

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 27, 2017 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 23, 2017
- III. Public Hearing:
 - A. 17-0043 **Carol Stream Park District (Carolshire Park) – 840 N. Gary Avenue**
*Gary Avenue Corridor Review – Park and Ground Sign
Fence Code Variation*
 - B. 17-0044 **Wayne Township - 27W031 North Avenue**
*North Ave Corridor Review – Monument Sign
Sign Code Variation*
- IV. Presentation:
 - A. 16-2075 **Midwest Sign and Lighting/Northwestern Medicine – 690 E. North Avenue**
North Avenue Corridor Review - Monument sign
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

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

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
October 23, 2017.***

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: Chairman Frank Parisi, Commissioners Dave Creighton, Frank Petella, Dee Spink, Charlie Tucek, John Meneghini

Absent: Angelo Christopher

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

MINUTES:

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of August 28, 2017.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Tucek, Meneghini, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

Chairman Parisi rearranged the agenda to hear presentations first.

PRESENTATIONS

**Case #16-2075 – Midwest Sign and Lighting/Northwestern Medicine – 690 E. North Avenue
North Avenue Corridor Review – Monument Sign**

Chairman Parisi received a request from Tom Farace and asked for a motion to postpone the case to the November 27, 2017, Plan Commission meeting. Commissioner Meneghini moved and Commissioner Spink seconded the motion.

The motion was approved unanimously.

**Case #17-0039 – Carol Stream Park District/Ross Ferraro Town Center – 960 N. Gary Avenue
Gary Avenue Corridor Review – Veterans Memorial Park**

Chairman Parisi recused himself from this case, as did Commissioner Creighton, and asked for an Acting Chairman to be nominated. Commissioner Meneghini nominated Commissioner Petella and Commissioner Tucek seconded the motion.

The motion was approved unanimously.

Acting Chairman Petella swore in Patty King, from Studio Bloom, a landscape architecture design firm.

Ms. King explained that she has been working with the Carol Stream Park District, the Village of Carol Stream, and the VFW, to design the new Veteran Memorial. She explained that it was originally designed for Memorial Park on Thunderbird Drive, but that it might be better located at Town Center.

Ms. King stated that the space north of the arch would be incorporated and explained that the north end of the space would be a plaza and will include monuments for the five branches of the military. Ms. King stated that it would have a seat wall that would be in front of the existing flagpoles, which will be reused. She stated that there would be public safety service plaza to the left, and the existing memorial marker that is at Memorial Park would be relocated to this spot.

Ms. King stated that there would be a paved area on the right hand side for the honor guard to stand, and that is also where a temporary tent would be installed during services when the weather is inclement. She stated that they would like to rearrange the existing walkways and reuse the bricks to reorganize the space.

Ms. King stated that they would like to make the area around the arch smaller, which would allow for turf area in the center and would be used for temporary seating for events.

Ms. King stated that the two angular walks would have the welcome bricks and that the bricks would be relocated to the center walkway.

Acting Chairman Petella asked for the Staff report.

Mr. Farace stated that the Park District is seeking Gary Avenue Corridor approval, for the Veterans Memorial proposed at Town Center. He stated that the space will be in three sections just north of the Town Center arch, and the landscape and walkway areas will be reconfigured for better alignment. Mr. Farace stated that the landscaping will work to enclose the space so it's more pedestrian friendly.

Mr. Farace stated that Staff feels that it is a great use of the area around the arch, and that Staff is excited for the project and recommends approval.

Acting Chairman Petella asked for questions from the Commission.

Commissioners Meneghini and Tucek had none.

Commissioner Spink asked to clarify where the temporary tent would be placed, and how it would be held in place in bad weather.

Ms. King stated that there was a frame at the bottom that would be weighted down with sand bags.

Acting Chairman Petella asked for a motion to approve the Gary Avenue Corridor Review for Veterans Memorial Park. Commissioner Meneghini moved and Commissioner Spink seconded the motion to approve the request with Staff recommendations.

The motion was approved.

The results of the roll call vote were:

Ayes: 4 Commissioners Meneghini, Petella, Spink, Tucek.
 Nays: 0
 Abstain: 2 Chairman Parisi and Commissioner Creighton
 Absent: 1 Chairman Christopher

Acting Chairman Petella turned the meeting back over to Chairman Parisi.

PUBLIC HEARING

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

Case # 17-0029 – 505 E. North Avenue, Inc. / Hopewell Services, LLC – 505 E. North Avenue
 Special Use For Outdoor Activities and Operations - Bus and Van Parking,
 Special Use Permit for Parking of Buses/Vans Not Incidental to a Permitted
 Use, Variation to Screening Requirements for Outdoor Activities and
 Operations

Chairman Parisi swore in the witness, Mr. Robert McNees, Attorney at Law, 195 Hiawatha, Carol Stream, IL, 60188, Chad Kollcross, Hopewell Services, LLC, Charles Mascari, Owner, 505 E North Avenue, Neal Smith and Sandy Gbur, Western DuPage Special Recreation Association, 116 N Schmale, Carol Stream.

Mr. McNees stated that the property consists of a 60,000 sf building on 6.7 acres, and that the balance of the property is improved with parking, drive aisles, and an alley. He stated that the property is zoned Industrial and is subject to one or more Special Use permits. He noted that Comcast has an office in the building and two outdoor storage lots on the property.

Mr. McNees stated that to the north, $\frac{3}{4}$ of the way up, is a 51 foot driveway that extends east to Schmale Road, which starts on the 505 E. North Avenue building property and extends onto the Western DuPage Special Recreation Association (WDSRA) building. He stated that there is an easement for the 505 building to exit to Schmale Road, even though the property is owned by WDSRA.

Mr. McNees stated that the portion of the property that they are concerned with is the 80,000 sf to the north of the 51 foot driveway. He stated that of the 80,000 sf, 16,000 sf on the east is used by Comcast for open storage lot for vehicles, equipment, and product. Mr. McNees stated 64,000 sf to the west had been covered with asphalt used to store shipping containers for Apollo Eyewear.

Mr. McNees explained that, over time, Comcast has minimized and Apollo Eyewear has relocated to Glendale Heights, leaving the area vacant. He stated that Mr. Mascari has relocated the leftover containers and repaved the lot because Hopewell Services, LLC, is a prospective tenant who would like to use the area for mini-van and small bus parking. He stated that Hopewell does not have an office in the 505 E North Avenue building, that their offices are in Lombard and New Lenox.

Mr. McNees stated that Hopewell Services is asking for two Special Use permits, one for outdoor storage of Hopewell buses and vans, and a second Special Use permit for the parking in an outdoor

storage area despite not having an office in the building. He stated that the use for parking is consistent with the Village Comprehensive Plan.

Mr. McNees stated that Hopewell is a family owned, student transportation company specializing in serving the special needs population by shuttling students from school to home in the surrounding areas of Glen Ellyn, Lombard, Wheaton and Glendale Heights. He stated that they do not have big buses, and that the buses are 22 feet long and that the mini-vans are 17 feet long.

Mr. McNees stated that Hopewell owns 200 vehicles, consisting of 49 small white buses 151 mini-vans that are parked in Lombard and New Lenox. He stated that the majority of vehicles which are parked in the lot of the Lombard office building have to be relocated. He stated that this is the only location that they have found since their search began in the spring of 2017, which will provide services to the schools in this area.

Mr. McNees stated that the Hopewell vehicles usually depart between 6:30am and 7:00am in the morning and don't return until between 4:30pm and 5:30pm, which has WDSRA concerned about the volume of traffic. He stated that he asked that Hopewell run a report about their bus traffic in Lombard.

Mr. Kollcross stated that all the buses have GPS installed so they are always being tracked. He stated that buses leave early in the morning, and that the afternoon return schedule is approximately as follows:

Before 3:00pm – 1%
 3pm to 3:30 pm – 10%
 3:30pm to 4:00pm - 34%
 4:00pm to 4:30pm – 37%
 4:30pm to 5:00pm – 11%
 5:00pm to 5:30PM – 5%
 After 5:30pm – 2%

Mr. McNees stated that the drivers stagger their drive times, and that not everyone will be entering and exiting off of Schmale Road. He said that only the buses coming from two districts to the north will use Schmale Road, and that the North Avenue access will be utilized by buses coming from the east and south would use the North Avenue access.

Mr. Kollcross explained what is required to obtain a license to drive a special needs bus.

Mr. McNees stated that the drivers will not idle the vehicles and would be instructed not to use the restrooms at Village Hall, and that no vehicle maintenance or car washing would be done on the lot. He stated that there is only one driver per vehicle per day.

Mr. McNees stated that there was concern as to where drivers would park if the lot were to be filled with vehicles. He explained that there are 10 spots reserved just to the south of the driveway, but that they may not be necessary and are there for possible overflow. He also stated there would be no handicapped parking spaces required. Mr. McNees showed a sketch of the parking plan with the different sizes spaces for the different sized vehicles.

Mr. McNees stated that Mr. Mascari was originally opposed to having a driveway that would be anything but one way out onto Phillips Court because he does not want southbound traffic cutting through the lot to get to North Avenue. However, after meeting with WDSRA and hearing their concerns, Mr. Mascari has agreed to make the driveway on Phillips Court a 24 foot wide two way driveway, and that once the driveway is finished, the Hopewell drivers will be instructed not to use the WDSRA driveway for access to Schmale Road. He also stated that WDSRA would like the driveway installed this season, however, due to the timing of the Village board meeting on November 6, 2017, and the change in weather, it will likely not happen. Therefore, Mr. McNees proposed that it would be installed before May 31, 2018.

Mr. McNees stated that next to the Comcast open storage area, to the west, has an existing fence that will be removed, and the missing slats in the Comcast fencing that is to the north will be replaced.

Mr. McNees stated that Mr. Mascari would prefer not to install fenced screening along Phillips Court and requested landscaping instead. Mr. McNees stated that there were large light poles at the southern edge of the Hopewell lot that have been upgraded to LED lighting that provide lighting for the main lot as well as the Hopewell lot.

Mr. McNees stated that there are requests that he would like to propose that vary from Staff recommendations listed at the end of the Staff Report;

- 1) Staff proposed that Special Use permit be granted to the business as opposed to the property. Mr. McNees suggests that Staff consider the possibility that Hopewell Services could get bought or is sold, and to include that only mini-vans and buses are what is to be parked in the lot, in the wording. Also, that Staff indicates, as a condition of this Special Use, that the unused 60 x 60 foot area in the northwest corner that is currently set aside for possible alternate use, be available for additional parking if Hopewell Services gets more contracts, and that if this were to occur, that this area would be subject to Administrative review.
- 2) Mr. McNees asked that this condition be revised to provide that the north parking lot shall be striped prior to the commencement of Hopewell's operation, and that the driveway permit application should be submitted by a reasonable date, and suggested December 1, 2017. He also suggested, as part of the condition of the Special Use permit, that the landlord shall require the tenant drivers to only use Phillips Court to access Schmale Road once the driveway is constructed.
- 3) Is acceptable.
- 4) Is acceptable.
- 5) Mr. McNees suggests that instead of the fence having to be repaired prior to the commencement of operation, that the date for the repair be May 31, 2018.
- 6) Is acceptable.
- 7) Is acceptable.
- 8) Is acceptable.

Mr. McNees stated that a contract requirement for District 87 is that the office and the buses be within a five mile radius of the district boundaries, that Hopewell Services has been looking since spring 2017, and this is all that they have found that is acceptable. He notes that there is no change in the use as the property has always been a parking lot.

Chairman Parisi asked for questions from the audience.

Mr. Neal Smith, from WDSRA, stated that he and Sandy Gbur met with Mr. McNees, Mr. Mascaris of the property, and of Hopewell Services to discuss safety concerns and worked it out like good neighbors. He stated that WDSRA, a collaborative of nine park districts that provides recreational opportunities for residents with disabilities within those districts, has 32 staff members and that their parking lot is used for more than parking. He stated that there is a basketball court, raised garden beds, a composting bed, a clothes donation box, a grill and picnic tables, and they have vans of their own for pick up and drop off for their own programs, as well as parents picking up and dropping off. Mr. Smith said that they approve of the Special Use permit and they are requesting that the Hopewell drivers stop using the easement and use only the driveway on Phillips Court once it is accessible.

Mr. Jim Benson, from Carol Stream, asked where the bus drivers will park their cars, and how the drivers get to the buses.

Mr. McNees explained that the drivers drive their personal vehicles to the lot and park in a vacant spot, upon return, the driver will park the bus/van in an empty space and take their personal vehicle and

leave. He said that there is no designated space for drivers. He also stated that there are 10 available spaces if the lot were full.

Mr. Smith reiterated that they are asking that Hopewell drivers not using the easement once the driveway on Phillips Court is complete, that it be part of the written language of the Special Use permit.

Chairman Parisi asked for the Staff report.

Mr. Farace stated that the applicant is seeking the approval of two Special Use permits, one for outdoor activities and operations in the form of bus and van parking, and one for the parking of those vehicles given that there won't be a physical office for this use, along with a variation for the screening standard's for the Industrial district with landscaping rather than fencing.

Mr. Farace stated that there will be 44 buses and 41 vans that would be parked in the rear lot of 505 E North Avenue property that is zoned for industrial use, and therefore requires Special Use approval for outdoor activities and operations. Mr. Farace stated that the lot has recently been paved.

Mr. Farace stated that the buses/vans would leave early in the morning and return later in the day at staggered times from different directions. He stated that the drivers would park their personal vehicle in an empty space and leave with their bus/van, which will free up another parking space, returning at different times in the afternoon, parking their bus/van in an empty space and leaving with their personal vehicle, which will free up a space. Mr. Farace stated that if, by chance, all 85 spaces are occupied then the 10 spaces that are designated in the northwest corner of the main parking lot will be utilized. He noted that that particular area of the main lot is not used.

