Avenue, on Monday, November 26, 2018 at 7:00 p.m. to consider an application from China Developers, LP (Pride of Carol Stream) for the following actions:

An Amendment to a Special Use Permit for an Automobile Services Station in accordance with Section 16-9-4 (C)(3) of the Carol Stream Zoning Code.

A Variation in accordance with Section 16-16-1322 (C)(5) of the Carol Stream Zoning Code to reduce the setback for an automobile service station fuel pump island and canopy on the south side of the property, and

A Variation in accordance with Section 16-132 (F)(2)(b) of the Carol Stream Zoning Code to reduce the parking setback along St. Charles Road

For the property located at 260 S. Schmale Road, P.I.N. 05-04-105-027.

A copy of the Special Use Permit and Variation applications are on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

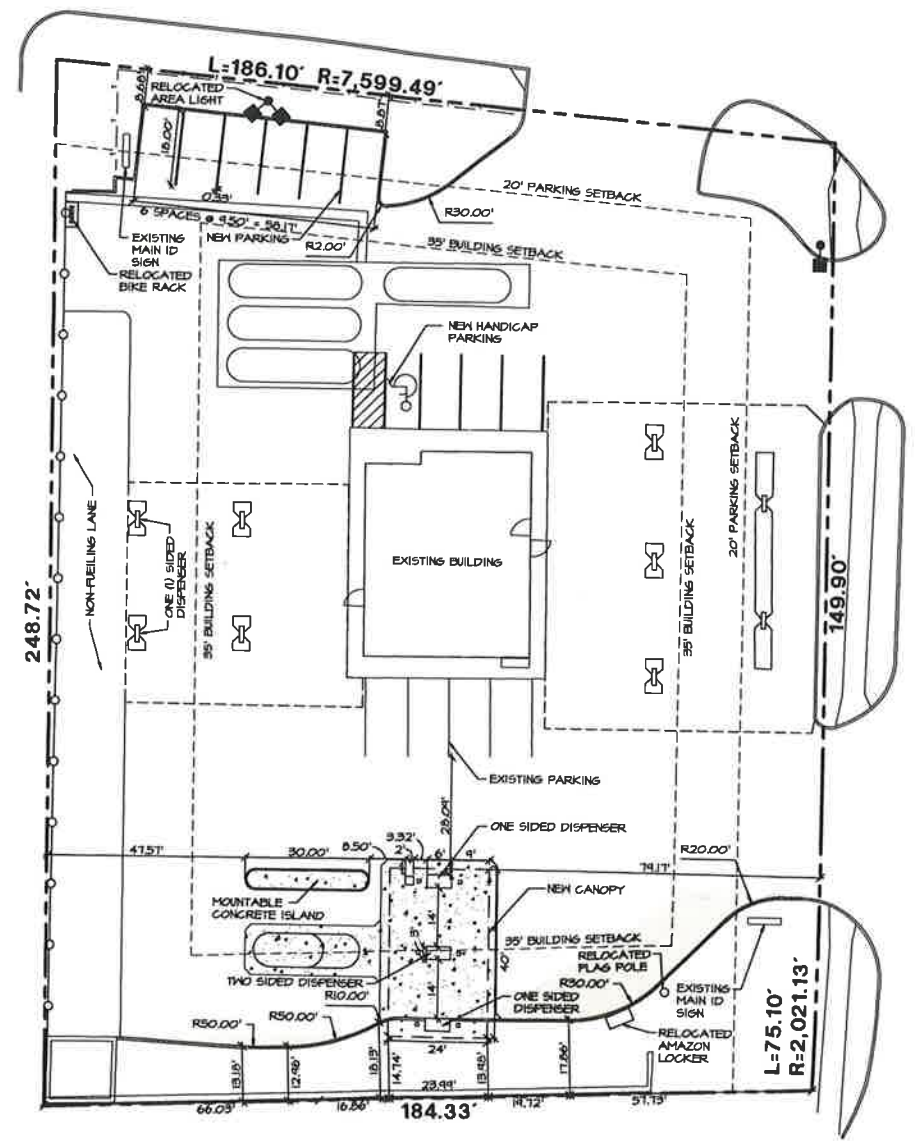
By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois: Published in The Examiner on Wednesday, November 7, 2018.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities are requested to contact the ADA Coordinator at 630-871-6250.

As published in The Examiner Nov. 7, 2018 1107

RECEIVED
 NOV 08 2018
 COMMUNITY DEVELOPMENT
 DEPT

ST. CHARLES ROAD



SCHMALE ROAD

SITE GEOMETRIC NOTES:

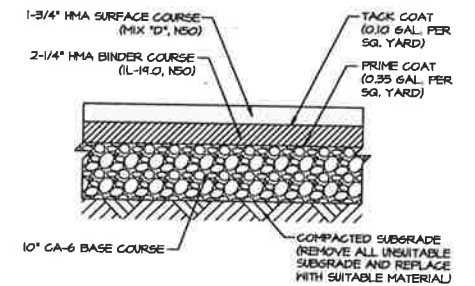
- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- E. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- F. CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-842-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION, EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- G. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS.
- H. BOUNDARY SHOWN BASED ON PROPERTY PROVIDED BY DAVE JOHNSON AND ASSOCIATES, LTD, EXISTING SITE PLAN DATED 03-30-2013.

HATCH LEGEND



SITE DATA

PROPERTY = 1.012 ACRES
 IMPERVIOUS AREA = 0.29 ACRES
 EXISTING PARKING = 15 SPACES
 PROPOSED PARKING = 14 SPACES
 ADDED IMPERVIOUS AREA = 830 S.F.

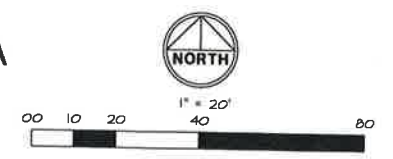


DETAIL - ASPHALT PAVEMENT

NOTE: THE ABOVE PAVEMENT SECTION HAS A HIGHER STRUCTURAL NUMBER THAN THE VILLAGE'S TYPICAL STANDARD.



EXHIBIT A



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 Engineering with Precision. Pace in Passion.
 2075 Peoria Avenue (Hwy 240) East St. Louis, IL 60120
 T: 248.293.5333 F: 248.293.6444
 wtgroup.com

WT Group
 Engineers \ Designers \ Constructors

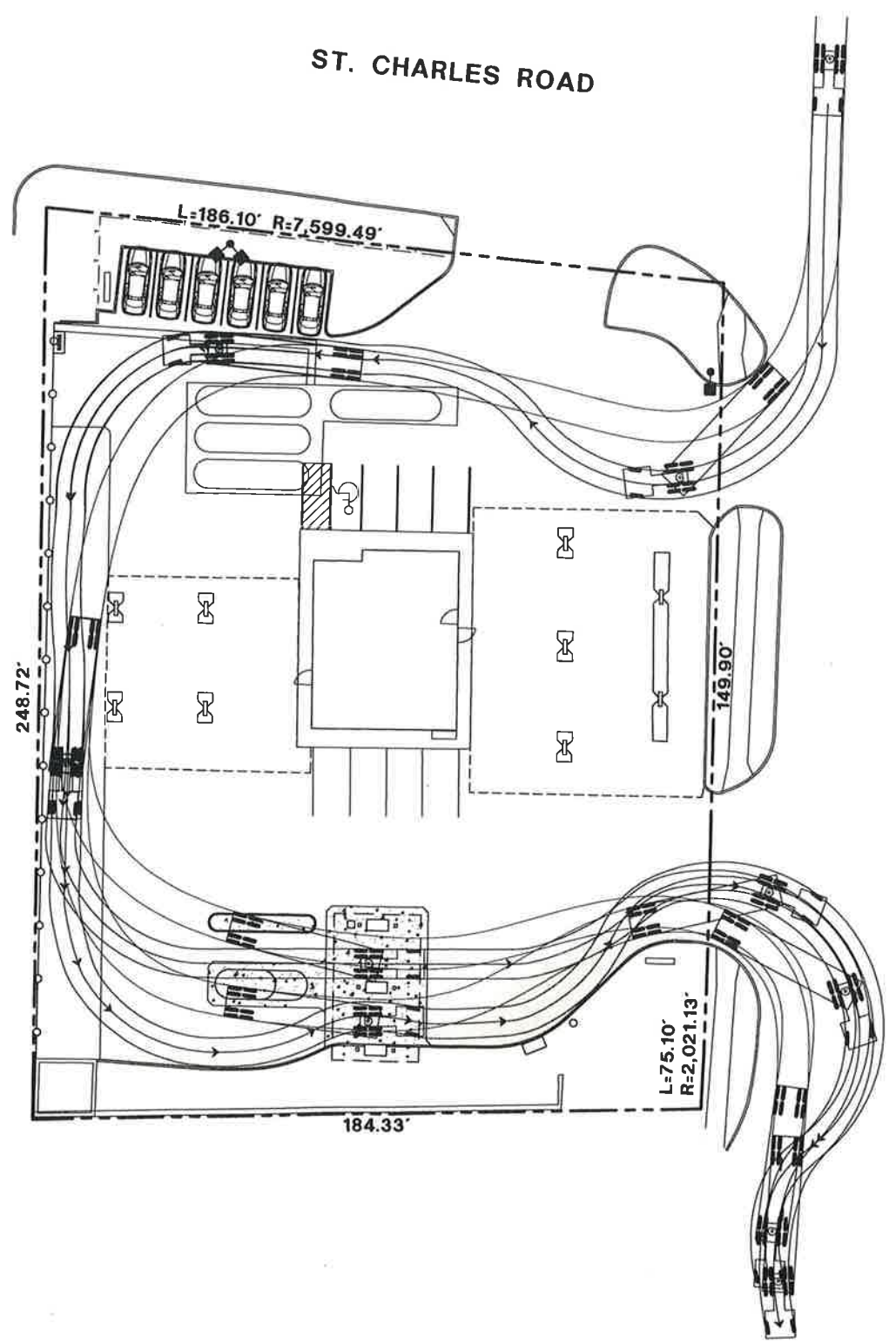
PRIDE OF CAROL STREAM
 260 S. SCHMALE ROAD
 CAROL STREAM, ILLINOIS

ISSUE	TO	DATE
		9/24/18
		11/2/18

CHECK: TQA
 DRAWN: TEP
 JOB: 1810045C

C-1.0
 SITE GEOMETRIC PLAN

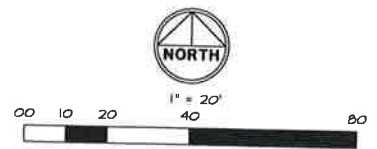
RECEIVED
 NOV 08 2018
 COMMUNITY DEVELOPMENT
 DEPT



SCHMALE ROAD

ST. CHARLES ROAD

EXHIBIT B-1



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 Engineering with Precision, Pace and Passion.
 2675 Prairie Avenue | Hoffman Estates, IL 60192
 T: 224.293.8333 | F: 224.293.6444
 wtgroupinc.com

WT Group
 Engineering | Design | Construction

PRIDE OF CAROL STREAM
 260 S. SCHMALE ROAD
 CAROL STREAM, ILLINOIS

ISSUE	TO	DATE
		9/24/18
		11/2/18

CHECK TOA
 DRAWN: TEP
 JOB: 1810045C
CIR-1.0
 SITE CIRCULATION PLAN

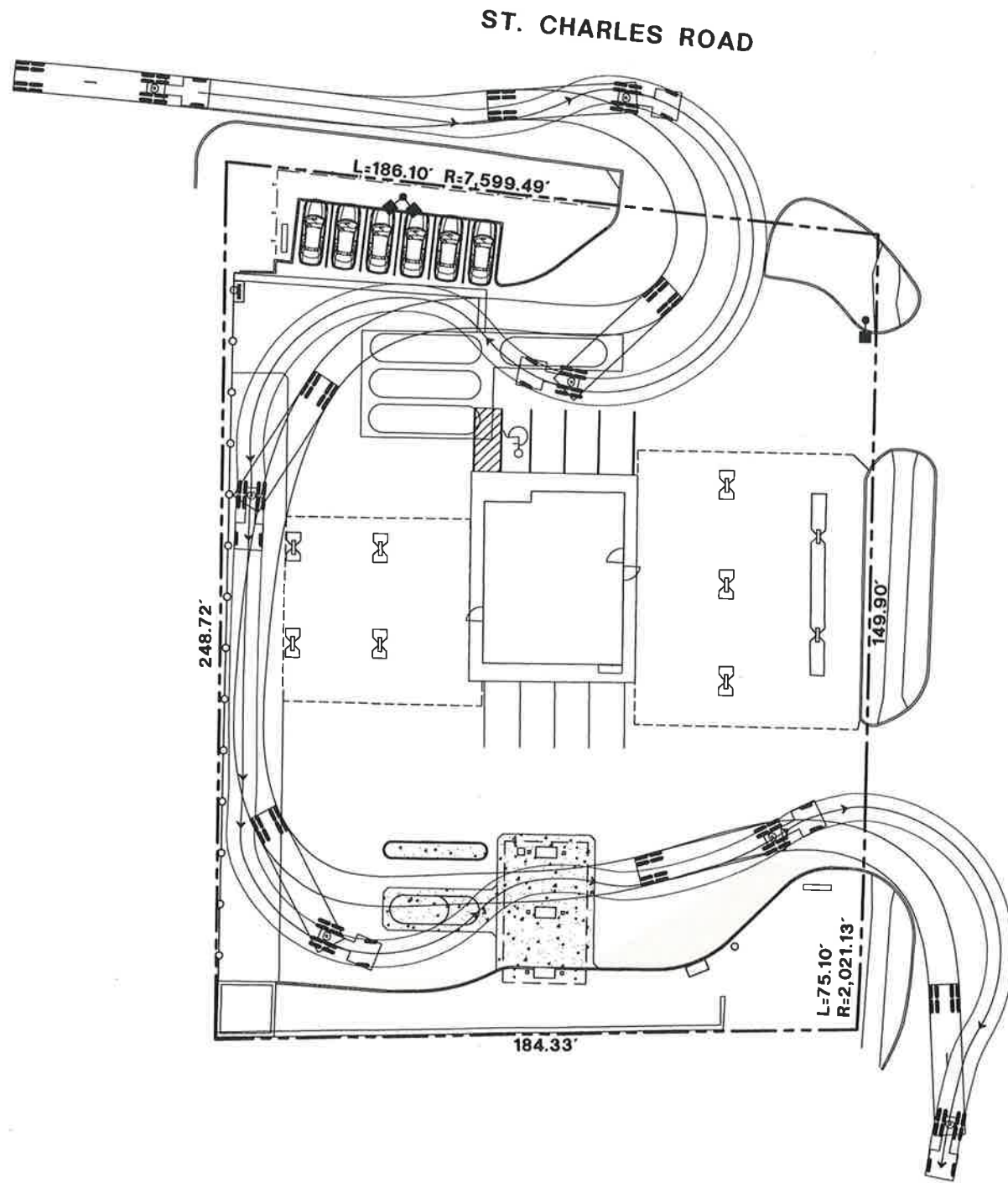
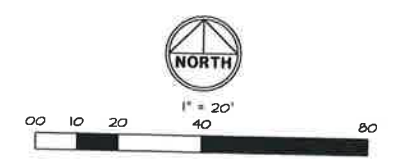


EXHIBIT B-2



RECEIVED
 NOV 08 2018
 COMMUNITY DEVELOPMENT
 DEPT

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT Group
 Engineering • Design • Construction

WT GROUP
 Engineering and Planning
 2575 Paulsen Avenue | Richton Park, IL 60171
 Tel: 708.224.2500 | Fax: 708.224.2501
 www.wtgroup.com

PRIDE OF CAROL STREAM
 260 S. SCHMALE ROAD
 CAROL STREAM, ILLINOIS

TO	DATE
	9/24/18
	11/2/18

ISSUE

CIR-2.0
 SITE CIRCULATION PLAN

JOB: 1810045C
 DRAWN: TEP
 CHECK: TOA

© COPYRIGHT 2018 THE WT GROUP, LLC

RECEIVED
 NOV 08 2018
 COMMUNITY DEVELOPMENT
 DEPT

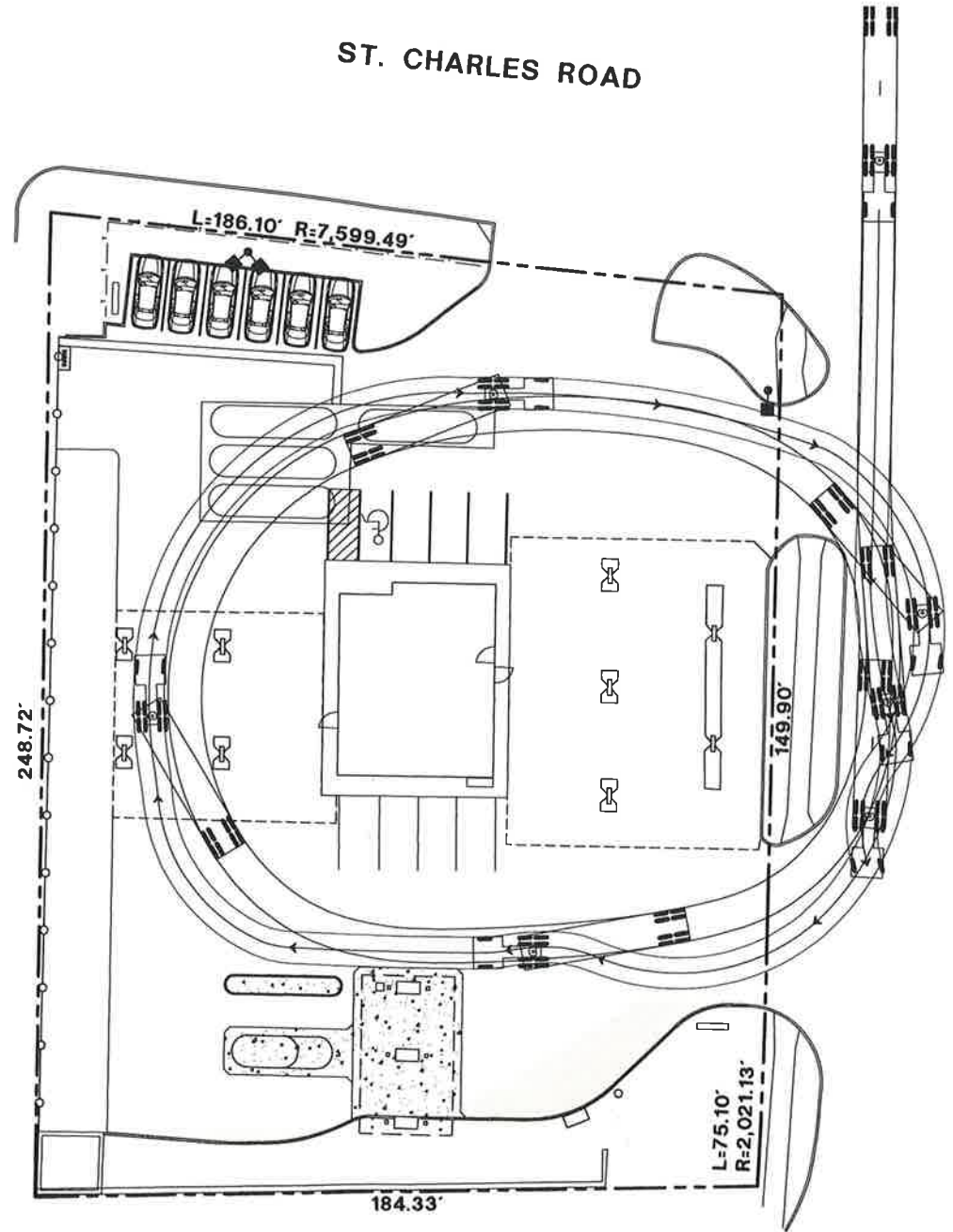


EXHIBIT B-3



AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 Engineering with Precision, Pace and Passion.
 2675 Praem Avenue | Hoffman Estates, IL 60172
 T: 224.292.8333 | F: 224.293.6444
 www.wtgroup.com