Mr. Farace stated that there will be a driveway constructed on Phillips Court, a public roadway that extends from Schmale Road west, to the rear of the Dermody property at 365 E. North Avenue. He stated that Mr. Mascari of the 505 E. North Avenue building was initially concerned that constructing a full access driveway would cause truck traffic through the main parking lot. Mr. Farace stated that Staff would work with the property owner on signage prohibiting truck traffic through the lot.

Mr. Farace stated the WDSRA had concerns that there would be an increase in traffic along the shared drive aisle that leads to the parking lot. He said that once the driveway was constructed that the drivers would no longer use the shared drive aisle.

Mr. Farace stated that there was a concern as to when the driveway would be constructed and, being toward the end of the construction season, Staff recommends that the driveway be constructed as soon as the project is approved. He stated that staff understands that time is of the essence for Hopewell to move forward, and that weather conditions can make this time of year challenging, but that Staff has spoken with the Engineering Department and work can still be completed on the driveway later into the season, or the driveway could even be constructed out of concrete. Staff recommends that the driveway be constructed as soon as possible, but would like to hear how the Plan Commission feels about when the driveway should be constructed.

Mr. Farace referred to a letter from the facilities manager of Spraying Systems, located in Glendale Heights at the northeast corner of North Avenue and Schmale Road, expressing concern about the rush hour time period when his employees are turning southbound on Schmale Road and the possibility of 80+ buses/vans traveling northbound. He states that he contacted the facilities manager to explain the staggered return time of the buses/vans and the manager still has concerns and wanted to make sure that the letter was included in the Plan Commission's packet.

Mr. Farace stated that the second Special Use is that Hopewell is not going to be physically located on the property, and that Staff is comfortable with supporting the request.

Mr. Farace stated that the space at the northwest corner of the property is potentially set aside for a possible telecommunications tower, but could be used for 12 to 14 additional parking spaces for buses/vans. He stated that there is a condition at the end of the Staff report that, if Plan Commission is comfortable, would be reviewed by Staff on an administrative level should this area be needed for parking.

Mr. Farace stated that the Zoning Code for screening says that any activity or operations should be screened by a fence. He stated that what is proposed is Norway spruces installed along the north side of the property, providing a natural fence, and that Staff is comfortable with this as the property is over 500 feet away from North Avenue and there is very little traffic along Phillips Court.

Mr. Farace stated that Staff recommends approval of the two Special Use permits and the Zoning Code variation.

Mr. Farace stated that:

- 1) Typically a Special Use is granted to the property in case one Special Use goes out of business and a similar use comes in. He stated that the new business can take over that Special Use permit without having to go through the process. Mr. Farace stated that, from Staff's perspective, this use is unique as the use doesn't have an office onsite, and felt Special Use should be granted to Hopewell Services. He stated that after conversing with Mr. McNees, Staff felt comfortable with modifying the request to say that it shall be specifically granted to Hopewell Services, LLC, or successors, so it would be acceptable should the business be purchased by someone else who had the same business. However, if the business were a different type of business, such as a bus/van limo service for parties or wanted to change the parking configuration, they would have to amend the Special Use, and Staff recommends that it come back to the Plan Commission if that were to occur.
- 2) Staff recommendation is that the access drive onto Phillips Court should be constructed and the north parking lot should be striped prior to commencement of operations of Hopewell Services, however, timing is tricky given the timeframe. He stated that it is possible, but that there are some circumstances that are out of the hands of the property owner. He stated that modification of wording could be worked on.
- 3) Is acceptable.
- 4) Is acceptable.

Mr. Farace stated that taking care of the fencing in the spring is fine and that the rest of the conditions were acceptable.

Chairman Parisi asked for questions from the Commission.

Commissioner Tucek asked to clarify if the westbound buses can enter and exit through the 505 E. North Avenue parking lot by bypassing Schmale and turning north into the parking lot.

Mr. McNees stated that was correct.

Commissioner Tucek asked if the business to the immediate west of 505 E. North Avenue was able to use the easement.

Mr. McNees stated that Mr. Mascari won't agree to that.

Commissioner Tucek asked if WDSRA would have any responsibility for their portion of the easement.

Mr. McNees stated that there is an agreement that defines that WDSRA and 505 E. North split the cost of the maintenance of the easement, that WDSRA owns the property, and that 505 E. North Avenue has the right to use it.

Commissioner Tucek stated that he supports the non-fence option of screening.

Commissioner Petella asked if 505 E. North Avenue was two buildings.

Mr. McNees stated that it was only one building and that what was in the back is the outdoor storage area used by Comcast.

Commissioner Petella expressed concern with temporary Village Hall and future tenants of 505 E. North Avenue regarding the increase of traffic coming off of North Avenue, and suggested that, once the driveway onto Phillips Court is finished, parking bollards be places to deter any possible flow of traffic through the 505 E. North Avenue parking lot.

Commissioner Petella asked if WDSRA has experienced any increase in traffic with the temporary Village Hall and the Police Department using the easement.

Sandy Gbur stated that there was definitely increased traffic, especially when Police go on a call.

Commissioner Petella stated he would approve of Hopewell using the easement until the driveway onto Phillips Court is finished as there will likely be a decrease in activity on the WDSRA property at this time of year. He also said that buses coming back at staggered times would not be as bad as all buses coming back as 5:00pm because Schmale Road is very busy at that time, and suggested that the buses may have to take a different route which would make them to only be able to turn right onto Phillips Court.

Mr. McNees said that would be a problem because all bus traffic would be channeled onto Schmale Road. He said that the morning would not really affect anyone, that it's the about the afternoon, and the afternoon is staggered.

Commissioner Petella stated that he felt that the morning would be a problem as all the buses leave at the same time.

Mr. McNees states that there aren't many office people who start as early as the drivers.

Chairman Parisi asked Commissioner Petella if he was talking about closing off the south edge of the lot.

Commissioner Petella said yes so buses could exit and enter onto Phillips Court once the driveway is finished, which would alleviate the problem in the 505 E. North Avenue lot.

Chairman Parisi clarified that Mr. McNees is suggesting that the petitioner is allowing access through what is now the Village Hall parking to access North Avenue to alleviate traffic.

Mr. McNees stated that he thought that most of the traffic will come in and out off of the North Avenue driveway, except for the natural users of the WDSRA easement until the Phillips Court driveway is completed. He said that anyone coming from the north may come in off of Schmale as opposed to North Avenue, such as some of District 87 and Queen Bee in Glendale Heights who would come southbound on Schmale.

Mr. McNees stated that Hopewell serves Glenbard District 87, Glen Ellen District 41, Queen Bee 16, Community District 89, and Lombard District 44. He stated that he felt that most of the traffic would come off of North Avenue and that he disagrees with cutting off to the lot from North Avenue.

Commissioner Spink asked where the bus/van will go when the driver isn't driving it as in during a time lapse during the day.

Mr. Kollcross stated that they are currently at the main office but that most of the vehicles are in use all day and just a few come back during the day.

Commissioner Spink asked where the keys to the vehicles will be kept and how the vehicles are accounted for.

Mr. Kollcross stated that the drivers keeps a key and there is a key fob inside the van, and there is a GPS and they can see where the vehicles are at all times on the computer.

Commissioner Spink asked where the vehicles will be refueled.

Mr. Kollcross stated the drivers have credit cards and refuel themselves as needed during the day.

Commissioner Spink asked who will maintain the parking lot and who will maintain Phillips Court.

Mr. McNees said that Mr. Mascari will maintain the parking lot, and Mr. Mascari stated that Phillips Court is just an access road maintained by the Village.

Commissioner Spink asked if the vehicles are able to be plugged in in cold weather.

Commissioner Spink stated that she believes that the construction of the driveway should be done prior to becoming operational, to apply for the permit process and, only if the weather becomes inclement, wait until May, 2018, but that the permit should be should be processed as possible to begin the pattern of using Phillips Court as soon as possible.

Mr. Mascari stated that he agreed.

Commissioner Spink asked if WDSRA is able to access Phillips Court.

Mr. Smith stated that if they needed to access Phillips Court, they could go onto Schmale Road and turn onto Phillips Court.

Sandy Gbur stated that it would be awesome to be able to access the curb cut but have not asked that because it would entail going through a parking lot that does not belong to WDSRA, and that it is hard to go north at the end of the day.

Commissioner Meneghini asked of there would be washroom facilities on the parking area and if they are needed.

Mr. McNees said no, and it is just a parking lot, and the drivers make their stops during the day or afterward using their own vehicles.

Commissioner Meneghini if the buses are gasoline or diesel.

Mr. Kollcross replied gasoline.

Commissioner Meneghini stated that he shares the concern of Spraying Systems. He said that, although the bus return times are staggered, he does not like the idea of any buses returning at the same time that Spraying Systems is trying to exit, and even though a proposed access driveway is in the works, the traffic problem will be exacerbated. He asked if Spraying System's concern was looked into.

Mr. Farace stated that their concern stemmed from the buses coming in from the shared driveway and Spraying Systems employees are leaving from the same location, whereas once the Phillips Court access is available the concern over the shared driveway is alleviated.

Commissioner Meneghini stated that the safety concerns are glaring without the Phillips Court access.

Mr. Farace stated that he contacted the gentleman who sent the letter that morning to let him know that all buses would not be coming in at once.

Commissioner Creighton asked Mr. Smith about the letter from McNees & Associates, dated October 18, 2017, that says that WDSRA and the applicant have come to an agreement on the modified terms of the agreement, which includes a deadline of May 31, 2018, for the driveway and landscape installation, and that the lot may be striped immediately upon Special Use permit approval, and then Hopewell can use the lot thereafter, and if he agreed to those terms.

Mr. Smith stated yes, and the sooner the driveway is installed the better, but wanted to be reasonable. Commissioner Creighton asked to clarify that, if the weather is not cooperative and the driveway is not able to be completed until spring, WDSRA is ok with Hopewell using the shared driveway.

Mr. Smith said that was correct.

Commissioner Creighton asked Mr. McNees to clarify his final comment that said to add a staff recommendation that all Hopewell vehicles and drivers use Phillips Court once the driveway is constructed.

Mr. McNees clarified that was to any access to or from Schmale Road, and North Avenue would still be used.

Commissioner Creighton asked Mr. Farace if modifying condition #1 to include successors meant only those who have purchased Hopewell Services, LLC, and asked if there was any other definition so the Special Use isn't misconstrued.

Mr. Farace stated that was what Staff was proposing and that is what Staff feels most comfortable with because it would be like for like.

Commissioner Creighton suggested that there may be a better legal term to use.

Chairman Parisi asked Mr. Smith to clarify that if the driveway wasn't installed prior to snowfall, WDSRA was agreeable with allowing the easement right to Hopewell to start their operation as soon as they can after Special Use approval from the Village Board.

Mr. Smith Agreed.

Chairman Parisi asked if the improvements are being done by 505 E. North, Inc., and the intent is to start operations as soon as the Special Use permit is approved and proceed with the driveway permit.

Mr. McNees said yes and the civil engineer has been hired, and a striping permit is required and Hopewell will use the lot after the striping is complete.

Chairman Parisi asked Mr. Farace to clarify the recommendation that Hopewell can't use the lot until the striping and the driveway are completed, and that 505 E. North is looking to modify that recommendation. Mr. Farace and Mr. McNees both said yes.

Chairman Parisi asked to clarify that the issue is the access off of Phillips Court, and asked Mr. Farace if there was an opportunity for the Village to allow temporary access if the petitioner is willing to get the culvert in, get the engineering in, and grade it to sub-grade.

Mr. Farace stated that Staff is talking about this as well, and presented language to the applicant and the Commission. He referred to modified language of condition #2 to include, "should extenuating

circumstances not allow for the construction of the access driveway prior to the beginning of winter weather in 2017, as determined by the Director of Engineering Services, the north parking lot may be striped and Hopewell Services may utilize the parking lot via access from the shares drive aisle south of the parking lot and the WDSRA property. If it is determined by the Director of Engineering Services that the Phillips Court access driveway cannot be constructed in 2017, said driveway shall be constructed no later than May 31, 2018, and a permit for the driveway shall be applied for no later than November 15, 2017.

Mr. McNees asked to clarify the November 15, 2017 date.

Mr. Farace explained that it was an arbitrary date chosen for the permit to be applied for.

Chairman Parisi asked the Commission if there was any discussion about the modification which would allow Hopewell to start services.

Mr. McNees stated that Mr. Mascari has spoken with the contractor who paved the lot and it's not just weather, but commercial pavers are booked solid.

Mr. Mascari stated that he spoke with the contractor regarding another property and that the contractor is booked through November.

Mr. McNees stated that he spoke with the Director of Engineering and he feels that they will be able to get it done, but from his perspective, prefers that the risk not be put back on the applicant.

Chairman Parisi asked Mr. Farace, regarding the Village Engineer, if a temporary access would be typical for the Village standard.

Mr. Farace answered that he was not sure.

Chairman Parisi asked Mr. McNees if they would be receptive to a temporary gravel access if it were allowed, or if they were just going to wait until spring.

Mr. McNees stated that if they can get it done earlier, they will, but that the next Village Board meeting is November 6, 2017. He said that they could probably have the design plans by the November 15, 2017, and the Village Engineer said he would expedite the plans, but he is unsure about the safety of a gravel access in the winter.

Commissioner Spink said that the wording should include "safely used" should a temporary gravel driveway be approved by the Village Engineer.

Chairman Parisi is in agreement that life safety is an issue and would rely in the Engineer to create the language.

Commissioner Petella asked to clarify the recommendations and what changes Staff is comfortable with and if Mr. McNees is in agreement.

Mr. Farace stated that:

- 1) Staff is comfortable with making sure that, in the event the business is sold or changes hands, that it is a similar business, otherwise it has to come back before the Plan Commission.
- 2) Has just been discussed.
- 5) Staff is comfortable with allowing the fence and slats to be done in the spring.
- 6) And the added recommendation of once then Phillips Court driveway is complete that the wording will say that Hopewell drivers will only use Phillips Court and not the easement.

Chairman Parisi clarified that the wording would be in addition in order to document the understanding of the agreement that 505 E. North has with WDSRA, and that Hopewell has no easement right after the Phillips Court driveway is constructed.