WT Group
 Engineering | Design | Construction

PRIDE OF CAROL STREAM
 260 S. SCHMALE ROAD
 CAROL STREAM, ILLINOIS

TO	DATE
	9/24/18
	11/2/18

ISSUE

CHECK TOA
 DRAWN: TEP
 JOB: 1810045C

CIR-3.0
 SITE CIRCULATION PLAN



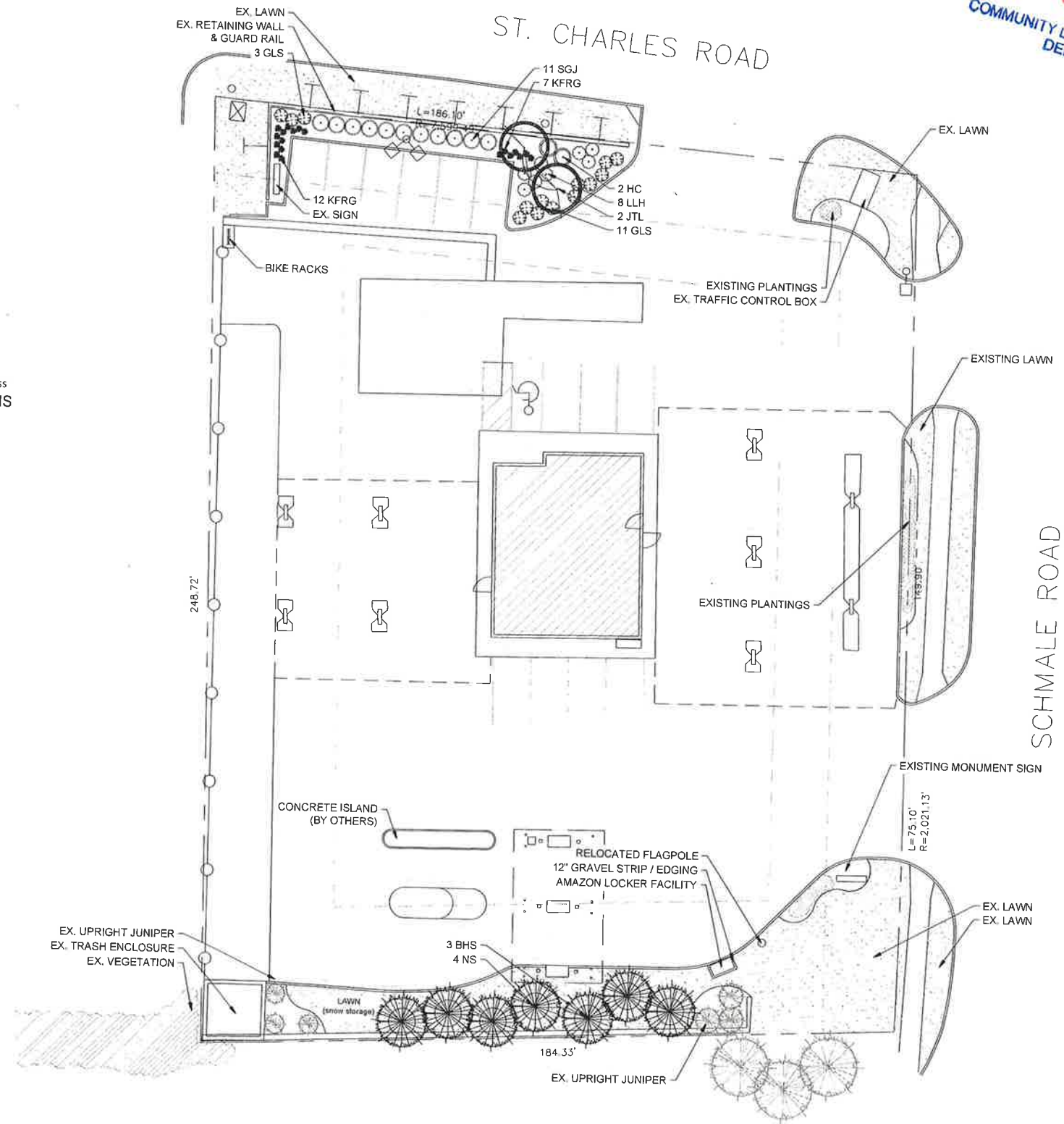
ORNAMENTAL TREES (DECIDUOUS)
 JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
 NS Norway Spruce
 BHS Black Hills Spruce

EVERGREEN SHRUBS
 SGJ Sea Green Juniper

DECIDUOUS SHRUBS
 HC Peking (Hedge) Cotoneaster
 LLH Little Lime Hydrangea
 GLS Gro Low Fragrant Sumac

ORNAMENTAL GRASSES
 KFRG Karl Foerster Feather Reed Grass
PLANT ABBREVIATIONS



RECEIVED
 NOV 08 2018
 COMMUNITY DEVELOPMENT
 DEPT

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wdavidheller.com
 www.wdavidheller.com

PROJECT
PRIDE OF CAROL STREAM
 260 S. Schmale Rd.
 Carol Stream, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
8.21.18	ISSUE TO OWNER
8.22.18	REVISIONS
9.21.18	REVISIONS
9.27.18	REVISIONS
11.05.18	VILLAGE COMMENTS

Information contained herein is based on survey information field inspection and believed to be accurate.

SHEET TITLE
OVERALL LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN
 Scale: 1" = 16'0"

EXHIBIT C-1

PROJECT MANAGER	WDH
PROJECT NUMBER	18-063
DATE	11.08.18
SHEET NUMBER	

L 1.0

- Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 2011 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nurseries with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3' of finish grade by General Contractor / Excavation Contractor during rough grading operations/activities. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire caps (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining soil of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 2" deep, 4-6" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 1/2" mix of plant starter with clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All trees and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Re-tilt the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10":
 - Per 100 SF of bed area:
 - 1/2 CY Peat Moss or Mushroom Compost
 - 1/2 CY Blended/pulverized Topsoil
 - 2 pounds starter fertilizer
 - 1/2 CY composted manure
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas.
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stemwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES
ORNDAMENTAL TREES (DECIDUOUS)		BOTANICAL NAME	COMMON NAME	SIZE		
JTL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2"	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN TREES		BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	SPECIFICATION / NOTES
N5	4	Picea abies	Norway Spruce	8-9'	B&B	Evenly shaped tree with branching to the ground
BHS	3	Picea glauca 'densata'	Black Hills Spruce	8-9'	B&B	Evenly shaped tree with branching to the ground
EVERGREEN SHRUBS		BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES
SGJ	11	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	Cont.	Full rounded well branched shrub
DECIDUOUS SHRUBS		BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES
HC	2	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
LLH	8	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped
GLS	14	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped
ORNDAMENTAL GRASSES		BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES
KFRG	19	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
LAWN		PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES
LAWN	135	Lawn Establishment Area / Grading Area				Reinder's Deluxe 50 Seed Mix (800-785-3301)
	1200	Erosion Matting for sloped seeded areas				EroTex D575 Erosion Control Blanket (or approved equal)

Hardscape Materials

0.33	Heritage River Gravel Mulch (1.0-1.5" pieces)	20 SF	TN	2" depth
20	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF	
20	Landscape Fabric	SF	LF	
11	Shredded Hardwood Mulch (3" depth)	Area: 1,175 SF	CY	Bark Mulch; apply Preemergent after installation of mulch
7.5	Soil Amendments (2" depth)	Area: 1,175 SF	CY	
4	Pulverized Topsoil (Lawn Area)	Area: 1,200 SF	CY	
7.5	Pulverized Topsoil (2" over bed areas)	Area: 1,175 SF	CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301):	
20% Kentucky Bluegrass (Sod Quality)	15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass	10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass	
25% Creeping Red Fescue	

Seed at rate of 150-200# per acre

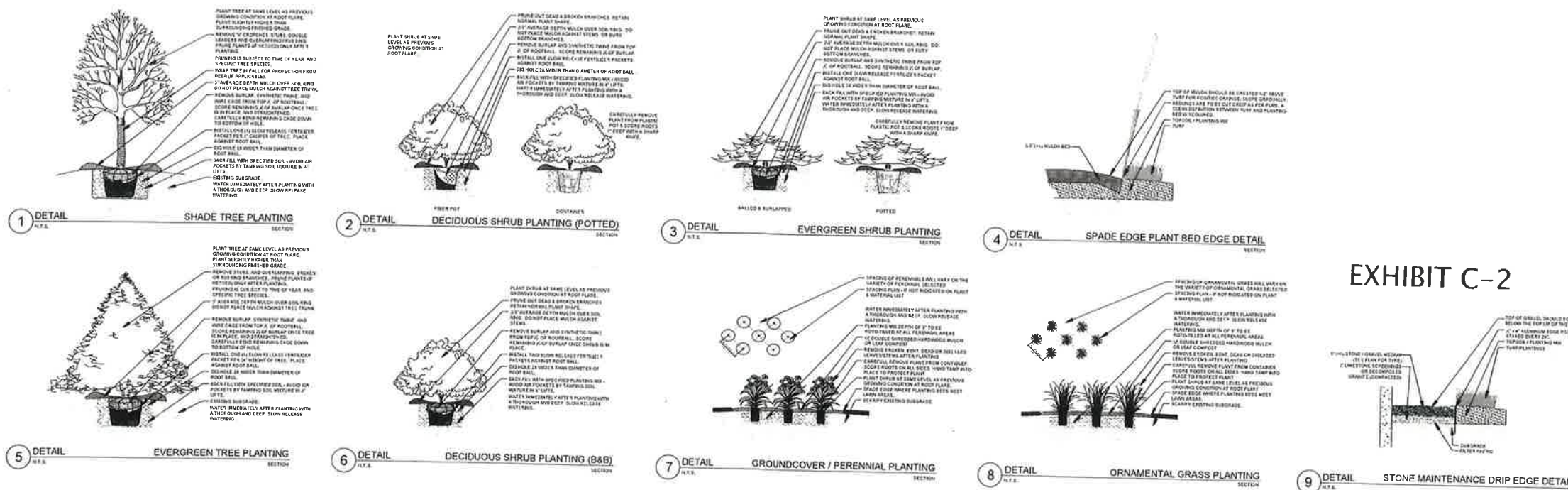
PLANT & MATERIAL SCHEDULE



PROJECT
PRIDE OF CAROL STREAM
260 S. Schmale Rd.
Carol Stream, IL

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
8.21.18	ISSUE TO OWNER
8.22.18	REVISIONS
9.21.18	REVISIONS
9.27.18	REVISIONS
11.05.18	VILLAGE COMMENTS



Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER: WDH
PROJECT NUMBER: 18-063
DATE: 11.08.18
SHEET NUMBER

PLANTING & HARDSCAPE DETAILS

L 1.1

21'-5"

DIESEL ENTRAINAGE

14'-5"

DIESEL EXIT

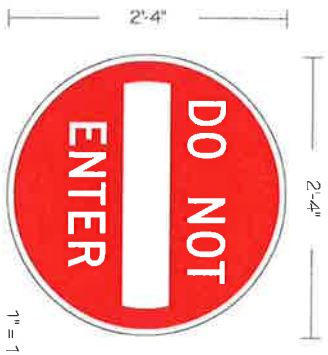
Qty 1

[1 set each] 5" Deep Illuminated Channel Letters
Returns: Fabricated Aluminum, Pre-Finished Black
Faces: White Acrylic w/ 1" Black Trimcap
Outline: 3M 7725-37 Sapphire Blue Vinyl Applied to ACM Panels
Illumination: White LEDs w/ Remote 60 Watt Power Supplies
Power: (1) 20Amp @ 120Volts Electrical Circuit; Run to Site by Others
Mounting: Flush to Canopy w/ Tek Screws

NOTE: CANOPY FACED WITH BLACK ACM PANELS



(4) 2'-6" x 2'-6" x 6" Single Face Illuminated Wall Signs
Cabinet: Fabricated Aluminum Painted Black - Suede Satin Finish
Faces: White Polycarbonate
DEF Graphics: Reversed Out White from 3M 3630 167 Bright Blue Translucent Vinyl
COMDATA Graphics: 3M 3630 57 Olympic Blue & 3630-61 Slate Gray Translucent Vinyls
Illumination: White LEDs w/ 60 Watt Power Supplies
Power: (1) 20Amp @ 120Volts Electrical Circuit; Run to Site by Others
Mounting: Flush to Canopy with Tek Screws



(2) 2'-4" x 2'-4" Std. DO NOT ENTER Signs Panels
Panel: .080" Aluminum
Face: Reflective White w/ Transparent Red
Mounting: Flush to Canopy with Tek Screws

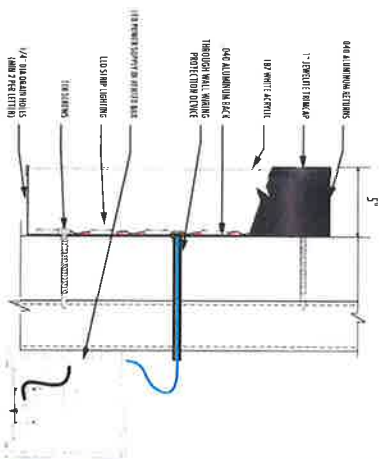


EXHIBIT D-1

Parvin-Clauss
 SIGN COMPANY
 Design • Fabrication • Installation • Maintenance
 165 Huber Drive • Carol Stream, Illinois 60131
 Tel: 630-516-2920 • Fax: 630-516-2924
 e-mail: sales@parvinclauss.com
 www.parvinclauss.com

PROJECT:
 260 S. Schmale Road
 Carol Stream, IL



CUSTOMER APPROVAL:
 DATE _____

AUTHORIZED SIGNATURE

REPRESENTATIVE House / KZ

DRAWN BY Bill Marlow

DATE 6/29/18

SCALE as noted

SHEET NO. 1 of 3

WORK ORDER B0066

FILE NAME PRD80066

REVISIONS:

- 1 /1/6718 - add copy & size
- 2 9/18/18 - add Do Not Enter Signs
- 3 9/20/18 - qty
- 4
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is listed to UL Standards for operation in North America.

The Description is shared by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, described in any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company.

© Copyright 2017 By Parvin-Clauss Sign Co.

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance
165 Schneider Drive • Easton, MA 01025 • FAX 413-237-2724
14150 S. W. 20th St. • Fort Lauderdale, FL 33324
www.pcv.com



260 S. Schmale Road
Carol Stream, IL

CUSTOMER APPROVAL:

DATE _____
AUTHORIZED SIGNATURE _____

REPRESENTATIVE _____
House / KZ

DRAWN BY _____
Bill Marlow

DATE _____
ø 29/18

SCALE _____
3/16" = 1'

SHEET NO. _____
2 of 3

WORK ORDER _____
B0066

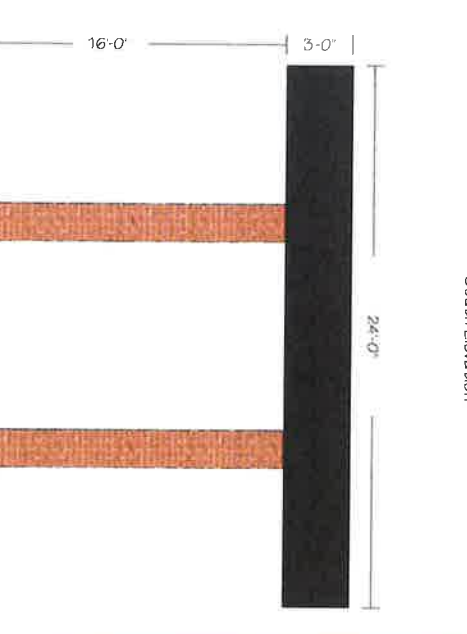
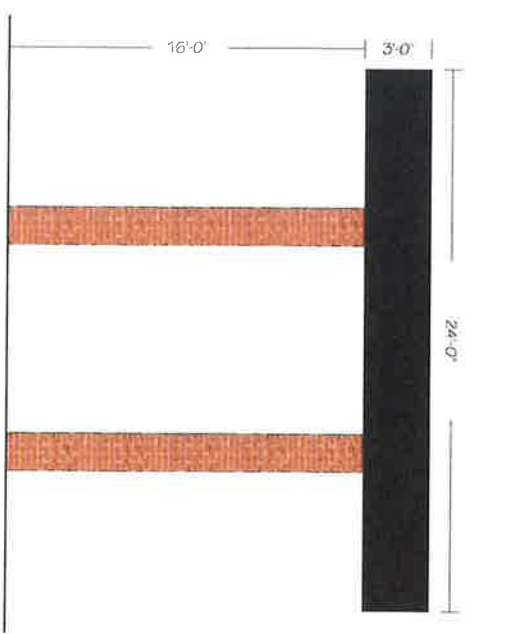
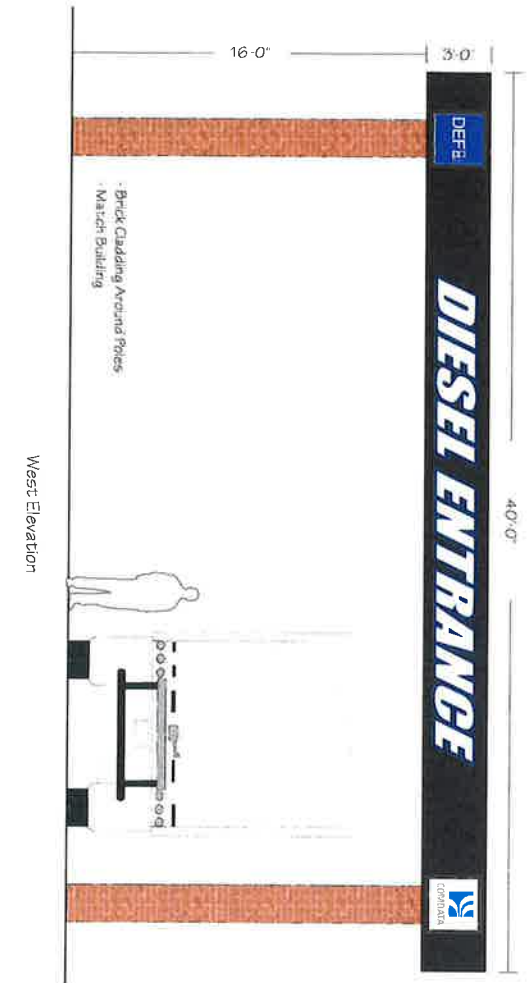
FILE NAME _____
PRD0066

REVISIONS:

- 1 7/16/18 - placement
- 2 9/18/18 - add Do Not Enter Signs & Masonry
- 3 9/20/18 - brick only
- 4 _____
- 5 _____
- 6 _____
- 7 _____
- 8 _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

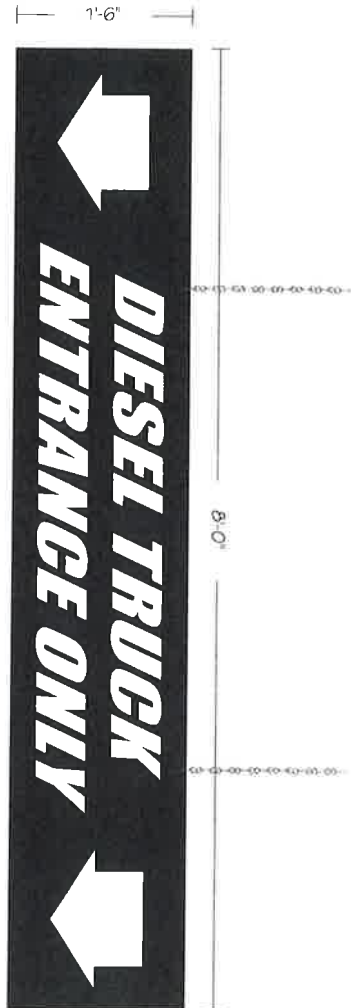
EXHIBIT D-2



This sign is built to UL Standards for operation in North America

This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt thereof the bidder agrees not to use the information, in whole or in any third party, and reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Further, it is agreed, in immediately written form upon request of Parvin-Clauss Sign Company.


© Copyright 2017 by Parvin-Clauss Sign Co.



(1) 1'-6" x 8'-0" Under Canopy Sign Panel
 Panel: 080' Aluminum Pre Finished Black
 Graphics: 3M 7725-10 White Vinyl
 Mounting: Hang from Underside of Canopy with Chains



EXHIBIT D-3

 This sign is built to UL Standards for operation in North America.

This Document is owned by, and the information contained in it is proprietary to, Parvyn-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this, the information without the prior written consent of Parvyn-Clauss Sign Company. Parvyn-Clauss Sign Company, Inc. also agrees to immediately return this the information upon request of Parvyn-Clauss Sign Company.

© Copyright 2017 by Parvyn-Clauss Sign Co.

Parvyn-Clauss
 SIGN COMPANY
 Design • Fabrication • Installation • Maintenance
 1875 Hickory Grove • Canton, IL 62401 • (618) 297-2070 • FAX (618) 297-2072
 www.parvyn-clauss.com



260 S. Schmale Road
 Carol Stream, IL

CUSTOMER APPROVAL:
 DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE House / KZ

DRAWN BY Bill Marlow

DATE 6/29/18

SCALE 1" = 1'

SHEET NO. 3 of 3

WORK ORDER B0066

FILE NAME PRD0066

REVISIONS:

- 1 9/18/18 - add to s.o.w
- 2
- 3
- 4
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**Village of Carol Stream
Plan Commission/Zoning Board of Appeals**

STAFF REPORT
November 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting approval of a Special Use Permit to allow for outdoor activities and operations in the form of air compressors in the I Industrial District in accordance with Section 16-10-2(B)(14) of the Zoning Code, and a Variation in accordance with Section 16-10-2 (E)(4) of the Carol Stream Zoning Code to allow a structure to be located in the front yard along Mercedes Drive

APPLICANT/ CONTACT:
Mr. Bruce Matuszak
American Litho
175 Mercedes Drive
Carol Stream, IL 60188



CASE #: 18-0033

LOCATION: 175 Mercedes Drive

PROJECT NAME: American Litho



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (American Litho)	Industrial
North	I Industrial District	Industrial (Vacant, Smith Medical Partners)	Industrial
South	I Industrial District	Industrial (Mercedes Benz)	Industrial
East	I Industrial District	Industrial (Standfast, Blackhawk Corrugated)	Industrial
West	I Industrial District	Industrial (Royal Die & Stamping)	Industrial

The industrial property highlighted above is located on the north side of Mercedes Drive and east of Gary Avenue.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan, and the existing use complies with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Variation Application, Special Use Application, cover letter from Bruce Matuszak received October 29, 2018, Public Notice, Site Plan with Equipment and Tree Location (Exhibit A), Foundation Plan (Exhibit B), and Plat of Survey with Compressor Unit Location (Exhibit C).

BACKGROUND:

The applicant, Bruce Matuszak, Maintenance Manager with American Litho, requests approval of a Special Use Permit to allow for outdoor activities and operations in the form of air compressors in rear of the American Litho property at 175 Mercedes Drive. Last year, American Litho received approval of a Special Use Permit to install air compressors just north of the location of the subject request (Ordinance No. 2017-08-46), and additional compressors are already needed to supplement the existing compressed air system. The proposed compressor unit will encroach into the front yard along Mercedes Drive, and a Variation is requested for the encroachment.