Mr. McNees stated that part of that package was that Hopewell would be able to stripe and use the parking lot with access to Schmale road via the WDSRA driveway until the Phillips Road access is constructed, and then Hopewell drivers would no longer use the WDSRA driveway.

Chairman Parisi stated that is a contradiction to Staff recommendation, which says that the lot is to be striped and the Phillips Court driveway accessible prior to use of the property, and that Mr. McNees is asking to modify the recommendation so that Hopewell is allowed use of the lot through the WDSRA easement until the Phillips Court driveway is constructed, no later than May 31, 2018.

Mr. McNees said that was correct.

Commissioner Creighton asked to amend the recommendations individually and made a motion to modify recommendation #1 to say that the permitted shall be specifically granted to Hopewell Services, LLC, the business, or its successors, and not to the property, with the understanding that Staff will consult with the Legal Department for the correct terminology. Commissioner Petella seconded.

The recommendations were reread.

Commissioner Creighton motioned to modify recommendation #2 to state that the north parking lot shall be striped prior to commencement of operations by Hopewell Services, LLC, and a building permit will be required for said work, and that the Phillips Court access driveway shall be constructed by May 31, 2018, or at the earliest convenience.

Chairman Parisi suggested the wording to say that the Phillips Court access drive shall be constructed and the north parking lot shall be striped allowing commence of operations prior to the completion of Phillips Court access drive, with the understanding that all building permits shall be applied for prior to November 15, 2017, for said work, allowing Hopewell Services, LLC, to commence operations upon approval by the Village Board.

Commissioner Creighton motioned to add the Staff recommendation #9 that all Hopewell vehicles, and their drivers and the cars they arrive and leave in, use Phillips Court and not the easement owned by WDSRA once the Phillips Court access driveway is constructed. Commissioner Petella seconded.

Commissioner Creighton motioned to modify recommendation #5 that the repairs be made to the fencing by May 31, 2018. Commissioner Petella seconded the motion.

The motion passed.

The results of the roll call vote were:

Ayes:	6	Commissioners Creighton, Meneghini, Petella, Spink, Tucek, Chairman Parisi.
Nays:	0	
Abstain:	0	
Absent:	1	

Commissioner Creighton motioned to approve the Special Use permit for outdoor activities and operations for bus and van parking in accordance with Section 16-2-10B14 of the Zoning Code, a Special Use permit for parking of vehicles not incidental to a permitted use in accordance with Section

16-10-2B7 of the Zoning Code, and a zoning Code variation from 16-10-1c for screening of outdoor activities and operation in the Industrial district, subject to the recently approved Staff modifications to the Staff recommendations. Commissioner Meneghini seconded.

The motion passed.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Meneghini, Petella, Spink, Tucek, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

This case will go before the Village Board of Trustees on Monday, November 6, 2017, at 7:30 PM for formal approval.

Case #17-0040 – Village of Carol Stream – 500 N. Gary Avenue
Text Amendment – Sheds and Other Storage Structures

Chairman Parisi swore in the witness, Tom Farace, Planning and Economic Development Manager, Village of Carol Stream.

Mr. Farace stated that this case is a text amendment for shed and other storage structures within the residential districts, as there is property in town that installed five sheds that are visible. He said that the code in its current state does not allow to do much in limiting the amount of sheds. He stated that the sheds that were installed on the property in question are under 64 sf, which does not require a permit under the current code, and although the sheds look tall, they are under the 13 foot height requirement. Mr. Farace stated that they were originally along the fence line in the utility easement, but have since been moved and can stay. Mr. Farace stated that intent of the code is to allow resident to have storage structures, but not to have a multitude of structures that could have a negative impact on the esthetics of the community or of drainage.

Mr. Farace stated that he researched other communities codes, and most have a limitation on the number of storage structures, and that Staff is proposing to limit detached storage to no more than two, which would include sheds, detached garages, play houses, greenhouses, and other similar detached structures. He said that Staff would not include decks, recreational areas, such as basketball courts as they are not storage structures. He summarized that two detached structures will be allowed, which is in line with about 90% of what neighboring communities allow.

Mr. Farace stated that they want to include green houses and play houses. He stated that there is an increase in greenhouses due to people wanting to be environmentally friendly.

Mr. Farace stated that the text amendment will include definitions as a criteria.

Mr. Farace stated that location of detached storage structures will still have to be placed out of the easement, but that there will be location requirements as to where a detached structure can be in conjunction with the primary structure. He stated that most communities had a provision where, from a maintenance perspective, the detached structure can't be in close proximity to the house so as to eliminate accumulation of debris and excessive weed and grass overgrowth. He stated that Staff is proposing accessory structures be placed five feet from the primary structure.

Mr. Farace stated that the location requirement would not pertain to sheds or storage structures that are under 64 sf, as they are portable.

Mr. Farace stated that the Zoning Code language mirrors what amendment to the local Building Code which says that a permit is not needed for a shed under 64 SF, but that it has to abide by all other provisions, such as setback, quantity, and height requirements.

Mr. Farace stated that some of these regulations will establish non-conforming structures, and referred to pictures of some of the shed that will become non-conforming, that were permitted under the existing code. Mr. Farace stated that the non-conforming structures will be allowed to stay, but if the property owner were to remove and replace the shed, it will have to conform to the new code.

Commissioner Petella asked what would happen if the property changed hands.

Mr. Farace stated that it could stay, that it would have to conform upon replacement.

Mr. Farace stated that Staff is looking for a recommendation to move forward with the amendment, and that winter is a good time of year to change the code as accessory structure installation is slow and there will be time to inform the residents of the change in the code.

Chairman Parisi asked for questions from the Commission.

Commissioner Meneghini had none.

Commissioner Creighton suggested that three storage structures be allowed because of the popularity of green houses, and asked if there was a size restriction for green houses.

Mr. Farace stated there isn't a size restriction, but there is a lot coverage requirement.

Commissioner Creighton stated that the five structures at the afore mentioned property didn't bother him and that the homeowner made them look nice. He stated that if there were landscaping above 13 feet in height that no one would have known the structures were there, and asked to define esthetics.

Mr. Farace stated that in every other community he reviewed, which were about two dozen, most limited to two possible three structures, and the reason is to avoid the situation like the one at the afore mentioned property.

Commissioner Creighton stated that he could find 10 other yards that are within the current code that esthetically look worse.

Commissioner Spink stated that the only way we police anything is by someone making a complaint because people want to get along with their neighbor and, if the house changed hands, most people wouldn't likely be aware. She said that the Village is doing the policing by placing a limit, but it doesn't mean anyone will follow it, because nothing will happen unless someone complains.

Mr. Farace stated that the Code Professionals might see something while they are driving around. He said that the property in question is visible but there are other properties that aren't and we wouldn't know unless someone called.

Commissioner Spink asked if someone wanted to put up more than two, would they need a variance.

Mr. Farace said that was correct.

Commissioner Petella agreed with both Commissioner Creighton and the Village in that the Village should stay out of it, but no one wants to live next to the junkyard.

Commissioner Tucek stated that if it were any other community, it wouldn't fit in, and hopes Carol Stream would aspire to be like the other communities. He asked about the fence height and the origin of the accessory height requirement, and stated that he would like to see the fence height higher and the shed height lowered. He stated that that he would like to see language that height of the shed down and limit the amount of accessories to two.

Chairman Parisi Agreed with Commissioner Tucek on the intent of what the Plan Commission is, and doesn't pretend to compare Carol Stream to other communities. He stated that the intent of the North Avenue/Gary Avenue Corridors represent the planning effort that would need to go into a community founded in 1954, and restrictions within the Planning and Zoning Code of Ordinances meets with the Comprehensive Plan understanding. Chairman Parisi started that if we don't move toward the direction of gentrifying the older neighborhood, the development can never move forward. He said he agrees to having restrictions to backyard structures.

Chairman Parisi asked if the 13 foot height restriction is an overall property limitation height or if it is just for ancillary structures.

Mr. Farace said it was just for the accessory structures.

Chairman Parisi said that felt that the intent of that was for a detached garage, and is in favor of the text and would like to limit the amount of structures to two. He asked Mr. Farace, if the structure is less than five feet from the primary structure, could the petitioner come in and request a storage component as an addition to his house if it fell under the FAR of the property.

Mr. Farace said possibly.

Commissioner Meneghini moved and Commissioner Petella seconded the motion to approve the Text Amendment for sheds and other storage structures.

The motion passed.

The results of the roll call vote were:

Ayes: 5 Commissioners Petella, Spink, Meneghini, Tucek, Chairman Parisi.

Nays: 1 Commissioner Creighton

Abstain: 0

Absent: 1 Commissioner Christopher.

This case will go before the Village Board of Trustees on Tuesday September 5, 2017, at 7:30 PM for formal approval.

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

The motion was passed by unanimous vote.

OLD BUSINESS:

NEW BUSINESS:

Mr. Farace referred to a memo from Don Bastian and himself presenting National Planning Month and thanking the Commission for their commitment and offered his services to answer questions.

ADJOURNMENT:

At 9:12pm Commissioner Meneghini moved and Commissioner Creighton 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 27, 2017

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting Gary Avenue Corridor approval for the proposed Carolshire Park and associated ground sign in accordance with Section 16-5-6 of the Carol Stream Zoning Code; and a fence variation in accordance with Section 16-12-8 (A) of the Carol Stream Fence Code to allow a fence in the front yard

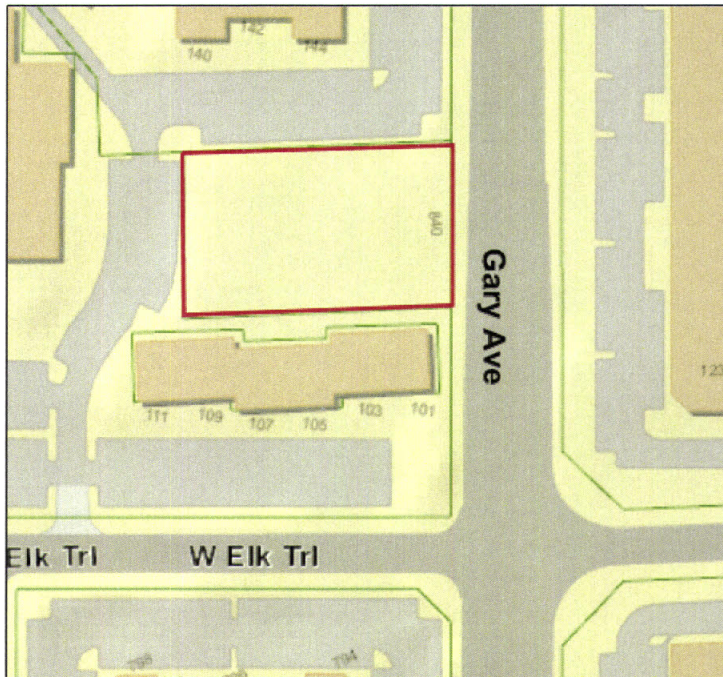
APPLICANT/ CONTACT:
Mr. Jim Reuter, Executive
Director
Carol Stream Park District
849 W. Lies Road
Carol Stream, IL 60188



CASE #: 17-0043

LOCATION: 840 N. Gary Avenue

PROJECT NAME: Carol Stream Park District (Carolshire Park)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-1 One-Family Residence District	Multi-Family Residential (Vacant)	Multi-Family Residential
North	R-4 General Residence District	Multi-Family Residential (Klein Creek Condos)	Multi-Family Residential
South	R-4 General Residence District	Multi-Family Residential (Carolshire Condos)	Multi-Family Residential
East	I Industrial District	Industrial (123-127 E. Elk Trail Building)	Industrial
West	R-4 General Residence District	Multi-Family Residential (Carolshire Condos)	Multi-Family Residential

The vacant lot outlined above is located on the west side of Gary Avenue and north of Elk Trail.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for multi-family residential according to the Village's 2016 Comprehensive Plan, and is located between two condominium developments. The proposed park is appropriate within this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Fence Code Variation Application, cover letter from Greenberg Farrow dated November 6, 2017, Site Master Plan (Exhibit A), and Imagery Sheet (Exhibit B).

BACKGROUND:

Jim Reuter, Executive Director of the Carol Stream Park District, requests Gary Avenue Corridor (GAC) Review for the proposed Carolshire Park, in addition to a Fence Code Variation. The 0.83 acre parcel is located on the west side of Gary Avenue and about 200 feet north of Elk Trail, and is between the Klein Creek and Carolshire condominium developments. The Park District proposes to develop a neighborhood park to be utilized primarily by the children of the adjacent condo developments.

Staff Analysis

GARY AVENUE CORRIDOR REVIEW

Exhibit A illustrates the proposed layout of Carolshire Park. A multi-purpose field is proposed on the east half of the park, with a play area with playground equipment, shelter with picnic tables, seating areas with grills, and a volleyball court proposed on the west half of the park. A concrete walking path with pedestrian-scale lighting is also proposed within the park, and will connect to the future bike path along Gary Avenue and to the adjacent condominium developments. Staff is supportive of the pathway for pedestrian connectivity, and recommends that prior to permitting, the Park District provide written confirmation from both Klein Creek and Carolshire Condominiums that the proposed connections have been approved.

Landscaping in the form of additional trees and shrubs is proposed within the park. With the installation of additional trees and shrubs, the preservation of existing trees on the property, and the inclusion of features including seating areas and other site furnishings, staff believes that the proposed park will meet the landscaping point value requirements of the GAC. In addition, a sign is proposed in the northeast corner of the park along Gary Avenue. The proposed sign will measure approximately four feet in height and 15 square feet in area, and will be sandblasted wood with wooden posts. Staff believes the sign is appropriate since it will mirror other Park District signs in the community and can support the sign design.

FENCE CODE VARIATION

A four-foot tall aluminum fence is proposed along the park's frontage on Gary Avenue. Section 16-12-8 (A) of the Village Fence Code states the following:

(A) "No structural fence shall be allowed on any part of a required or actual front yard or side yard adjoining a street, except as provided in this article."

Since a fence is proposed in the front yard of the subject parcel, a Fence Code Variation is being requested. As depicted on the illustration on Exhibit A, the proposed fence will be aluminum, which will be attractive along the Gary Avenue Corridor. More importantly, staff believes installing a fence along the park's Gary Avenue frontage will provide a barrier for both children and sports equipment (such as soccer balls) from entering Gary Avenue. While staff can support a fence in the front yard of this specific location given the proposed use of the parcel as a park, a fence code variation might not normally be supported for a fence to be located within the front yard for a property along the Gary Avenue Corridor.

VARIATION FINDINGS OF FACT

The Zoning Board of Appeals shall not approve a Fence Code variation unless it shall make findings based upon the evidence presented to it, as per Section 6-12-14(A) of the Fence Code:

1. The provision of the Fence Code should be varied by reason of an exceptional situation, topography, surroundings or conditions of a specific piece of property.

With the multi-purpose field proposed on the east side of the park, staff believes it is important to install a barrier between the field and Gary Avenue. This requirement is specific to the proposed use of the property as compared to other uses along the Gary Avenue Corridor.

2. The property is exceptionally narrow or shallow.

This provision does not pertain to the subject parcel.

3. There are difficulties or particular hardships in the way of carrying out the strict letter of the Fence Code.

The Fence Code normally prohibits fences in front yards, excluding decorative or natural fences (i.e. landscaping). A shorter decorative fence might not provide an adequate barrier for the park along Gary Avenue, thus providing a hardship to the Park District. Therefore, staff believes the proposed structural fence is suitable to install in this instance.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property.

Staff does not believe the proposed fence will impair light or air to adjacent properties.

5. The proposed variation will not endanger the public safety.

Staff does not believe the proposed variation will endanger the public safety with the installation of the fence.

6. The proposed variation will not unreasonably diminish or impair established property values within the surrounding area.

Staff does not believe the proposed variation will diminish or impair property values within the surrounding area.

7. In any other respect, the proposed variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

The requested variation will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village. In fact, the installation of a fence in the front yard will provide a safer environment and proper barrier between the proposed park and Gary Avenue.

Recommendation

Staff recommends Gary Avenue Corridor Review approval and approval of a Fence Code Variation for the proposed Carolshire Park, Case No. 17-0039, subject to the following conditions:

1. That the applicant shall obtain the required building permit prior to the construction of the park;
2. That prior to the issuance of a building permit, the Park District shall provide written confirmation from both Klein Creek and Carolshire Condominiums that the proposed sidewalk connections have been approved; and
3. That the project shall otherwise comply with all state, county and Village Codes and requirements.

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

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

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. 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

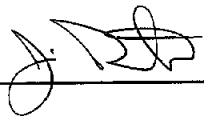
*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

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.

Jim Reuter

 Print Name



 Signature

November 3, 2017

 Date

Village of Carol Stream

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

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

FENCE CODE VARIATION

The Zoning Board of Appeals may vary the provisions of the Fence Code after making findings based upon the evidence presented with regards to the following: (Please respond to each of the following as it relates to your request.)

1. The provision of the Fence Code should be varied by reason of an exceptional situation, topography, surroundings or conditions of a specific piece of property.
The multi-purpose field will be located directly adjacent to Gary Avenue. Due to the high use of the field and park by children and families we are asking to allow the fence to run parallel along Gary avenue for more than 1/3 the street frontage.
(6-12-8.D.1). We also request to allow a 48" high fence since most will use the space for soccer and we would like to control the balls and kids from running onto Gary Ave. (6-12-8.D.4)
2. The property is exceptionally narrow or shallow.

3. There are difficulties or particular hardships in the way of carrying out the strict letter of the Fence Code.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property.

The proposed variation will not impair adequate supply of light and air to the adjacent property.

5. The proposed variance will not endanger the public safety.

The proposed variation will not endanger the public safety.

6. The proposed variance will not unreasonably diminish or impair established property values within the surrounding area.

The proposed variation will not diminish or impair established property values within the surrounding area.

7. In any other respect, the proposed variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village.

The variance will not impair the public health, safety and wellness of the public.

8. Other pertinent information or reason for the request.

Due to the lack of open space in the area Carolshire Park will be heavily used by the

surrounding condos; children currently play in the parking lot. This variance will

allow for a safe place to play and will help keep children and soccer balls from darting onto Gary Avenue.



RECEIVED

NOV 07 2017

COMMUNITY DEVELOPMENT

21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

November 6, 2017

To Tom Farace
Project Carolshire Park – Carol Stream Park District
Project # 20170680.1
Re Village of Carol Stream - Project Narrative

Dear Tom:

GreenbergFarrow is assisting the Carol Stream Park District with the development of Carolshire Park which is located along Klein Creek Court, north of Elk Trail, and west of Gary Avenue. The project site is 0.8 acres of vacant land set between two condominium complexes and is currently open space with a few existing trees. Carolshire Commons Condominiums were constructed in 1977 and include 18 three-story buildings with a total of 216 units. Although the units are privately owned, many units are rented out to non-owners. The need in this area for a recreation facility is very high. The children currently play in the parking lots, which is very unsafe. The park will serve a mainly low-income Hispanic, Asian Indian, and African American demographic.

The proposed Carolshire Park Master Plan includes a multi-purpose field, creative play area/equipment for ages 2-12, tricycle track, pick-up volleyball area, walking paths, shelter, ornamental aluminum fence, landscaping, and multiple picnic areas. These park elements will provide quality opportunities for the residents to spend time in the outdoors.

In addition, Carolshire Park will provide connections to the condominiums as well as the future bike trail along Gary Avenue. The future Gary Avenue bike path will extend north-south and connect to the Great Western Trail and the Illinois Prairie Path.

We look forward to working with the Village and should you have any questions, do not hesitate to call me at 630-362-6681.

Sincerely,

Lori Vierow, PLA, ASLA

Cc: Don Bastian, Village of Carol Stream
Jim Reuter, Carol Stream Park District
Sarah Dreier, GreenbergFarrow



ISSUE/REVISION RECORD

DWG	DESCRIPTION	DATE
11/14/17	WALKE SIGNATURE	

PROFESSIONAL IN CHARGE	WALKE SIGNATURE
PROFESSIONAL LANDSCAPE ARCHITECT	WALKE SIGNATURE
LICENSE NO. 157,001/153	
PROJECT MANAGER	WALKE SIGNATURE
LOBI VERBOW	
QUALITY CONTROL	WALKE SIGNATURE
LOBI VERBOW	
DRAWN BY	WALKE SIGNATURE
JEN SHI	

PROJECT NAME
CAROLSHIRE PARK

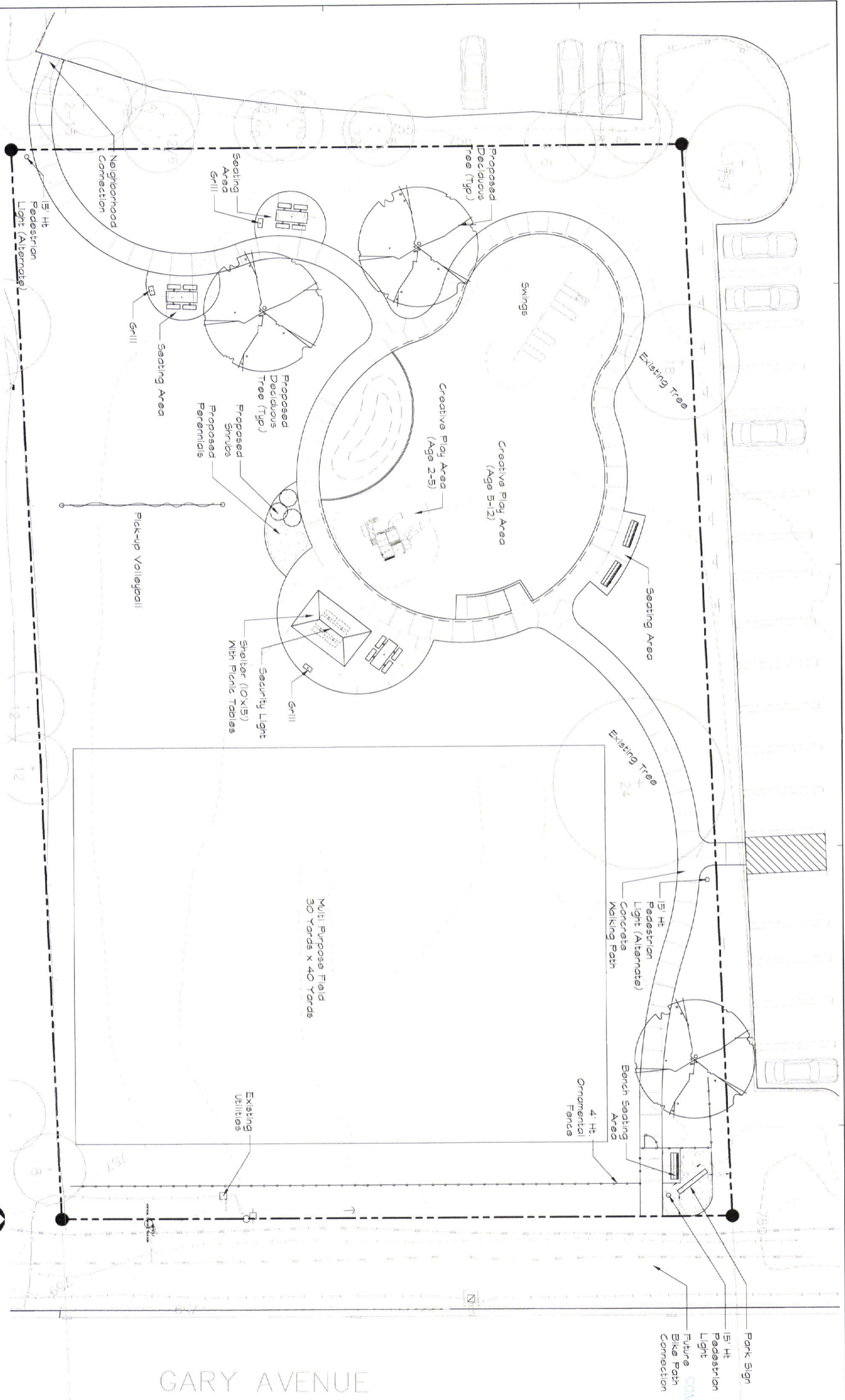
CAROL STREAM ILLINOIS
NW GARY AVENUE AND ELK TRAIL



PROJECT NUMBER
20170620.1

SHEET TITLE
SITE MASTER PLAN

SHEET NUMBER
L1.0



LIST OF ELEMENTS

1. SHELTER WITH PICNIC TABLES
 - 10'x15'
 - ASPHALT SINGLE ROOF
 - STEEL COLUMNS
 - 8' GAVE HEIGHT
 - SECURITY LIGHT UNDER ROOF
2. ORNAMENTAL ALUMINUM FENCE
 - 4' HEIGHT WITH GATE
3. LANDSCAPE
 - (3) DECIDUOUS TREES, SIZE: 3" CALIPER
 - (3) DECIDUOUS SHRUBS, SIZE: 24" BB
 - PERENNIALS, SIZE: #01/1 GALLON
4. SITE LIGHTING
 - (1) SHELTER SECURITY LIGHT
 - (1) PEDESTRIAN LIGHT FIXTURE (2 ALTERNATE)
 - 15' HT. COLUMN - 50W METAL TEXTURED

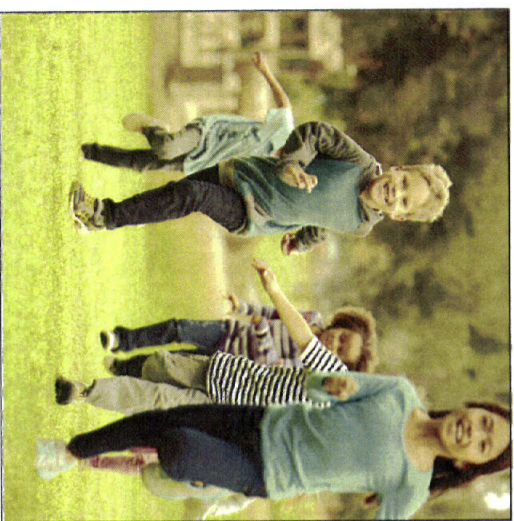


EXHIBIT A



NOV 14 2017

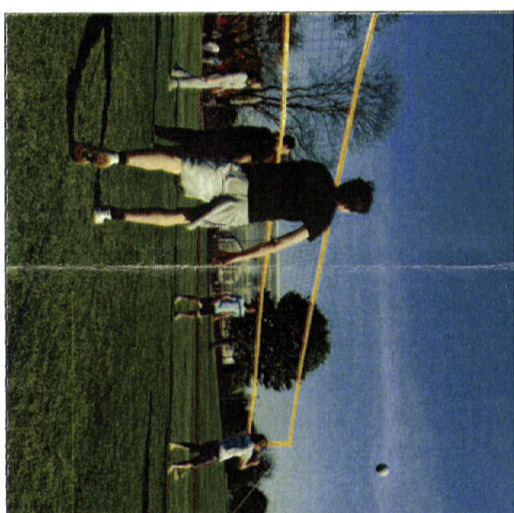
COMMUNITY DEVELOPMENT



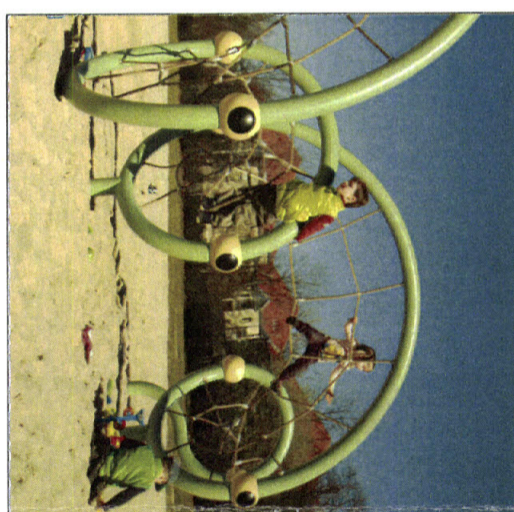
Playing Tag



Picnics and Grilling



Volleyball



The Twist



Wecros Play Equipment



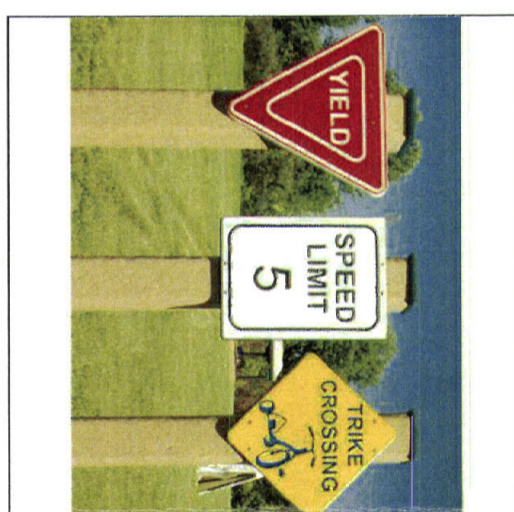
Evos Equipment



Swings



Tricycle Track



Tricycle Track Signage



Shelter

EXHIBIT B

Carolshire Park - Carol Stream, Illinois

September 5, 2017



GreenbergFarrow

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 27, 2017

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting North Avenue Corridor approval for a proposed ground sign in accordance with Section 16-5-6 of the Carol Stream Zoning Code; a Sign Code Variation in accordance with Section 6-11-10 (A) (1) of the Carol Stream Sign Code to allow off-premise signage; and a Sign Code Variation in accordance with Section 6-11-12 (B)(1) of the Carol Stream Sign Code to allow less than one-third of a changeable copy sign to contain permanent copy