Staff Analysis

SPECIAL USE FOR OUTDOOR ACTIVITIES/OPERATIONS



Similar to the existing compressors (see image above), the proposed air compressors are contained within pre-fabricated metal structures, and will be located in the rear of the property (specifically near the southeast corner of the building). The compressors will be installed to function for emergency purposes for the building, and the pre-fabricated structures will be coated with a silver finish to match the building. The structure is 11 feet tall, 11 feet wide, and 32 feet long, and is proposed to be located west of the existing landscaped parking lot island and approximately three feet south of the building (see photos on next page for location).

Requests for Special Use Permits for outdoor activities and operations in the Industrial District are common, and the Plan Commission recommends approval of most requests. Typical requests seek approval to allow outdoor trailer parking or equipment storage, and the outdoor installation

of process equipment such as dust collection equipment, storage tanks, and silos. In review of such requests, staff works with applicants to minimize visibility of the outdoor activity or installation to the extent possible, depending on the specific circumstances of each request.

Staff is supportive of the installation of the air compressors, and believes the placement of the equipment at the rear of the building minimizes visual impact (the front setback variation will be discussed in greater detail in “Variation” section of the staff report). The compressor units that were installed last year were located behind the building line, with the building and existing deciduous trees providing screening of the units. In addition, the applicant installed three Spruce trees in late 2017 to provide supplemental year-round screening. Given that the proposed compressor unit will be situated in front of the building (albeit in the rear of the property), the applicant has illustrated the installation of six additional Spruce trees for additional screening. With the size of the compressor unit at 11 feet in height and 32 feet in length, staff supports the installation of the additional Spruce trees in a staggered pattern between the existing Spruces trees to provide a more substantial screen of the large unit.

With the location of the structures in the rear of the property and approximately 1,100 away from Gary Avenue, and the screening of the structures by both the building and additional landscaping, staff has no objections to the Special Use Permit request.



Location of Proposed Compressor (photo taken in 2017)



Location of Proposed Compressor Location with Existing Spruce Trees

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in Section 16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

American Litho requires the additional air compressors to enable continuous productivity at the facility.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

With the location in the rear of the property and over 1,100 feet away from Gary Avenue, the air compressors will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Other industrial properties have received Special Use approval for outdoor activities and operations for silos, tanks, or other types of outdoor pieces of equipment, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Most of the surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The equipment will conform to all applicable codes and requirements.

ZONING CODE VARIATION

Section 16-10-2 (E)(4) of the Zoning Code states that the front yard shall be kept clear of all structures for properties within the Industrial District. As previously described, the proposed compressor unit will be located in front of the building along Mercedes Drive. Even though the cul-de-sac along Mercedes is considered the “rear” of the property, the building fronts onto Mercedes Drive from a zoning perspective. Therefore, the front yard setback is measured between the front property line along Mercedes and the building. The minimum required front yard setback in the Industrial District is 40 feet, and the southeast corner of the building is approximately 43 feet from the front property line along Mercedes. The proposed compressor unit will be approximately 29 feet away from the front property line along Mercedes; therefore, the proposed compressor unit will extend into the front yard by approximately 11 feet (the full width of the unit).

While staff would normally have concerns with allowing an encroachment into the front yard of a property in the Industrial District, we can support the requested encroachment in this specific location given the proposed landscape screening of the compressor unit and the limited visibility of the unit from the closest major roadway (Gary Avenue). Likewise, in looking at the subject property, there is limited space elsewhere on the property to place the unit that is convenient from an operational perspective since the power and mechanical equipment for the compressed air system is located in the southeast corner of the building. It should be noted that the applicant initially proposed the unit be placed perpendicular to the building (running in a north/south direction), which would have placed the unit even closer to the front property line. However, the applicant agreed to place the unit parallel to the building to reduce the impact into the front yard area and allow for additional space for landscape screening of the unit. Staff also recommends that a condition be placed on the variation approval that, should the compressors no longer be needed for the business, the unit will be removed out of the front yard.

ZONING CODE VARIATION FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-15-6(D) of the Zoning Code:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The proposed compressors are needed to add to the existing compressed air system for the business, and will be located near the southeast corner of the building so as to limit the visual impact of the unit from the Gary Avenue Corridor. The encroachment into the front yard along Mercedes Drive will also be diminished with the inclusion of additional landscaping to screen the unit.

2. The plight of the owner is due to unique circumstances.

The property is somewhat unique in that its main frontage is along a secondary road like Mercedes Drive. However, the compressor unit into the front yard should have minimal impacts on adjacent properties and will aid in business operations for American Litho.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed compressor unit will still maintain a 29 foot distance from the Mercedes Drive right-of-way, and with Mercedes functioning as more as the rear of the property, the unit will still maintain a safe and suitable distance from the roadway.

4. The particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience.

The physical surroundings, shape and topographical condition of the property do not necessarily bring about a particular hardship, but the area along the Mercedes cul-de-sac functions more the rear of the property. Likewise, the power and mechanical equipment for the compressed air system is located in the southeast corner of the building, thereby making the location of the proposed unit reasonable.

5. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same district.

Generally speaking, equipment such as the proposed compressor unit would be placed in the rear of a building located in the Industrial District. The proposed compressor unit will be situated in close proximity to two other compressor units that were installed last year, and are located in the rear of the property, and will also be located close to the power and mechanical equipment inside the building for easier connections. There is simply no more space behind the building to install this additional unit, and the applicant proposes to install the unit in the front yard with additional landscaping for screening purposes.

6. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

If approved, the variation should not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood.

Recommendation

Staff has reviewed the applicant's request and can support the additional air compressor given the location near the end of the Mercedes cul-de sac, and the fact that the equipment will be screened by supplemental landscaping. Therefore, staff recommends approval of the Special Use Permit to allow for outdoor activities and operations in the form of air compressors in the I Industrial District, and a Variation to allow a structure to be located in the front yard for American Litho, subject to the following conditions:

1. That the six Spruce trees, at a minimum height of six feet at the time of installation, be installed in the green space area to the south of the proposed air compressors no later than May 1, 2019;
2. That in the event that the use of the air compressors is discontinued by the business, the property owner shall, within ninety (90) days, dismantle and remove the compressors and all components associated with the compressors and restore the property to its original condition; and
3. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2018 Staff Reports\18-0033 American Litho SU and VAR 175 Mercedes.docx



Do Not Write in This Space
 Date Submitted: 10-29-18
 Fee Submitted: 640 + 800
 File Number: 18-0033
 Meeting Date: 11/26/18
 Public Hearing Required: Y

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

FORM A

**GENERAL APPLICATION
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS**

1. Name of Applicant BRUCE MATUSZAK Phone 630-973-8246
 Address 175 MERCEDES DR. Fax _____
 E-Mail Address BMATUSZAK@ALITHO.COM
 (required)
 Name of Attorney N/A Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner AMERICAN LITHO INC Phone _____
 (required if other than applicant)
 Address 175 MERCEDES DR. Fax _____
 Name of Architect N/A Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 175 MERCEDES DR

3. Requested Action (check all that apply)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Gary/North Avenue Corridor Review
<input type="checkbox"/> Planned Unit Development – Preliminary	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Unit Development – Final	<input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1)
<input checked="" type="checkbox"/> Special Use Permit (requires Form C)	<input type="checkbox"/> Variation – Sign (requires Form B-2)
<input type="checkbox"/> Subdivision – Preliminary	<input type="checkbox"/> Variation – Fence (requires Form B-3)
<input type="checkbox"/> Subdivision – Final	<input type="checkbox"/> Zoning Change
	<input type="checkbox"/> Other

Describe requested action WE HAVE REACHED CAPACITY OF OUR COMPRESSOR SYSTEM AND ARE REQUESTING AN ADDITION TO OUR EXISTING SYSTEM 1 YEAR AGO. SEE PERMIT 17-0803

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

- General Application (Form A)
- General Variation Application (Form B-1)
- Sign Code Variation Application (Form B-2)
- Fence Code Variation Application (Form B-3)
- Special Use Application (Form C)
- Application for Development Approval (Form D)
- Gary/North Avenue Corridor Application (Form E)
- Plat of Survey with Legal Description
- Site Plan
- Landscape Plan
- Plat of Annexation
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Preliminary Planned Unit Development Plan
- Final Planned Unit Development Plan
- Drawings of Proposed Signs
- Horizontal Building Elevations
- Floor Plan
- Proof of Ownership or Written Consent From Property Owner
- Project Narrative/Cover Letter
- Application Fee \$ 1,440

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have received a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews required by the Community Development Director to be performed by means of consultant services shall be paid at the billed rate to the Village by the consultant.

BRUCE MATUSZAK
Print Name
Bruce Matuszak
Signature
10/29/2018
Date



Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

GENERAL VARIATIONS

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Code and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the Zoning Code.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your request.)

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

2. That the plight of the owner is due to unique circumstances.

THE COMPRESSED AIR HAVE EXCEEDED OUR EXISTING SYSTEM.
ALL POWER AND MECHANICAL EQUIPMENT FOR THIS SYSTEM IS
LOCATED IN THE S. E. CORNER OF THE BUILDING. THE EAST
SIDE OF THE BUILDING IS CRAMPED AHEADY.

3. That the variation, if granted, will not alter the essential character of the locality.

THIS WILL NOT ALTER THE INDUSTRIAL CHARACTER
OF THE AREA.

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were carried out.

6. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.

7. That the granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

THIS VARIATION WILL NOT AFFECT THE PUBLIC
OR OTHER PROPERTY OWNERS.

8. Other pertinent information or reason for the request.



FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org ▪ website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

THIS WILL NOT BE DETRIMENTAL TO THE PUBLIC
IN ANY WAY

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

THIS WILL NOT IMPAIR USE OR VALUE TO
SURROUNDING PROPERTIES

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

THIS WILL NOT IMPEDE DEVELOPMENT

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

*THIS WILL CONFORM TO FINAL VILLAGE BOARD
APPROVAL*

7. Other pertinent information or reason for request.

RECEIVED
OCT 29 2018
COMMUNITY DEVELOPMENT
DEPT

To whom it may concern, my name is Bruce Matuszak. I am the maintenance Manager at American Litho, Inc. at 175 Mercedes Dr.

I am requesting a permit to add to the existing compressed air system that was install last year. See permit #17-0803.

The current system is at full capacity and production demands require that we increase our capacity. We currently are unable to shut any compressor down to perform routine maintenance without having to shut down a piece of equipment and if we were to have any type of break down our production would suffer.

Thank you for your consideration on this matter.

Bruce Matuszak

Maintenance Manager

American Litho Inc.