APPLICANT/ CONTACT:
Mr. Randy Ramey, Supervisor
Wayne Township
27W031 North Avenue
West Chicago, IL 60185



CASE #: 17-0044

LOCATION: 27W031 North Avenue

PROJECT NAME: Wayne Township



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	R-1 One-Family Residence District	Institutional (Wayne Township Office)	Institutional
North	B-2 General Business District (Unincorporated)	Commercial (Vacant Motel)	Commercial
South	B-2 General Business District (Unincorporated)	Commercial (Contractor's office and yard)	Commercial
East	R-1 One-Family Residence District	Open Space (Red Hawk Park)	Open Space
West	B-2 General Business District (Unincorporated)	Commercial (landscape nursery)	Commercial

The subject property outlined in red above is located on the south side of North Avenue and approximately 1,000 feet east of County Farm Road.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for institutional uses according to the Village's 2016 Comprehensive Plan. The continued use of the property for township offices is appropriate within this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Sign Code Variation Application, North Avenue Corridor Review Application, cover letter from Wayne Township dated November 15, 2017, Sign Drawing (Exhibit A), Sign Rendering (Exhibit B), Plat with Sign Location (Exhibit C), and Photo Mockups of Sign Location (Exhibits D-1 and D-2).

BACKGROUND:

Randy Ramey, Wayne Township Supervisor, requests North Avenue Corridor (NAC) Review for a proposed ground sign, in addition to Sign Code Variations to allow off-premise advertising and a reduction in permanent copy on the sign. The Wayne Township office property was annexed into the Village in early 2016, and subsequently rezoned to R-1 One Family Residence District and granted a Special Use Permit and Zoning Code Variations associated with the existing property and a proposed building addition. North Avenue Corridor (NAC) approval was also granted for building and landscaping modifications. At this time, Wayne Township proposes to install a ground sign along North Avenue, and said sign requires NAC approval. Sign Code variations are also being requested to allow off-premise advertising and a larger percentage of changeable copy proposed on the sign than allowed per the Village Sign Code.

Staff Analysis

NORTH AVENUE CORRIDOR REVIEW

Exhibit A illustrates the proposed ground sign for Wayne Township. The proposed sign will be a double-sided sign constructed of a metal cabinet, and measuring 8 ½ feet in height and approximately 21.6 feet in area. According to Sign Code requirements, the sign can be 10 feet in height and 32 square feet in area. The sign will contain an electronic message board, and will be situated on two metal posts. Exhibit B illustrates that the proposed sign will be placed within a landscaped bed. While staff believes the installation of a new ground sign with an electronic message board will greatly aid in promoting township services and events to the community, we also believe that the proposed sign does not meet the aesthetic criteria set forth in the North Avenue Corridor section of the Village Zoning Code. Section 16-5-6 (K)(3) of the Zoning Code states the following for properties within the North and Gary Avenue Corridors:

“Attempts should be made to design improvements to be compatible with the existing built and natural environments. New materials should be the same or complement existing materials.”

Similarly, Section 16-5-6 (C)(3) states that the purpose of the Gary and North Avenue Corridors are to:

- (a) Create a unified, harmonious and high-quality visual environment throughout the Gary Avenue and North Avenue Corridors, thereby identifying them as special areas with a unique identity within the village and the region;*
- (b) Promote high-quality design through improved development standards within the Corridors. These standards, which govern site planning, building design, and landscaping will enable the village to enhance what otherwise might result in aesthetically and economically lower quality strip development;*
- (c) Foster a distinctive and positive image for the village and for the Gary Avenue and North Avenue Corridors which function as principal gateway into the village;*

As described in the Zoning Code, developments, including signage, should uphold design standards and convey an affirmative image for the Corridors and the community as a whole. Staff does not believe that the proposed sign will convey a positive image along the North Avenue Corridor, nor will it promote high-quality design standards. Examples of other signs along the North Avenue Corridor that have provided simple design elements to foster a positive image and create a harmonious visual environment include the R.S. Hughes property at 307 E. North Avenue, which contains a simple masonry base and landscaping, and the Park District sign for Red Hawk Park at North Avenue and Kuhn Road, which contains a landscaped bed surrounded by a masonry wall (see photos below). Without the inclusion of other elements such as a masonry landscape wall, stone outcroppings, or other decorative features to enhance the proposed sign, staff is unable to support the design of the Township sign and does not believe it will meet the intent of the North Avenue Corridor regulations.



It should also be noted that when the Wayne Township property was annexed into the Village and received zoning approvals, a Variation was approved to allow additional temporary banners for the Township to promote special events and activities such as the WAYS summer camp. A condition of both the approval of the Sign Code Variation and within the Annexation Agreement was that the Variation would expire if the Township installs a sign upon the property with changeable electronic copy or messaging capabilities. Staff recommends that a condition of

approval stipulate that the additional temporary banners will not be allowed once the new sign is installed. Furthermore, upon visiting the Township property recently, staff noticed that the dumpster was not placed properly in the dumpster enclosure area on the east side of the property, and recommends that the Township make sure that the dumpster is always placed within the enclosure for screening purposes as required by the Municipal Code.

SIGN CODE VARIATIONS

Off-Premise Advertising

As stated in the Township's cover letter, West Suburban Bank proposes to donate the electronic message board to the Township. As a result, the Township proposes that a line of text be displayed at the bottom of the sign denoting "Provided by West Suburban Bank." Since the bank is not physically located on the Township property, displaying the name of the bank on the sign is considered off-premise advertising according to the Village Sign Code. As such, a Sign Code Variation is requested for the off-premise advertising of the name of the bank on the sign.

While staff can appreciate the bank's generous donation to the Township, we have concerns with the requested variation. Off-premise advertising promotes a service, sale, or event at a different location as compared to where the advertising is taking place, and staff recognizes that is not exactly the case in this instance. However, staff does not believe that there are any signs in town which contain an "acknowledgment" of another off-premise business like what is proposed on the Township ground sign, and could establish a precedent for other off-premise advertising requests in the future. The Plan Commission should also keep in mind that if the variation is approved, it will be difficult to deny future requests for off-premise advertising. Therefore, staff cannot support the variation request and recommends that the text line be removed from the sign.

Changeable Vs. Permanent Copy

Section 6-11-12 (B)(1) of the Sign Code states that changeable copy signs require that one-third of the sign must be permanent copy, and that the permanent portion of the sign shall be the upper portion of the sign. While the upper portion of the proposed sign contains permanent copy, it is less than one-third of the square footage of the sign. The total square footage of the proposed sign is approximately 21.6 square feet, and the permanent copy at the top of the sign is approximately five square feet, or approximately 24% of the sign. Staff does not find a hardship or justification as to a need for a larger electronic message board for the Township, and also believes that the sign dimensions will change should the West Suburban Bank wording be removed from the lower portion of the sign, thereby allowing additional area for permanent copy at the top of the sign. Likewise, the proposed sign could actually be larger than what is proposed (21.6 square feet versus 32 square feet as allowed per Code) which would allow for additional permanent copy and changeable copy space. Consequently, staff cannot support the variation and recommends the proposed sign meet the requirements of the Sign Code regarding permanent versus non-permanent copy on the sign.

VARIATION FINDINGS OF FACT

When contemplating a decision on any request for a Sign Code variation, the Zoning Board of Appeals shall consider the following criteria, as stated in Section 6-11-21(B) of the Sign Code:

1. Any unique physical features of the land involved.

Staff does not believe there are unique physical features of the subject property to support the requested variations.

2. The available locations for adequate signage on site.

The proposed sign will be located along the property frontage on North Avenue, so there is nothing unique from a location perspective for the variation requests.

3. The effect of the proposed signage on pedestrian and motor traffic.

Staff does not believe that the proposed signage will have any effects on pedestrian and motor traffic, but nonetheless cannot support the variation requests and believes a sign which meets Sign Code requirements will still provide adequate information to the public.

4. The cost to the applicant of complying with the Sign Code as opposed to the detriment, if any, to the public from the granting of the variance.

One of the purposes of the Sign Code is to enhance the economy of the Village by promoting the reasonable, orderly, and effective display of signs and outdoor advertising. A new ground sign with an electronic message board will allow for increased communication of Township services and events, but staff does not believe that the public will be positively affected if the line of text with the bank's name remains on the sign or if the sign has a slightly expanded area for changeable copy.

Recommendation

As previously stated, staff believes that the addition of the ground sign on the Wayne Township property will enhance communication with the public on the various events and services that the Township has to offer, and is supportive of the installation of a new sign. However, we believe that the proposed sign does not meet the North Avenue Corridor design criteria. Modifications to the sign would need to be made to allow staff to support the sign design. In addition, staff does not believe the additional information denoting the bank's donation of the sign warrants a Sign Code variation and could set a negative precedent for future variation requests. Likewise, staff believes the proposed sign should meet the changeable and permanent copy percentages as required per the Sign Code. Therefore, staff recommends denial of the North Avenue Corridor

Review, denial of the Sign Code Variation for off-premise advertising, and denial of a Sign Code Variation for a decrease to the amount of permanent copy on the ground sign for Wayne Township, Case No. 17-0044.

Although staff is recommending denial of Wayne Township's requests, should the Plan Commission/Zoning Board of Appeals wish to approve one or more of the requests, staff would recommend the following conditions:

1. That the applicant must obtain the required sign permit prior to the installation of the new sign;
2. That no additional temporary banners except for those allowed per the Village Sign Code shall be allowed on the property once the ground sign with electronic message board is installed;
3. That all landscape materials shall be installed no later than May 31, 2018, and shall be maintained in a neat and healthy manner, with dead or dying materials replaced on an annual basis;
4. That the sign shall be located at least five feet away from the property line; and
5. That the sign must otherwise comply with all state, county and Village Codes and requirements.

Do Not Write in This Space

Date Submitted: 11/15/17

Fee Submitted: _____

File Number: 17-0044

Meeting Date: 11/27/17

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 Wayne Township Phone 630-231-7140

Address 27W031 North Ave, West Chicago, IL 60185 Fax 630-231-7910

E-Mail Address rramey@waynetwp-il.org

(required)

Name of Attorney _____ Phone _____

(if represented)

Address _____ Fax _____

Name of Owner _____ Phone _____

(required if other than applicant)

Address _____ Fax _____

Name of Architect _____ Phone _____

(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property 27W031 North Ave, West Chicago, IL60185

3. Requested Action (*check all that apply*) _____ Gary/North Avenue Corridor Review

_____ Annexation _____ Text Amendment

_____ Planned Unit Development – Preliminary _____ Variation – Zoning (requires Form B-1)

_____ Planned Unit Development – Final X _____ Variation – Sign (requires Form B-2)

_____ Special Use Permit (requires Form C) _____ Variation – Fence (requires Form B-3)

_____ Subdivision – Preliminary _____ Zoning Change

_____ Subdivision – Final _____ Other

Describe requested action To allow an electronic sign showing "provided by West Suburban Bank" at Wayne Township location.

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 \$ _____

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. 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.

Randy Ramey
Print Name
Randy Ramey
Signature

Date

Village of Carol Stream

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

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

SIGN CODE VARIATION

Variances to the requirements of the Sign Code may be granted by the Zoning Board of Appeals subject to the right of the Village Board to reverse such a decision within 21 days after approval by the Zoning Board of Appeals.

In considering the application for variances, the Zoning Board of Appeals and the Village Board shall make findings based upon the following: (Please respond to each of the following as it relates to your request.)

- 1. Are there any unique physical features to the land involved?

NON-APPLICABLE

- 2. The available locations for adequate signage on site.

NON-APPLICABLE

- 3. The effect of the proposed signage on pedestrian and motor traffic.

NON-APPLICABLE

4. The cost to the applicant of complying with the Sign Code as opposed to the detriment, if any, to the public from the granting of the variance.

SEE ATTACHED LETTER

5. Other pertinent information or reason for request.

SEE ATTACHED LETTER

FORM E

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630.871.6230 • FAX 630.665.1064

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

APPLICATION FOR GARY/NORTH AVENUE CORRIDOR REVIEW

Date: 11-13-17

Property Address 27W031 North Ave, West Chicago, IL 60185

Applicant: Randy Ramey Wayne Township

Name 27W031 North Ave Corporation

Street Address West Chicago, Partnership
City West Chicago, State IL Zip Code 60185

Contact Person Randy Ramey Area Code / Telephone 630-231-7140

Relationship of the applicant to the property herein described:

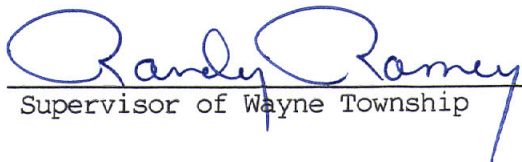
- Owner
- Professional Consultant
- Tenant
- Other Supervisor of Wayne Township
- Lessee

Owner: _____
Name

Street Address

City State Zip Code

Area Code / Telephone

Signature of Owner: 
Supervisor of Wayne Township

WHAT OTHER DEVELOPMENT REVIEWS, IF ANY, ARE REQUIRED FOR THE PROPERTY?

(Check and complete applicable section)

2.1 List of Possible Development Reviews

NON-APPLICABLE

2.11 P.U.D. Zoning District _____

 (Describe proposed land use activity)

2.12 Subdivision The applicant hereby requests the Plan Commission and the Village Trustees' approval of preliminary plat dated _____

2.14 Rezoning The applicant hereby requests the following rezoning: _____

2.15 Zoning Variation - Specify: _____

2.16 Special Use - Specify: _____

2.17 Other - Specify: _____

Parking: **NON-APPLICABLE**

Parking Lot	Parking Lot Area (square footage)	Interior Landscaping Area (square footage)	Greenspace (Percentage)
Within Corridor			
Outside of Corridor			

Landscape Design and Site Furnishings: **NON-APPLICABLE**

Landscape Areas	Area (square footage)	Points Required	Points Provided
Open Space			
Landscape Setback			
Landscape Screen			
Landscape Islands (Parking lot)			
Landscape Buffer *			
Totals			

- If applicable, see definition section of Gary Avenue Corridor requirements, Section 16-5-6.M for description of landscape buffer area

NON-APPLICABLE

Architectural and Site Design:

NON-APPLICABLE

Randy Ramey
Supervisor
Brandi Fike Ramundo
Town Clerk



RECEIVED

NOV 15 2017

COMMUNITY DEVELOPMENT
DEPT

Daniel Brinkman
Trustee
Tom Feltes
Trustee
Jackie Hayden
Trustee
Nic Zito
Trustee

Village of Carol Stream
Community Development Department
505 E. North Ave
Carol Stream, IL 60188

November 15, 2017

Dear Community Development Department:

This proposal letter is to request the granting of a Variance for an electronic sign for Wayne Township located at 27W031 North Ave, West Chicago, IL. This electronic sign allows for a single location to provide a daily listing of essential activities and services Wayne Township has to offer. The petitioner requests a Variance allowing the electronic sign be built in the front outside area of Wayne Township.

Being a government entity, Wayne Township relies on taxpayer dollars for revenue, and due to a decrease in revenue West Suburban Bank has generously offered to donate an electronic sign to the Township in goodwill. In addition, we respectfully request the Community Development Department to allow the electronic sign to display "provided by West Suburban Bank" as shown on the attached plans.

Additionally, the proposed electronic sign that this Variance is being requested for does not encroach or infringe on any neighboring residential or business properties, nor would it impose any hardship on any neighbors, nor would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected. Quite the contrary, the proposed Variance would allow the petitioner to inform the Tax Payers of Wayne Township, and all who visit the Township, with the abundance of services it provides by way of electronic sign, and at the same time showing appreciation in thanksgiving to West Suburban Bank for their kindness and generosity in saving tax payer dollars in the amount of \$14,485.00 (cost of the electronic sign).

The General Application for Public Hearings and Development Approval Requests in support of the requested Variance are attached hereto.

Respectfully Submitted,

Randy Ramey (as Petitioner)
Wayne Township Supervisor

Option 7

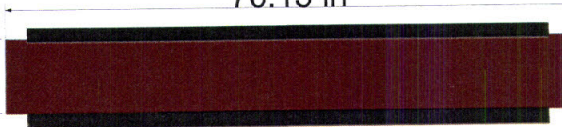
TOP VIEW

SCREEN



76.13 in

10 in



SCREEN

FRONT VIEW SHOWN FLATTENED FOR DETAIL

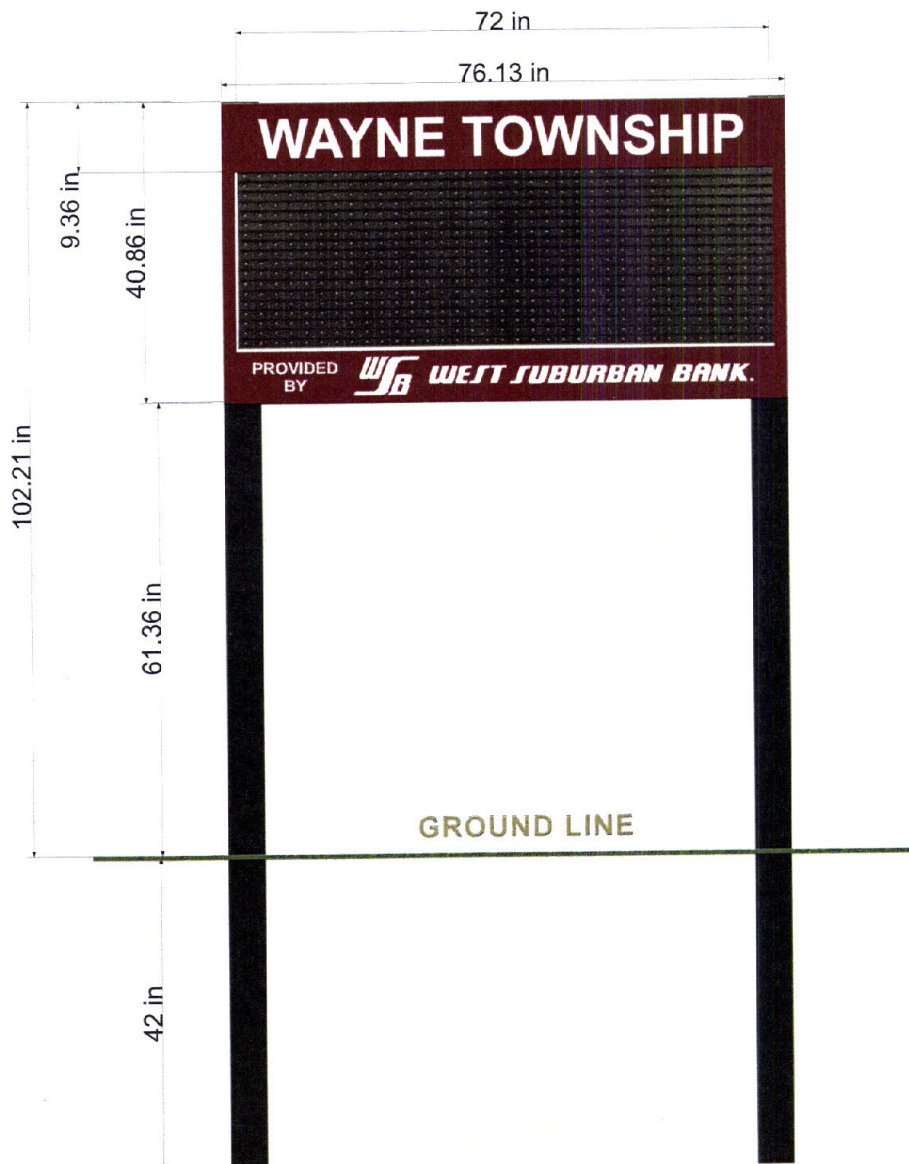


EXHIBIT A

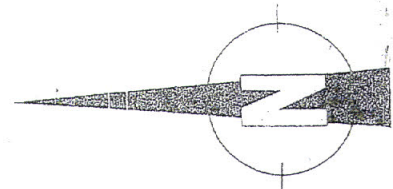
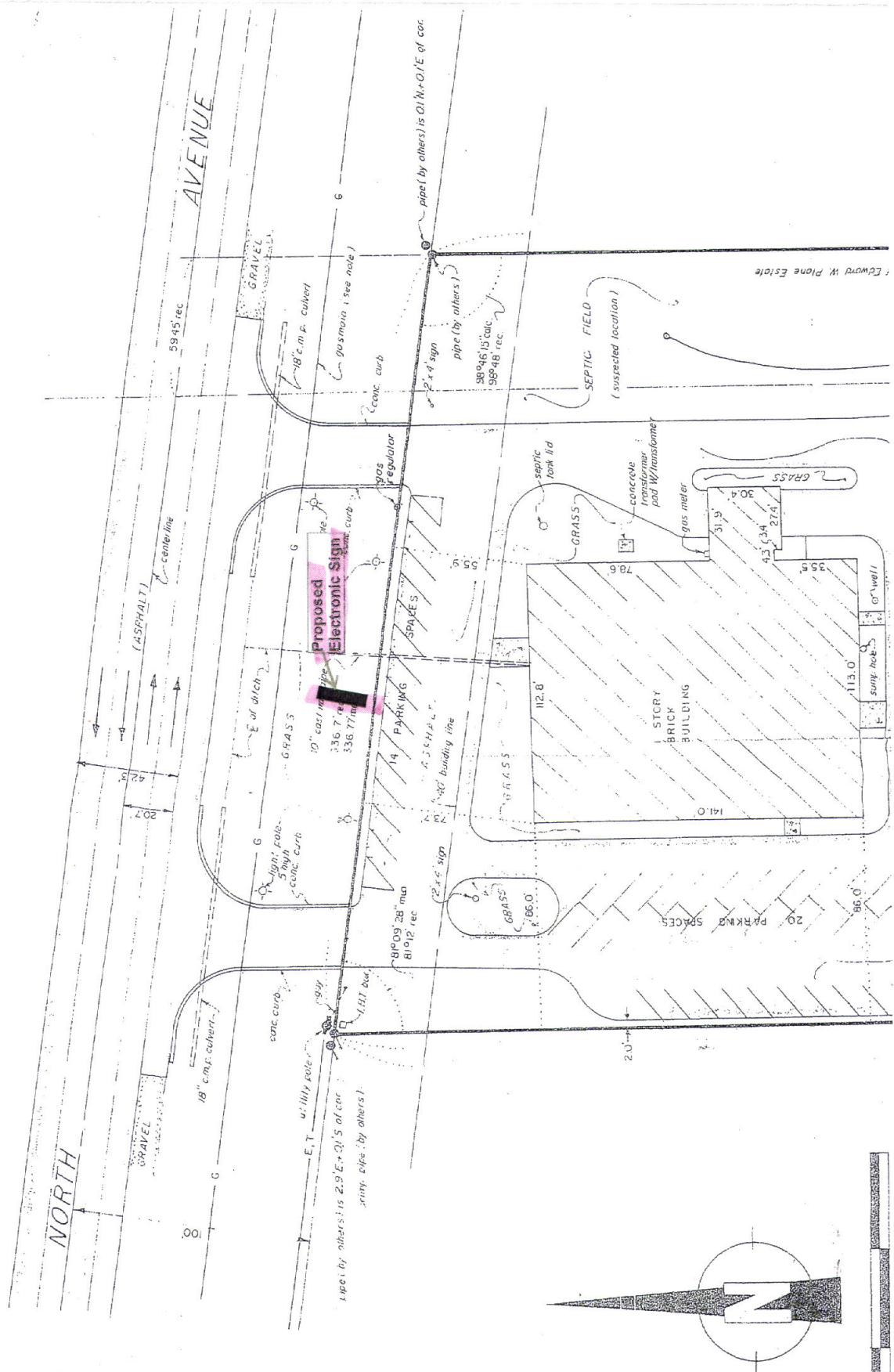
WAYNE TOWNSHIP

PROVIDED
BY



WEST SUBURBAN BANK.

EXHIBIT B



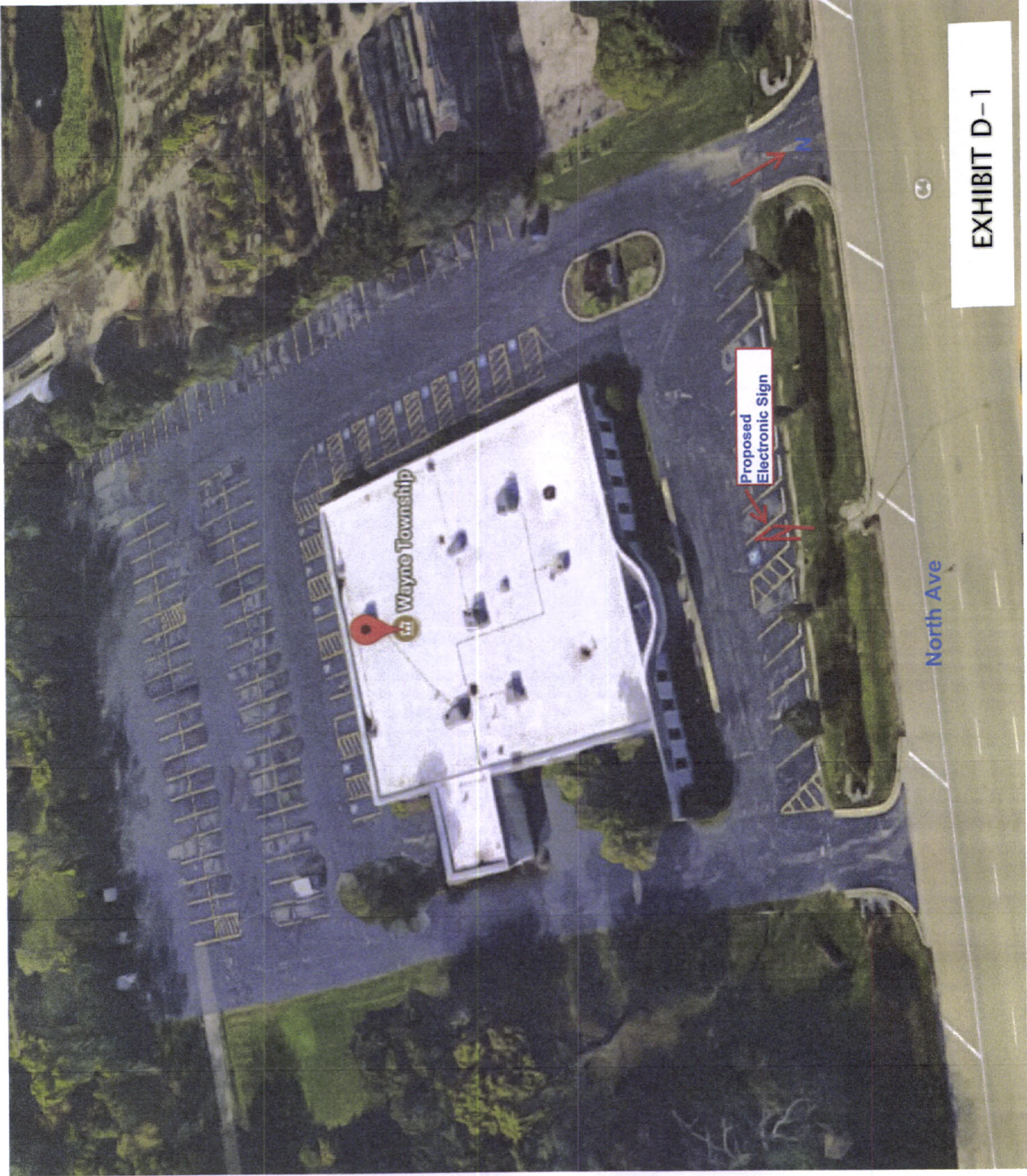
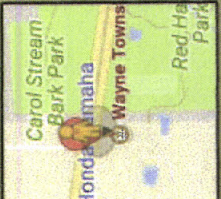