Certificate of the Publisher

Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Carol Stream, township of Bloomingdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 times in successive weeks. The first publication of the notice was made in the newspaper, dated and published on November 7, 2018 and the last publication of the notice was made in the newspaper dated and published on November 7, 2018. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on November 7, 2018.

Examiner Publications, Inc.

By: Publisher



Randall E. Petrik, Publisher, Examiner Publications, Inc.

Subscribed and sworn to before me this 7 day of November, A.D. 2018.

Notary Public



PUBLIC NOTICE FILE # 18-3033

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 5000 N. Gary Avenue, on Monday, November 26, 2018 at 7:00 P.m. to consider an application from American Litho for the following actions:

A Special Use Permit in accordance with Section 16-10-2 (B)(14) of the Carol Stream Zoning Code to allow for outdoor activities and operations in the Industrial District; and

A Variation in accordance with Section 16-10-2 (E)(4) of the Carol Stream Zoning Code to allow a structure to be located in the front yard along Mercedes Drive

For the property located at 175 Mercedes Drive, P.I.N. 02-28-400-042.

A copy of the Special Use Permit application is on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois, Published in The Examiner on Wednesday, November 7, 2018.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities are requested to contact the ADA Coordinator at 630-971-8250.

As published in The Examiner Nov. 7, 2018 1107

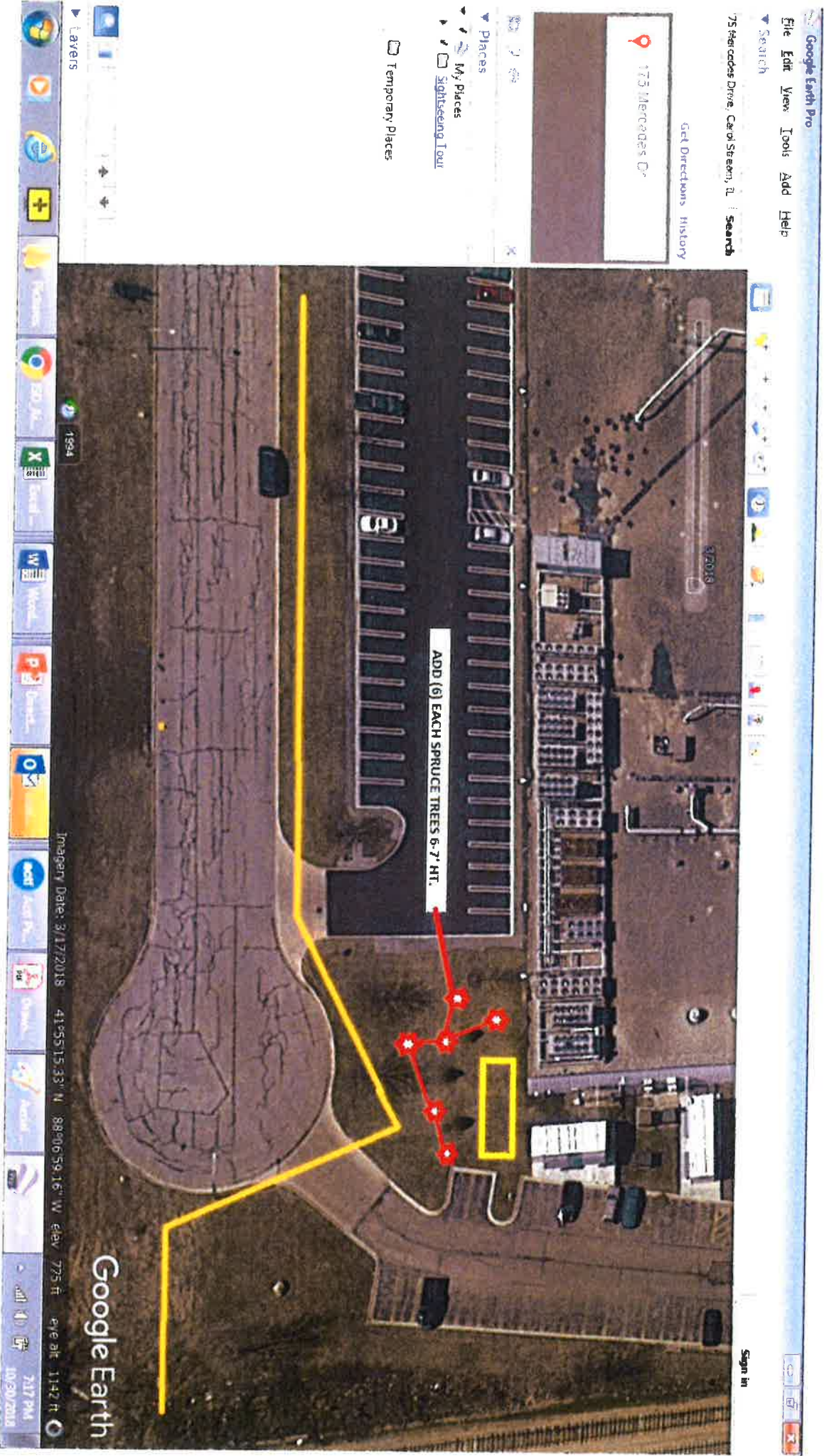


EXHIBIT A

RECEIVED
OCT 29 2018
COMMUNITY DEVELOPMENT
DEPT



NOTE:
MODULE 3 FOUNDATION IS ELEVATED ABOVE
THE PRE-FIXING MODULE 2 FOUNDATION

2ND - REQUIRES TAN BY T FERRAGE

EXHIBIT B

PREI

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOT 2 IN BERLIN INDUSTRIES RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 2012, AS DOCUMENT R2012-08083B, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED
P.I.N. 02 29 400 036
OCT 29 2018
COMMUNITY DEVELOPMENT
DEPT

- 1: SET 5/8" x 24" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2: VILLAGE ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
- 3: (SOLID) DENOTES RECORD INFORMATION; (SOLID) DENOTES MEASURED.
- 4: L DENOTES ARC LENGTH; O DENOTES RADIUS; D DENOTES CHORD DISTANCE.
- 5: (P) DENOTES PARKING SPACES.
- 6: (I) DENOTES COMMITMENT FOR TITLE INSURANCE SCHEDULE B GENERAL EXCEPTIONS.

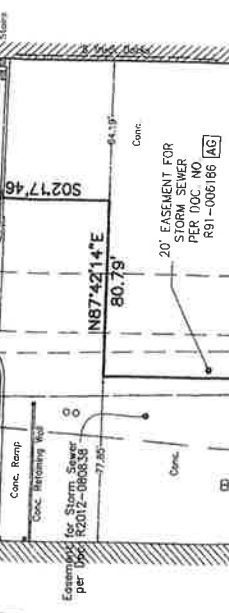
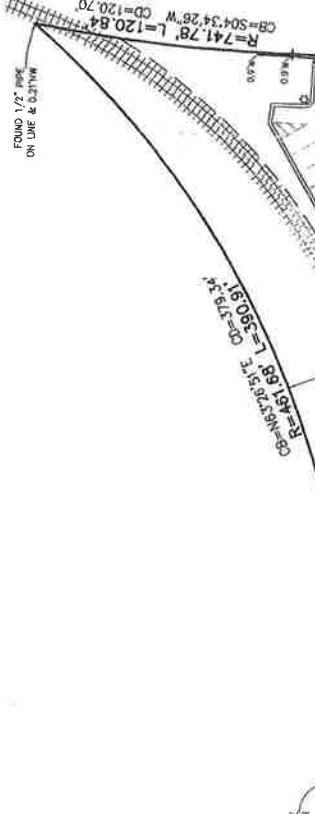


Edward K. Miller, Trust
02 29 400 016

unsubdivided

ALI Investments II LLC
02 29 400 034

FOUND 3/4" IRON PIPE AT CORNER



LOT 2
BERLIN INDUSTRIES
RESUBDIVISION NO. 1
PER DOC. R2012-08083

TALL 1 STORY
CONC. PRECAST BUILDING
252,173 Sq.Ft.

TALL 1 STORY
CONC. PRECAST BUILDING
158,959 Sq.Ft.

LOT 1
BERLIN INDUSTRIES RESUBDIVISION NO. 1
PER DOC. R2012-08083

20' EASEMENT FOR
STORM SEWER
PER DOC. NO.
R91-006186

26' & VARYING WIDTH
RAILROAD SPUR EASEMENT
PER DOC. R2012-08083B

EASEMENT FOR WATER MAIN
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

EASEMENT FOR STORM SEWER
PER DOC. R2012-08083B

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 3/4" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE ON LINE

THIS ALTA/ALTA LAND TITLE SURVEY WAS PREPARED BY THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FOR LOT 2 IN BERLIN INDUSTRIES RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 2012, AS DOCUMENT R2012-08083B, IN DUPAGE COUNTY, ILLINOIS.

ITEM 3 - ENCUMBRANCE, ENCUMBRANCE - REFER TO SURVEY.
ITEM 4 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 5 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 6 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 7 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 8 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 9 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 10 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 11 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 12 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 13 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 14 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 15 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 16 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 17 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 18 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 19 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 20 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 21 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 22 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 23 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 24 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 25 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 26 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 27 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 28 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 29 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 30 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 31 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 32 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 33 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 34 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 35 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 36 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 37 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 38 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 39 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 40 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 41 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 42 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 43 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 44 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 45 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 46 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 47 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 48 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 49 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.
ITEM 50 - EASEMENTS ARE SHOWN AS LISTED IN TITLE COMMITMENT.

Survey No.:	E 6 0 b
Ordered By:	Berlin Industries, Inc.
Description:	A.L.T.A./A.C.S.M. LAND TITLE SURVEY
Date Prepared:	April 29, 2012
Scale:	1" = 40'

UTILITY STATEMENT: ADJACENT utility lines shown have been located from the field survey. The surveyor makes no guarantee as to the accuracy of the location of utility lines shown on this survey, but will endeavor to locate utility lines shown on this survey to the extent possible. The surveyor does not warrant that the location of utility lines shown on this survey is the exact location of utility lines shown on this survey, but will endeavor to locate utility lines shown on this survey to the extent possible.

EXHIBIT C

STATE OF ILLINOIS } SS
COUNTY OF DUPEGE }

To: 175 Mercedes Industries, LLC, an Illinois limited liability company
Chicago Title Insurance Company

This is to certify that this map, as well as the survey on which it is based, were made in accordance with the minimum professional requirements for ALTA/ACSM Land Title Surveys, Items 1.2.1.1, 1.2.1.2, 1.2.1.3, 1.2.1.4, 1.2.1.5, 1.2.1.6, 1.2.1.7, 1.2.1.8, 1.2.1.9, 1.2.1.10, and 1.3 of Table A thereof.

The field work was completed on April 30, 2012.



JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1916 S. Highland
Lombard, IL 60146
TEL: 630-660-6600 FAX: (630) 662-4461
ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 35-3543

Revised: August 3, 2012 Title Commitment Schedule
Revised: July 16, 2012 Revised Title Commitment
Proposed: July 16, 2012 Revised Title Commitment

Dated this 30th day of April in the Year 2012.