EXHIBIT D-1

27 IL-64
Carol Stream, Illinois
Google, Inc.
Street View - Aug 2015



Proposed Electronic Sign



Google

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT
November 27, 2017

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

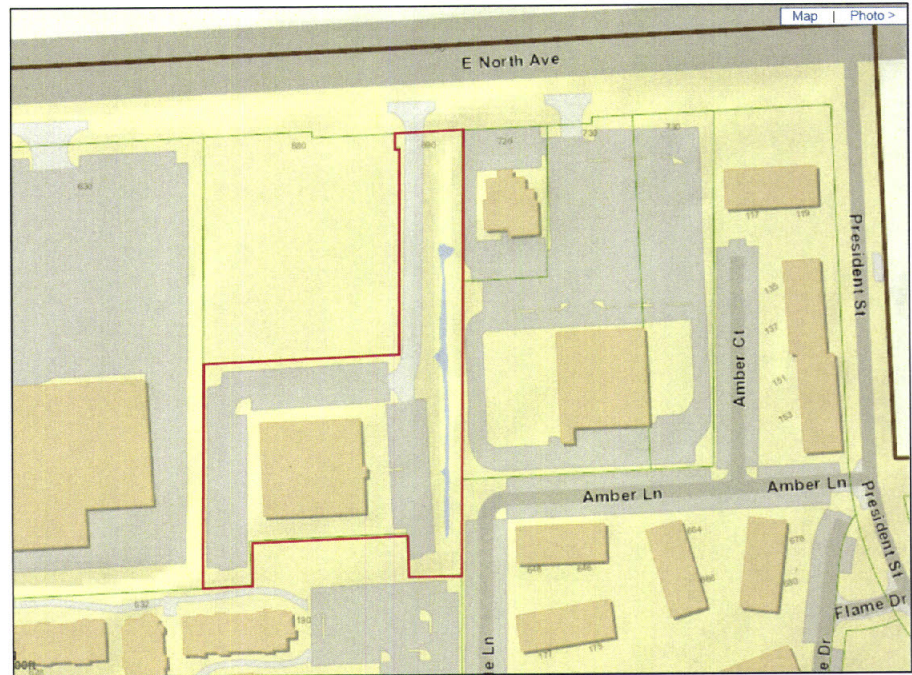
ACTION REQUESTED:
The applicant is requesting
North Avenue Corridor Review
for a new monument sign in
accordance with Section 16-5-6
of the Carol Stream Zoning Code.

APPLICANT/ CONTACT:
Ms. Cindy Scripter
Midwest Sign & Lighting
4910 W. Wilshire Blvd.
Country Club Hills, IL 60478

CASE #: 16-2075

LOCATION: 690 E. North Avenue

PROJECT NAME: Midwest Sign & Lighting / Northwestern
Medicine



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	B-4 Office, Research, & Institutional Building District	Commercial (Northwestern Medicine)	Corridor Commercial (includes office)
North	Village of Glendale Heights I Industrial District	Industrial (Spraying Systems)	Industrial
South	R-4 General Residence District	Multi-Family Residential (Covered Bridges Apartments)	Multi-Family Residential
East	B-2 General Retail District	Corridor Commercial (Jubilee Furniture, Playoff's)	Corridor Commercial
West	B-4 Office, Research, & Institutional Building District	Commercial (Wheaton Christian Center, Amita)	Corridor Commercial

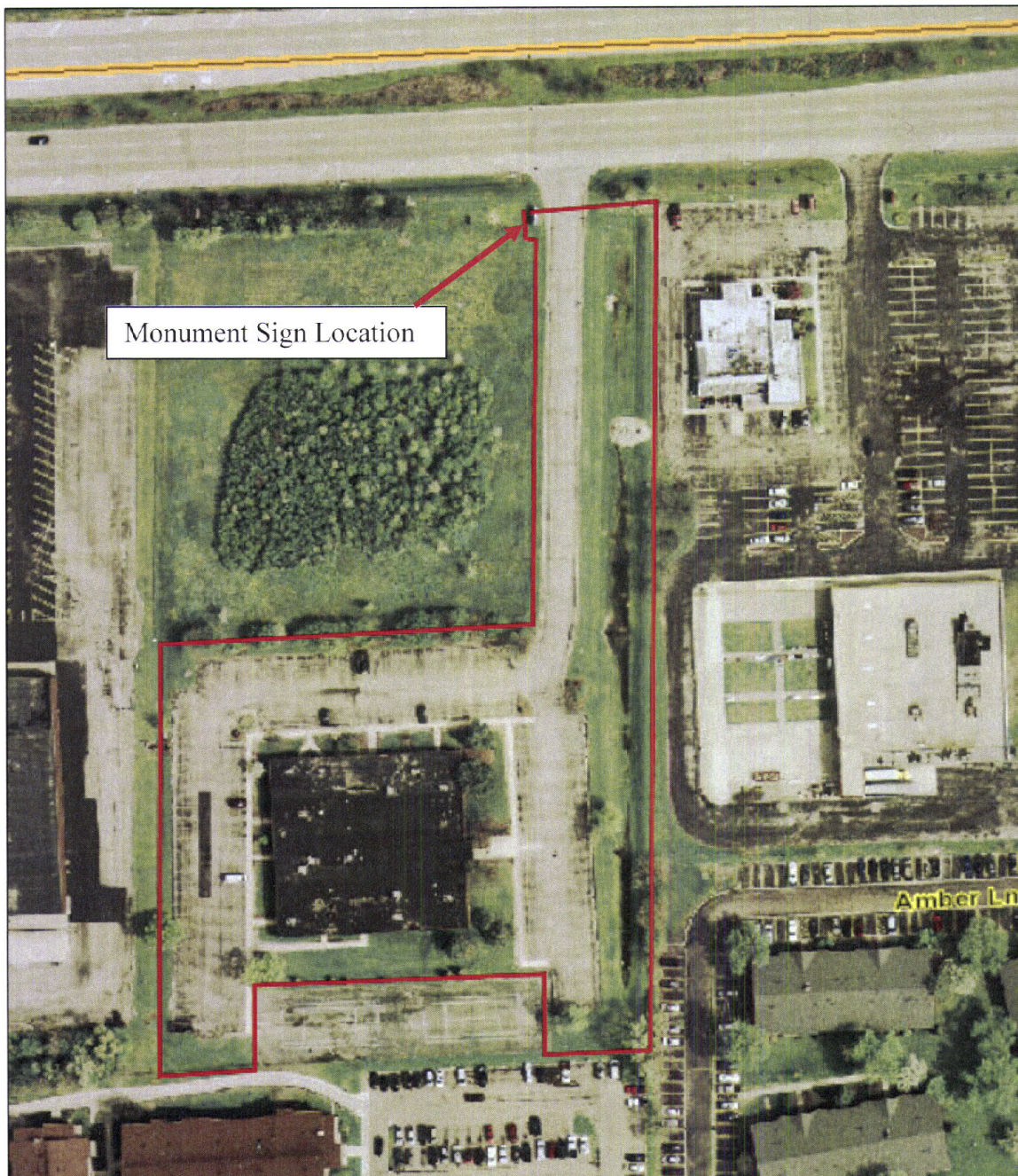
The property outlined above is located south of North Avenue and west of President Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for corridor commercial uses, including office uses, according to the Village's 2016 Comprehensive Plan. The existing medical office use is fully compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Gary/North Avenue Corridor Review Application, Authorization and Consent Form from Northwestern Medicine, Sign Locations Plan (Exhibit A), Monument Sign Plan (Exhibit B), and Landscape Plan (Exhibit C).

BACKGROUND:

Midwest Sign & Lighting requests North Avenue Corridor (NAC) Review on behalf of Northwestern Medicine for a new monument sign for their property at 690 E. North Avenue. The case was originally scheduled for review by the Plan Commission at their October 23, 2017 meeting, but the applicant requested a continuance for a month.

The existing ground sign on the subject property has been in its current location since 1992, and Northwestern Medicine, who began occupying the building in early 2016, proposes to replace the sign with a new monument-style sign in approximately the same location. In 2008, a Plat of Subdivision was approved which re-subdivided the 680 and 690 E. North Avenue properties. As illustrated on the map on the first page of the staff report, 680 E. North Avenue is a vacant lot that is directly north of the 690 building. Originally landlocked, the 2008 re-subdivision allowed the 690 property to have North Avenue frontage by creating a flag lot along the roadway. The re-subdivision also allowed both lots to have separate ground signs, since the existing sign was originally located in an easement on the 680 property and approved via a Sign Code variation for an off-premise sign in 1992. With its location along the North Avenue Corridor, the new monument sign requires NAC Review.

Staff Analysis

NORTH AVENUE CORRIDOR REVIEW

As illustrated in Exhibit A, the proposed sign will be located in approximately the same location as the existing sign. The proposed sign will be a double-sided, monument-style sign, and will measure six feet in height and approximately 52 square feet in area. The proposed height and area will comply with requirements of the Village Sign Code. In addition, the sign will be fabricated out of aluminum with push-through acrylic lettering, and will feature Northwestern Medicine's signature purple color scheme with white letters, with black lettering proposed for leasing information on a white background in the central portion of the sign. Landscaping in the form of Boxwood shrubs, grasses, and daylilies, along with stone outcroppings, will help to

beautify and define the area around the sign. With the proposed landscape enhancements, staff believes the monument sign will comply with the intent of the NAC regulations.

Staff wishes to point out three additional items regarding the proposed sign:

- Northwestern Medicine has submitted a request for approval of an easement encroachment. The existing sign is currently located over a watermain that was installed in 1994, after the sign was installed. The applicant has obtained signoffs from all other applicable utility companies for the encroachment, and the Village Board will review the encroachment request at an upcoming Board meeting. A permit for the sign cannot be issued until the Village Board has approved said easement encroachment.
- Last fall, the applicant installed a temporary cover over the existing sign to provide identification for Northwestern Medicine while they were going through the easement encroachment process. The submitted drawings depict the existing sign with the identification for the previous tenant (CNS Home Health and Hospice).
- The submitted drawings also illustrate a directional sign that is internal to the site and is proposed near the entrance to the 690 building. While the sign needs to meet Sign Code requirements, it does not require NAC Review approval.

Recommendation

Staff has reviewed the request and recommends North Avenue Corridor Review approval for the proposed monument sign for Northwestern Medicine, Case No. 16-2075, subject to the following conditions:

1. That the applicant shall obtain approval of an easement encroachment prior to the issuance of a sign permit;
2. That the ground sign must be constructed in accordance with the Monument Sign Plan (Exhibit B);
3. That the landscape materials must be installed as shown on the Landscape Plan (Exhibit C), and that all materials shall 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
4. That the sign shall otherwise comply with all state, county and Village Codes and requirements.

RECEIVED
OCT 18 2016
COMMUNITY DEVELOPMENT
DEPT

Do Not Write in This Space
Date Submitted: 10/24/16
Fee Submitted: 500.00
File Number: 16-2075
Meeting Date: 10/23/17
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 Midwest Sign & Lighting, Inc. Phone 708-365-5555
 Address 4910 W Wilshire Blvd. Country Club Hills, IL. 60478 Fax 708-365-5555
 E-Mail Address cindy@midsign.com
 (required)
 Name of Attorney _____ Phone _____
 (if represented)
 Address _____ Fax _____
 Name of Owner Karoun Holdings, LLC. c/o Alter Assest Management Phone 630-693-1216
 (required if other than applicant)
 Address 1980 Springer Dr. Lombard, IL. 60188 Fax _____
 Name of Architect _____ Phone _____
 (if applicable)
 Address _____ Fax _____

2. *Common Address/Location of Property 690 East North Avenue

3. Requested Action (check all that apply)
- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input checked="" 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 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 Install (1) monument sign and (1) directional at the location listed above

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

- | | |
|---------------|---|
| <u> X </u> | General Application (Form A) |
| <u> </u> | General Variation Application (Form B-1) |
| <u> </u> | Sign Code Variation Application (Form B-2) |
| <u> </u> | Fence Code Variation Application (Form B-3) |
| <u> </u> | Special Use Application (Form C) |
| <u> </u> | Application for Development Approval (Form D) |
| <u> X </u> | Gary/North Avenue Corridor Application (Form E) |
| <u> </u> | Plat of Survey with Legal Description |
| <u> X </u> | Site Plan |
| <u> X </u> | Landscape Plan |
| <u> </u> | Plat of Annexation |
| <u> </u> | Preliminary Subdivision Plat |
| <u> </u> | Final Subdivision Plat |
| <u> </u> | Preliminary Planned Unit Development Plan |
| <u> </u> | Final Planned Unit Development Plan |
| <u> X </u> | Drawings of Proposed Signs |
| <u> </u> | Horizontal Building Elevations |
| <u> </u> | Floor Plan |
| <u> </u> | Proof of Ownership or Written Consent From Property Owner |
| <u> </u> | Project Narrative/Cover Letter |
| <u> X </u> | Application Fee \$ <u>500.00</u> |

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. 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.

Cindy Scripser
 Print Name _____
 Signature Cindy Scripser

 Date 10/14/2015

FORM E

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60168
630/871-8230 • FAX 630/665-1064
e-mail: comdevelop@carolstream.org • website: www.carolstream.org

RECEIVED

COMMUNITY DEVELOPMENT DEPT

APPLICATION FOR GARY/NORTH AVENUE CORRIDOR REVIEW

Date: 10/14/2016

Property Address 690 East North Avenue

Applicant: Midwest Sign & Lighting, Inc.

Name 4910 W Wilshire Blvd Corporation

Street Address Country Club Hills Partnership

City IL State 60478 Zip Code

Contact Person Cindy Scripter Area Code / Telephone 708-365-5555

Relationship of the applicant to the property herein described:

- Owner Professional Consultant
- Tenant Other Sign Installer
- Lessee

Owner: Karoun Holdings, LLC. c/o Alter Asset Management

Name 1980 Springer Dr.

Street Address Lombard IL 60188

City 630-693-1216 State 60188 Zip Code

Area Code / Telephone

Signature of Owner: Dariusz Wiechowski, Alter Asset Mgmt. LLC
as Agent for Karoun Holdings, LLC

WHAT OTHER DEVELOPMENT REVIEWS, IF ANY, ARE REQUIRED FOR THE PROPERTY?

(Check and complete applicable section)

2.1 List of Possible Development Reviews

2.11 P.U.D. Zoning District _____

(Describe proposed land use activity)

2.12 Subdivision The applicant hereby requests the Plan Commission and the Village Trustees' approval of preliminary plat dated _____

2.14 Rezoning The applicant hereby requests the following rezoning: _____

2.15 Zoning Variation - Specify: _____

2.16 Special Use - Specify: _____

2.17 Other - Specify: _____

Parking:

Parking Lot	Parking Lot Area (square footage)	Interior Landscaping Area (square footage)	Greenspace (Percentage)
Within Corridor			
Outside of Corridor			

Landscape Design and Site Furnishings:

Landscape Areas	Area (square footage)	Points Required	Points Provided
Open Space			
Landscape Setback			
Landscape Screen			
Landscape Islands (Parking lot)			
Landscape Buffer *			
Totals			

- * If applicable, see definition section of Gary Avenue Corridor requirements, Section 16-5-6.M for description of landscape buffer area

Architectural and Site Design:

AUTHORIZATION AND CONSENT FORM
FOR NORTHWESTERN MEDICINE SIGNAGE

To Whom It May Concern:

I am a duly authorized representative of Northwestern Medicine, for the referenced leased/owned premises located below. In my capacity of official representative, I Myndel K. C., PRESIDENT (Name, Title) do hereby authorize Poblocki Sign Company/or its agents to apply for and retain sign permits, perform site surveys, and to remove, modify and/or erect signs, and obtain building and electrical permits as requested by state and local laws. All work will meet or exceed code requirements.

2001 S. Weisbrook, Wheaton IL 60189
2001 S. Gary Ave, Wheaton IL 60187
1800 N. Main St, Wheaton IL 60187
690 E North Ave., Carol Stream IL 60188 (HHH)
27W353 Jewell Road, Winfield, IL 60190 (Synder Building)
304 Randall Road, Geneva, IL 60134 (Geneva Cancer Center)
4525 Weaver Parkway, Warrenville IL 60555 (Warrenville Keystone Adm Bldg)
2900 Foxfield Road, St. Charles IL 60174 (St. Charles Convenient Care)
7 Blanchard Circle, Wheaton IL 60189 (Wheaton Convenient Care)
4405, 4455 Weaver Parkway, Warrenville IL 60555 (Warrenville Cancer Center /Chicago Proton)

AUTHORIZATION AND CONSENT FORM
FOR NORTHWESTERN MEDICINE SIGNAGE

[Handwritten Signature]

Signature

8-1-16

Date

Address

Notary:

Acknowledged before me this 1st day of August 2016

NOTARY PUBLIC, STATE OF Illinois

Commission Expires: 3/14/20

Kathleen L. Kregul



KIKU OBATA

Kiku Obata & Company
 6161 Delmar Blvd., Suite 200
 St. Louis, MO 63117
 Phone: 314-361-5110
 Fax: 314-361-5111
 www.kikubobata.com

Owner:
 Northwestern Medicine
 251 East Huron St.
 Chicago, IL 60611

Authorized User:

Bid

Issue Date: July 11, 2016

Revisions:	No.	Date	Description	Drawn By
	1	09/09/16		
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			

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NM West Region Signage

Carol Stream
 6501 E. North
 Carol Stream, IL
 Project Number: 2016013000

Sign Locations

Drawn by: JR
 Checked by: DL

G1-01



KIKU OBATA

Kiku Obata & Company
 6161 Delmar Blvd., Suite 200
 St. Louis, MO 63112
 Office 314.361.3110
 Fax 314.361.4716
 www.kikubobata.com

Owner:
 Northwestern Medicine
 201 East II
 Chicago, IL 60611

Authorized Use:

Bid

Issue Date: July 11, 2016

Revisions:	No.	Date	Description	Drawn By
	1	09/09/16	Landscape	DL/JR
	2	10/05/16	Landscape	
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			

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NM West Region Signage

Carol Stream
 690 E. North
 Carol Stream, IL
 Project Number: 2016013.00

1 - Monument Sign

Drawn by: JR
 Checked by: DL
G1-02



Existing

Sign Removal / Patch & Repair Note:

Remove existing sign. Prior to installing new sign, determine if existing sign foundation can be used for new sign. If existing foundation can be used, clean and prep for new sign. See page G2-03

This is a 2-sided sign

1 Monument Sign

Landscaping shown per Seibert Landscape drawings 10/3/2016.

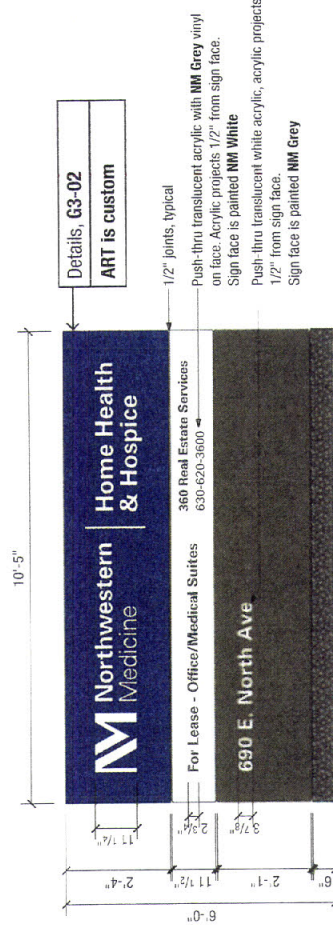
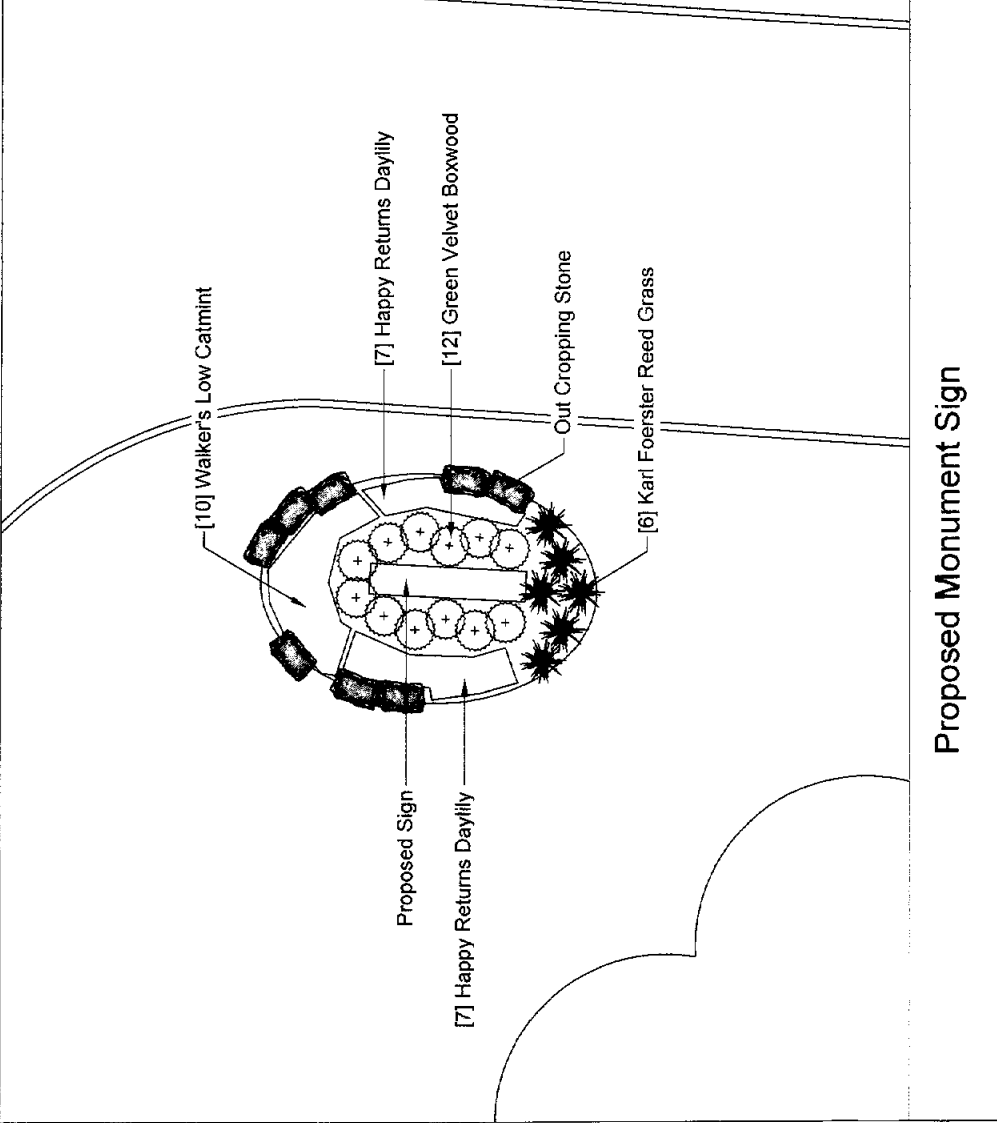
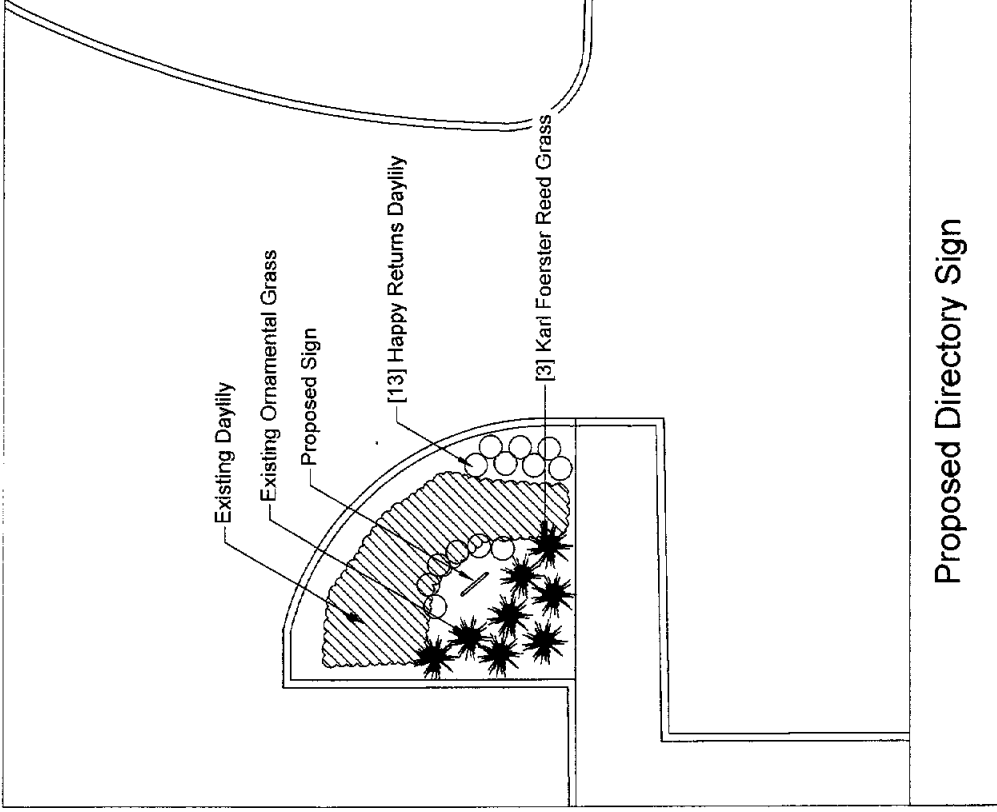


EXHIBIT B



Proposed Monument Sign



Proposed Directory Sign



Northwestern Medicine - Home Health & Hospice

690 North Ave.
Carol Stream, IL

Proposed new Signs - Landscape Plan



Date: 10-3-2016
Scale: 1/8" = 1'
Design By: J. Czaja

EXHIBIT C