**Village of Carol Stream
Plan Commission/Zoning Board of Appeals**

STAFF REPORT
November 26, 2018

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

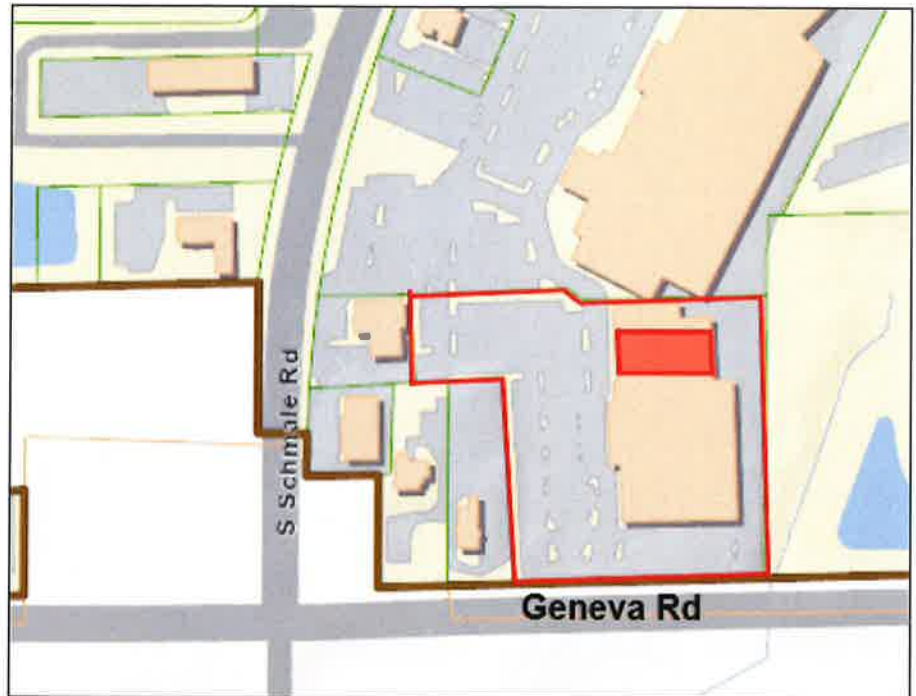
CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting
approval of an Amendment to a
Special Use Permit for a day care
center expansion in the B-3
District, in accordance with
Section 16-9-4 (C)(1) and 16-9-2
(C)(4) of the Zoning Code.

APPLICANT/ CONTACT:
Mr. Ahmed El Sherif
505 S. Schmale Road
Carol Stream, IL 60188



CASE #: 18-0034
LOCATION: 505 S. Schmale Road
PROJECT NAME: Daylight Learning Center



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-3 Service District	Corridor Commercial (Northland Mall)	Corridor Commercial
North	B-3 Service District	Corridor Commercial (The Home Depot)	Corridor Commercial
South	C-3 PUD Commercial District (City of Wheaton)	Commercial (Main Street Plaza)	Commercial
East	R-4 General Residence District	Multi-family residential (Belmont Village)	Multi-family residential
West	B-3 Service District	Corridor Commercial (Carol's Garden, Armanetti's)	Corridor Commercial

The property outlined above is located near the northeast corner of Schmale and Geneva Roads in the Northland Mall.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses according to the Village's 2016 Comprehensive Plan. The proposed day care expansion is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Special Use Application, cover letter from Ahmed El Sherif received November 5, 2018, authorization letter from property manager dated October 26, 2018, Public Notice, Site Plan (Exhibit A), and Floor Plan (Exhibit B).

BACKGROUND:

The applicant, Ahmed El Sherif, requests approval of an Amendment to a Special Use Permit for a Day Care Center for Daylight Learning Center, located at 505 E. Schmale Road in the Northland Mall at the northeast corner of Schmale and Geneva Roads. In 2009, zoning approvals were granted for an indoor children’s recreational and party facility called Jumpin’ Jungle (Ordinance No. 2009-02-05) and a daycare center called Learning World (Ordinance No. 2009-02-04) in two adjacent tenant spaces in Northland Mall totaling about 25,000 square feet. Jumpin’ Jungle opened for a brief period of time but subsequently closed, and the day care center never opened. In 2013, Kiddyplace Day Care received approval of a Special Use Permit (Ordinance No. 2013-11-45) in a 3,600 square foot space which was to be occupied by a portion of the children’s recreational facility. In 2017, Daylight Learning Center took over the space formerly occupied by Kiddyplace, and now proposes to expand.

Staff Analysis

SPECIAL USE FOR A DAYCARE CENTER

As stated above, a Special Use permit was granted for a daycare center in the 505 S. Schmale Road space in 2013, and said space is approximately 3,600 square feet. The applicant proposes to expand the daycare into the adjacent vacant 1,700 square foot space to the north which will accommodate additional space for classrooms and bathrooms. Hours of operation will remain the same (6:00am to 6:00pm during the week), as will child drop-off and pick-up operations where parents/caregivers are required to park their vehicles in the shopping center parking lot and escort/pick-up each child from the facility. The applicant has indicated that the day care currently has 50 children and will be able to add 30 more children with the expansion (for a total of 80 80 children), and will add four more teachers for a total of 11 teachers for the facility. Moreover, the applicant has indicated that the Department of Children and Family Services (DCFS) will not require the existing 1,500 square foot outdoor play area in the rear of the property to be expanded for the day care.

Parking for Northland Mall was evaluated and approved in its current quantity and configuration at the time of the Home Depot redevelopment in 2003. In performing the parking analysis, the Home Depot use and the 56,650 square feet of inline space on the southern part of the Northland Mall property were considered to be part of the overall shopping center. As such, the shopping center parking requirement of one space for each 250 square feet of floor area was applied to the entire shopping center. As the day care center is a tenant in the shopping center, and as day care centers have the same parking requirement as shopping centers (1 space for each 250 square feet), the proposed expansion should have no impact on the required parking for the shopping center. In addition, site observations indicate that there is plenty of parking available to meet the parking needs of parents/caregivers dropping off or picking up their children, as well as for employees.

Staff is supportive of the Special Use Amendment, but recommends that other property maintenance issues be taken care of during building permit review. These issues include the

repair of any crooked bollards that surround the fenced-in outdoor play area in the back of the building, the installation of an enclosure for the dumpster for the day care center, and the repainting of the faded crosswalk that leads from the parking lot to the front of building. Staff will also work with the property owner on other property maintenance issues such as parking lot sealcoating and restriping and façade restoration work/peeling paint.

SPECIAL USE FINDINGS OF FACT

The Plan Commission's recommendation regarding the requested Special Use Amendment must be based on the evaluation criteria set forth in the Zoning Code. As stated in Section 16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

The expanded facility will provide a larger day care option for area residents.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Provided the day care continues to operate in accordance with all Village, County, and DCFS regulations, the use should not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The day care center has been in operation for over four years, and staff is not aware of any apparent injury to the use or enjoyment of properties in the immediate vicinity or diminution or impairment to property values within the neighborhood due to the day care use.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties in the immediate vicinity.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The proposal is expected to conform to all applicable codes and requirements.

Recommendation

Staff has reviewed the applicant's request and supports the request. Therefore, staff recommends approval of an Amendment to a Special Use Permit for the Daylight Learning Center, Case No. 18-0034, subject to the following conditions:

1. That an enclosure shall be constructed for the dumpster for the day care center, and a permit shall be required for said work;
2. That any bent bollards around the rear outdoor play area shall be repaired by December 28, 2018, and the faded crosswalk in front of the day care center entrance shall be repainted no later than May 1, 2019;
3. That all terms and conditions of Ordinance No. 2013-11-45 not specifically revised herein shall be hereby reaffirmed by reference; and
4. That the business must operate in accordance with all applicable state, county and Village Codes and requirements.

T:\Planning\Plan Commission\Staff Reports\2018 Staff Reports\18-0034 Daylight Learning Center SUP 505 E Schmale.docx



Do Not Write in This Space
 Date Submitted: 10/29/18
 Fee Submitted: \$500
 File Number: 18-0034
 Meeting Date: 11/26/18
 Public Hearing Required: Y

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
 PHONE 630.871.6230 • FAX 630.665.1064
www.carolstream.org

FORM A

**GENERAL APPLICATION
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS**

1. Name of Applicant Ahmed EL Sherif Phone 708-715-5051
 Address 505 S. Schmale Rd Fax 630-588-8873
 E-Mail Address ahmede@sbcglobal.net
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner NORTLAND MALL LP Phone _____
 (required if other than applicant)
 Address 14 W Peoria St, Chicago Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 501A S. Schmale Rd

3. Requested Action (check all that apply)
- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input checked="" type="checkbox"/> Special Use Permit (requires Form C) | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Subdivision – Preliminary | <input type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Subdivision – Final | <input type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action day care expansion

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

- General Application (Form A)
- General Variation Application (Form B-1)
- Sign Code Variation Application (Form B-2)
- Fence Code Variation Application (Form B-3)
- Special Use Application (Form C)
- Application for Development Approval (Form D)
- Gary/North Avenue Corridor Application (Form E)
- Plat of Survey with Legal Description
- Site Plan
- Landscape Plan
- Plat of Annexation
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Preliminary Planned Unit Development Plan
- Final Planned Unit Development Plan
- Drawings of Proposed Signs
- Horizontal Building Elevations
- Floor Plan
- Proof of Ownership or Written Consent From Property Owner
- Project Narrative/Cover Letter
- Total Application Fee \$ 800

Please submit three (3) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings, along with a USB flash drive with plans and associated documents saved as pdf or zip files. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have reviewed a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Ahmed EL Sherif
Print Name

[Signature]
Signature

10/29/18
Date



FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org • website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.
Expanding Daycare facility to better serve the needs of growing population
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
Daycare follows rules + regulations from DHS.
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
Space has been unrentable on its own. This will promote more traffic as a full store mall.
4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
Daycare zoning next door already approved

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

With improvement will add for 2
more bathrooms.

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

No current exit door

7. Other pertinent information or reason for request.

To expand current Daycare next door +
fill up empty store in the mall. Full
store mall, gets more business.



RECEIVED
NOV 05 2018
COMMUNITY DEVELOPMENT
DEPT

505 S. Schmale Rd
Carol Stream, IL 60188

Village of Carol Stream
Plan Commission/Zoning Board
Re: Zoning for Daycare Facility

Provided are documents for Public Hearing and Development Approval for a Daycare at 501A S. Schmale Rd. Currently Daylight Learning Center exists in the next store 505 S. Schmale Rd. We ask for your approval to turn 501A S. Schmale into a Daycare zone, so we may expand our facility to accommodate more children, as the population grows. In doing so, the space in question, has been hard to rent and there is no exit. The stores being all occupied will bring in more business to everyone creating more revenue.

The existing Daylight Daycare is 3600 sq ft, by adding the additional space we will expand another 1700 sq ft. The new space will provide us with 2 more classrooms and 1 bathroom with 2 toilets. One classroom for 2 year olds and the other will be 3 -5 year olds. In general, we provide care for Children from 6 weeks to 12 years old. Also offering after school hours for siblings. Making parent pick up easier. Hours of Operation are 6a – 6p. We currently have 50 children (nearing our max allowed of 56). The expansion will allow for 30 more children. Currently we have 7 teachers and 1 director. An additional 4 teachers will need to be hired. Drop off and pick up procedures will stay the same. There is no cooking done on site, just warming. DCFS has let us know that no additional kitchen or outside play area is required. We have purchased a Bus but do not use it currently.

Daylight Learning Center in Hillside has been in business for 5 years. Daylight in Northlake on North Ave and Daylight in Carol Stream on Schmale Rd, both have been in business for 1 year each.

This will improve the mall traffic by having all stores filled.

Please review for Daycare Zoning.

Sincerely,

Ahmed EL Sherif

NORTHLAND MALL LP

14 N. PEORIA ST., 3F
CHICAGO, IL 60607
PHONE: 312-733-4033
FAX: 312-733-8633

RECEIVED
OCT 29 2018
COMMUNITY DEVELOPMENT
DEPT

October 26, 2018

To whom it may concern,

The purpose of this letter is to inform you that Northland Mall LP has rented 501A S Schmale Road in Carol Stream to Daylight Daycare who currently leases 505 S Schmale Road. We approve the changes to the space and are aware that it must be zoned for a daycare facility.

Please contact me with any questions.

Yours Truly,



Todd Radeke
Property Manager

FOR LEASE

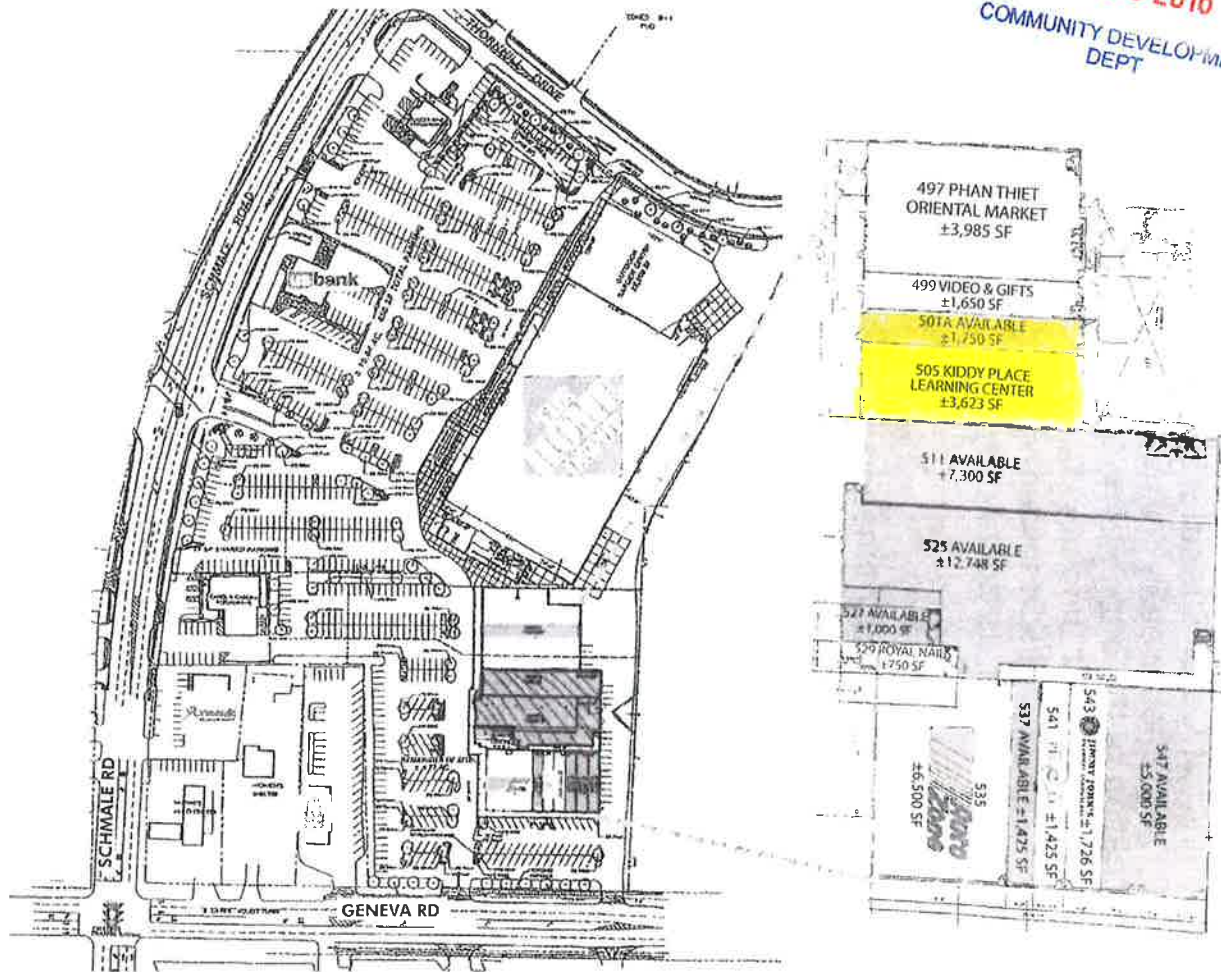
Northland Mall

495-547 S. SCHMALE RD. NEC SCHMALE RD & GENEVA RD, CAROL STREAM, IL 60188



SITE PLAN

RECEIVED
OCT 29 2018
 COMMUNITY DEVELOPMENT
 DEPT



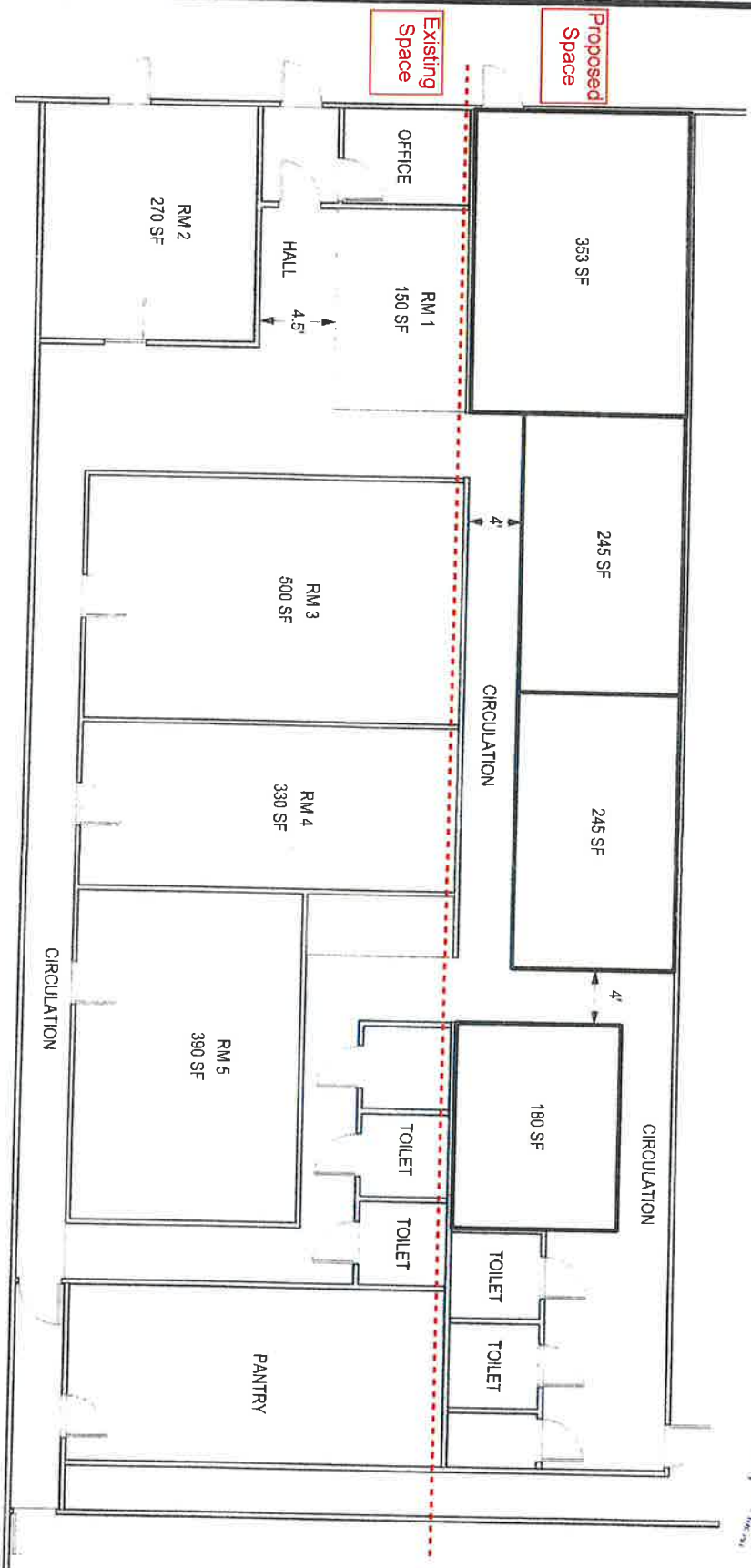
Tenant Roster

SUITE	TENANT	SQ FT
OUTLOT	HOME DEPOT	102,515
OUTLOT	US BANK	4,990
547	AVAILABLE	5,000
543	JIMMY JOHN'S	1,726
541	PHO LE	1,425
537	AVAILABLE (15'X95')	1,425
535	AUTO ZONE	6,500
529	ROYAL NAILS	750

Tenant Roster

SUITE	TENANT	SQ FT
527	AVAILABLE (19'X55')	1,000
525	AVAILABLE (80'X196')	12,748
511	AVAILABLE (40'X188')	7,300
505	KIDDYPLACE LEARNING CENTER	3,623
501A	AVAILABLE (16'X106')	1,700
499	VIDEO & GIFTS	1,650
497	PHAN THIET GROCERY	3,985
	TOTAL GLA	48,882

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of those images, without the express, written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



1 PROPOSED PLAN DIAGRAM

RECEIVED
 OCT 29 2018
 COMMUNITY DEVELOPMENT DEPT

Sheet Number:	Scale:	505 S. Schmale Rd Carol Stream, IL 60188	NO.	DATE	ISSUED FOR:	OCGG ARCHITECTS		
Drawn By:	1					10/29/2018	PLAN DIAGRAM	601 SKEWEE BLVD SUITE 102 NORTHBROOK IL 60062 T 847 480 2212 EMail: ocgg@ocggarchitects.com
Project Number:	2							
	3							
	4							
	5							